

District: **KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**
Date of Meeting: Wednesday, August 19, 2026
Time: 6:00 PM
Location: Amenities Center located at 10820 Mistflower Lane 19037
Tampa, Florida 33647

[Zoom Link](#)

Phone: 1-305-224-1968
Meeting ID: 915 8991 1628
Passcode: 444804

For the full agenda packet, please contact: Patricia@havenmgtzol.com

- I. Call to Order/ Roll Call**
- II. Audience Comments – Agenda Items** *(limited to 5 minutes per individual)*
- III. Professional Vendor Presentations**
 - A. Presentation of Team Deliverables** **Exhibit 1**
 - B. District Engineering Report – Stantec**
 - 1. Presentation of 19212 Old-Spanish Road Fence Request and Easement Fence Review** **Exhibit 2**
 - 2. Discussion of Sidewalk Cracks** *(to be distributed)* **Exhibit 3**
 - 3. ADS proposal for ADA Detectable Warning Mat Repair and Sidewalk Restoration - \$76,550.00** **Exhibit 4**
 - 4. ADS Proposal for Reinforced Concrete Flume Installation and Sidewalk Restoration for Eagle Creek - \$28,300.00** **Exhibit 5**
 - C. Blue Water Aquatics** **Exhibit 6**
 - D. Pine Lake**
 - 1. July Irrigation Inspection** **Exhibit 7**
 - 2. Irrigation Repair Proposal for Clocks 3 & 4 - \$1,762.48** **Exhibit 8**
 - 3. Arborist – Proposal for At Risk Trees** *(to be distributed)* **Exhibit 9**
 - 4. Accurate Well Proposal for Gilded Woods** *(to be distributed)* **Exhibit 10**
 - E. Field Services** **Exhibit 11**

F. Clubhouse and Amenity Manager

1. Amenity Manager Report

Exhibit 12

2. Consideration of Proposal for Soccer Amenity Fencing

➤ Fence Outlet: 230' of 8'H Black Vinyl Coated Chain Link - \$8,690.00

Exhibit 13

➤ Fence Outlet: 230' of 10'H Black Vinyl Coated Chain Link - \$14,165.00

➤ Fence Outlet: 230' of 12'H Black Vinyl Coated Chain Link - \$15,327.00

➤ Discount Fence: 230' 8' Black Vinyl Coated Chain Link - \$10,000

Exhibit 14

➤ Discount Fence: 230' 10' Black Vinyl Coated Chain Link - \$12,000

➤ Discount Fence: 230' 12' Black Vinyl Coated Chain Link - \$16,000

➤ New Tampa Fence: 230' 10' High Chain Link, Black, 3 Rails - \$9,430.00

Exhibit 15

3. Consideration of JML Proposal for 15 Four-Inch Concrete Slabs - \$5,800.00

Exhibit 16

4. Consideration of Proposal for Tennis Access Gate

➤ New Tampa Fence Gate - \$1,800.00

Exhibit 17A

➤ Fence Outlet Tennis Court Gate - \$1,795.00

Exhibit 17B

➤ Discount Fence Gate - \$1,750

Exhibit 17C

5. Discussion of Storage

➤ 20ft Used Container - \$999

Exhibit 18A

➤ 40ft Used Container - \$1,199

Exhibit 18B

➤ 40ft Used Container - \$1,150

Exhibit 18C

➤ Storage Shed 775 cu ft - \$1,137.36

Exhibit 18D

➤ Storage Shed 1014 - \$699.00

Exhibit 18E

6. Consideration for Approval Illuminations for Repeaters at 7 Entrances

Exhibit 19

7. Consideration for Approval: Vehicle Gate Stickers Proposal for \$1,000

Exhibit 20

8. Consideration for Approval: LED Lighted Barrier Arm - \$2,399.02

Exhibit 21

9. Discussion & Consideration of Pressure Wash Options

- **Consideration of JML Services Pressure Wash Proposal: 10 Mailbox Slabs - \$3,570** **Exhibit 22A**
- **Skid Sprayer for Pressure Wash - \$1,899.99** **Exhibit 22B**
- **Pressure Washer - \$479** **Exhibit 22C**
- **Simpson Pressure Washer Information** **Exhibit 22D**
- **Simpson 4200 PSI 4 GPM Gas-Powered Cold-Water Pressure Washer - \$ 5,699.99** **Exhibit 22E**

10. Consideration for Approval: Fire Extinguisher

- **Piper - \$421** **Exhibit 23A**
- **Pye Barker - \$400** **Exhibit 23B**

11. Discussion and Consideration of Bike Rack Options

- **Global Industrial: 9 Bike Capacity - \$344.94 (including shipping - \$44.99)** **Exhibit 24A**
- **ULINE Bike Rack: 8 Bike Capacity - \$479.34 (including shipping - \$54.71)** **Exhibit 24B**
- **Grainger Bike Rack: 9 Bike Capacity - \$489,12 (including shipping - \$238.99)** **Exhibit 24C**

G. District Manager

H. District Counsel

- 1. Discussion of Letter sent to Rizzetta Regarding Suncoast Rust Payments** **Exhibit 25**

IV. Public Hearings for the FY 2026-2027 Operating Budget

A. Open the Public Hearing on the FY 2026-2027 Operating Budget

- 1. Presentation of the FY 2026-2027 Operating Budget** **Exhibit 26**
- 2. Public Comments on the FY 2026-2027 Operating Budget**
- 3. Close the Public Hearing**

B. Consideration for Adoption Resolution 2026-16, Annual Appropriation Resolution & Adopting **Exhibit 27**

C. Open the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget

- 1. Open the Public Hearing**
- 2. Presentation of the FY 2026-2027 Assessments** **Exhibit 28**
- 3. Public Comments on the FY 2026-2027 Assessments**
- 4. Close the Public Hearing**

D. Consideration for Adoption Resolution 2026-17, Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget

Exhibit 29

V. Administrative Matters

A. Consent Agenda

1. Consideration for Acceptance: July, 2026 Unaudited Financial Statements

Exhibit 30

2. Consideration for Approval: The Minutes of the K-Bar Ranch II Regular Meeting of the Board of Supervisors Held on July, 2026

Exhibit 31

VI. Other Introduced Items

VII. Audience Comments – New Business *(limited to 5 minutes per individual)*

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1

RETURN TO AGENDA

SEQ	Date Assigned	Deliverable	Responsible	DELIVERABLE DATE	ADDITIONAL INFORMATION	STATUS
1	04.06.2026	Quote for extending fences at checkpoints/village entrances	Amenity Manager	05.20.26	No permits anticipated to be needed	Project being rescheduled. Have been advised we should know reschedule date by 8/14. Waiting on correct fencing supplies to come in
2	04.06.2026	15 Benches needed	Amenity Manager	05.20.26	Benches need to be ADA compliant, with concrete footers.	05.12.2026 We'll work to walk on a cost for this project. We don't have all the #s in yet, but should be able to turn this around to walk on next week. Need to get the quote for 15 concrete pads. 06/10 Waiting on concrete install quote. Will have for July agenda, 07/07 Concrete Pad installation added to Agenda. Benches quoted are added too. JML revised proposal added to agenda for approval. Benches will be ordered after slab completion to avoid storage issues
3	04.06.2026	Separate gate entrance on the outside/gate company needs access for the tennis court	Amenity Manager	05.20.26	Amenity to obtain a proposal for access thry one gate tohandle evening tennis play	Complete IT Gate Access Proposal is received. Waiting on final written quote for fence door install. Will provide once finalized and received. We've been verbally advised by one vendor they're around 2k. Complete IT was approved for \$8,323. Proposal to add swing gate to outside of courts is added to agenda
4	04.06.2026	Work on events	Amenity Manager	05.20.26	What are the events that are planned	05.12.2026 There are currently no events planned we've been advised. We are reaching out for proposals to host a few events over this summer and will present to the Board once proposals are finalized - summer event is on the June agenda for approval. The Board approved a July event ! COMPLETE
5	04.15.2026	Send an email blast to residents about the public hearing for the adoption of the rules	Amenity Manager	05.20.26	Amenity team to send multiple emails to residents regarding the rules public hearing in June	05.12.2026 We will be sending out in May and June as a heads up for all residents. 06/10 Email blast is being sent when agenda is finalized for inclusion in the newsletter. Also send out July meeting notice. Send reminder for September public hearing. Will send reminders prior to September meeting
6	04.15.2026	Add labels to the signage on the play structure	Amenity Manager	05.20.26	Needs to have the recommended age range	05.12.2026 We will order the recommended age stickers for the necessary equipment. We do not have record of it being ordered yet. 06/10 We are finalizing the recommended ages with the manufacturer. Once confirmed the stickers will be installed. Stickers sent for ordering. COMPLETE
7	04.15.2026	Mailbox sticker replacement	Amenity Manager	05.20.26	Replace identifying stickers on the mailboxes	05.12.2026 Rizzetta advised stickers are not ordered yet. We are investigating the correct ones we need to install. 06/10 Reordering the stickers. We were advised by previous management they were already ordered, but we are having to reorder as we cannot find trace of previously ordered ones. 07.06 - Stickers are ordered and will be installed as soon as recieved. Received and COMPLETE for Redwood
8	06.17.2026	Amazon & delivery	Amenity Manager	07.07.2026	Amenity team to bring contract that allows Amazon delivery to the residents thru gates	Bring back contract/proposal to the July agenda. Contract for free services is on the agenda and was approved. Amenity to pull contract from Amazon and send to Counsel for review. Counsel reviewed and approved for Chair/Vice Chair to sign for install
9	06.17.2026	Dumpster Proposals	Amenity Manager	07.07.2026	Bring proposals for waste collection to the July agenda	Proposals sent from amenity manager on 06.26 for the agenda Additional proposals will beon the agenda. Vendor was chosen and Counsel provided contract on 08.06 and Amenity is sending to Republic Services
10	06.17.2026	Pressure Washing	Amenity Manager	07.07.2026	Bring back proposal for pressure washing mailbox kiosk, monument entrances and slabs or determine if on sight team can handle	Proposal from JML Added to agenda. As well as cost for new equipment. Bring back proposal for skid sprayer and storage
11	07.15.2026	Fire Extinguisher	Amenity Manager	08.19.2026	Bring back proposals ofr fire extinguisher and hydrant	Amenity to bring back the three proposals from July agenda 10A thru 10C along with any updates. Cintas will not honor previous pricing and has cancelled work with the District. Need to consider the others presented
12	07.15.2026.	AED Pads	Amenity Manager	08.19.2026	AED Pad install	Installed. Working on scheduling a training with local fire dept
13	07.15.2026	Emergency Parking Signage	Amenity Manager	08.19.2026		Signage and posts received. calling 811 for call before you dig inspection before we install the posts for the signage
14	07.15.2026	Illuminations	Amenity Manager	08.19.2026		Bring back proposal included under exhibit 13 with update
15	06.17.2026	Main Monument Lights Need to be Changes	Amenity Manager	07.07.2026	Change out the lights at the main monument entrance	Lights were adjusted after the meeting, and adjusted back for Independence Day
16	06.17.2026	Asphalt Repairs	Amenity Manager	07.07.2026	Areas in parking lot have damaged asphalt	Have yet to receive any proposals as of yet
17	06.17.2026	Camera for Breezeway	Amenity Manager	07.07.2026	Get a proposal for Board consideration	07/07 Complete IT has provided Cost
18	07.15.2026	Fobs	Amenity Manager	08.19.2026	What is the actual cost of the fobs for counsel	Team has provided FOB cost
19	07.15.2026	Fencing for Soccer Goals	Amenity Manager	08.19.2026	Bring back proposal for for fencing for the soccer field	Proposals for fencing along soccer field by retention pond is included in agenda
20	06.15.2026	Contract addendum	Complete IT	07.07.2026	Complete IT to bring back a listing of routine maintenance items for contract addendum	Listing was sent to Counsel on 07.06.2026 for contract addendum
21	04.06.2026	Sidewalk Analysis, Detectable Warnings	District Engineer	05.20.26	Sidewalks need to be evaluated.	DM sent maps to Amy Flattery with PSSC. PSSC responded, stating they would love to evaluate the sidewalks. DM will chat further on 04.07 with PSSC differences between their method and grinding 04.07/26. DM sent maps to Candace with Roadway Concepts. Roadway is meeting with Mitch on 04.08. Temporary District Engineer will be reviewing and providing opinion as to next steps at the May meeting. 05.13 need to get proposals for detectable warning strips to be replaced. 5.20.26 - sidewalk was repaired, the repair has a hole on the side and there is an A-frame on the right side. Vasili to reach out to Johnson and Wayne to apply caution tape. Proposal for sidewalk repair was approved by the Board. Awaiting further information from District Engineer. Tactical warnings from Roadway concepts and bring back precision sidewalk amount for board consideration for all all sidewalks - this is on hold until we can identify the 5 trip hazards from Stantec and then can cross reference to prevision sidewalks for any additional repairs and then check with HOA to validate who handles maintenance in front of individual residential homes. Sidewalk review 7-7-2026. Report to follow showing 5 locations to be repaired.

22	04.06.2026	Tennis court lights proposal	District Engineer	05.20.26	Gather proposals to have the tennis courts lit	Toolman Electric quoted \$57,9755.00, including permit fees, for 6, 28-foot direct- burial steel poles. DM awaiting final response to follow-up questions 04.07.26. . Welch tennis court trying to schedule onsite visit for Thursday 04.09. District engineer is reviewing exact specs received from Tweener lights and will provide analysis at the May meeting . Tweener has advised that they can upgrade the lumens at no extra charge. 05.13 Will discuss Tweener lights questions answered to the Board. Awaiting contract revisions due to name change. Contract has been executed and amenity team is awaiting electrician proposals for the tweener lights . Contractor scope and fee approved. Contract circulated. Awaiting status for Tweener lights
23	04.06.2026	19308 Eagle Creek Ln Sidewalk Flooding	District Engineer		Task was given to new district engineer. At the July meeting the Board requested other villages to be analyzed . There are two locations for Eagle Creek . Install flume for NTE \$2,000	4/3 – requested quote from Pine Lakes 3/23 – requested quote from Pine Lakes 2/27 – CR performed field inspection with Pine Lakes regarding ponding. 2/25 – CR performed field inspection where ponding was notice. Project was given to the new District Engineer for observations 05/13 will be getting proposals for flume to be installed in landscape area between sidewalk and road to allow water to run into road instead of stopping at sidewalk. Onsite review completed 7-7-2026. Report to follow in agenda
24	06.14.2026	Mitigation of Wetland Maintenance Area	District Engineer	07.15.2026	Need a revised map with parcels N, I D and G posted so that we can get a proper bid. Stantec to get all permit areas and bringproposal to the July agenda	Upon compiling of listing then proposals can be sought from GHS and Steadfast. Also need Proposal for a delineation of the specific areas that are classified as conservation, buffer spaces, and maintenance areas relating to our Environmental Resource Permit with Southwest Florida Water Management District – Obtain proposal for survey of setback line. Greg to coordinate with staff on exhibit for staking and survey proposal. Need a revised permit map
25	07.15.2026	ADA Mats	District Engineer	08.19.2026	Bring back proposal for the 41 locations - proposal needs to be incorporated into the agenda	
26	04.06.2026	Natural area needs to be bush hogged	District Engineer		Looking to push back the buffer areas to the SWFWMD allowable area	Pulled Plats for all the K-Bar Ranch Community. Need further discussion on this area as this would involve getting EPC and SWFWMD involved on how much we are looking to push back buffer areas and which areas are desired. Obtain proposal for survey of setback line. Greg to coordinate with staff on exhibit for staking and survey proposal.
27	04.15.2026	Post the workshop meetings on the website and advertise in the annual meeting	District Manager	05.20.26		Waiting on the final schedule and will post to the website ! Website will be adjusted by 7.15.26
28	04.22.2026	Engineer RFQ	ZCOMPLETED	ZCOMPLETED	Advertise the RFQ in a newspaper of general circluation	RFQ was published in the Business Observer and new District Engineer was appointed
29	04.06.2026	Parking Permits	ZCOMPLETED	ZCOMPLETED	What can be done on the website	Reached out to school now on 04.07 - waiting on response . Permit can be requested on the website however the process is not automated and the amneity team will still need to send communication on as to any approval . It will just offer residents another avenue besides just emailing the amenity team directly. This can be discussed at the June meeting as website provider will just send emails to amenity manager , Item was discussed at June meeting and no further direction was given
30	04.15.2026	Budget Amendment for FY 26 Budget	ZCOMPLETED	ZCOMPLETED	Budget amendment advancing the fudn balance changes proposed	Budget amendment will be presented at the Mayt meetign - requested resolution from Counsel . Budget amendment was approved at the May meeting
31	04.15.2026	Resolution 26-10 & New Credit Card	ZCOMPLETED	ZCOMPLETED	Disbursement of funds and credit card authorization increase NTE \$500 pre-purchase on an emergency basis	Need to wait till new amenity team is in place as cards are issued in the name of the District as well as an individual . Resolution was adopted by the Board
32	04.22.26	e-bikes and e-scooters	Kutak Rock	05.20.26	Need a way to enforce rules regarding e-bikes/scooters.	Email sent to district counsel on 04.22.26 suggesting ideas. SB 382 awaiting signature from Governor that advances a 10 mph safety speed and a task force and other items. Senate Bill failed
33	5.20.26	Easement Encroachment Agreement	ZCOMPLETED	ZCOMPLETED	Counsel to draft agreement for easement encroachment for 19238 Old Spanish	Agreement approved at the May meeting
34	06.17.2026	Suncoast Rust	Kutak Rock		Kutak to send letter to prior District manager regarding Suncoast agreement	Letter was sent and awaiting a response
35	06.17.2026	Tract Transfer	Kutak Rock/District Engineer		Kutak to revise the transfer agreement and Stantec to add maps	Kutak sent on 06.17.26 and Stantec will finalize
36	04.06.2026	Adding barriers around the well pumps	Pine Lake	05.20.26	Hedge for Meadowpoint	Proposal was approved at April meeting and PineLake sent contract on 04.22, 04.24 and04.28 05.13-Working to schedule these installs later this month pending consistant rainfall.Waiting for the shorted electrical line to be resolved at well 4 to install plant material. Contract was initiated in the amount of \$1,598 and is bring circulated for signature on 07.07. Work has been completed - and hedge should be installed by end of month
37	04.06.2026	Maintenance items (leaning and faded signs, leaning trees, tree shaking	Pine Lake	05.20.26	Leaning Trees and Strapping	Mr. Cane to advise on trees that may need staking or to have the stake removed 04.07.26. Meeting with arborist on 05.05 to discuss .05.13 we dont do anything with signs but were are removing damaged tree bracing and straps as we mocve through the community. Crew has been removing all old lodge poles over the last several weeks and replacing any that may need to remain in place. Work on poles has now been completed
38	04.06.2026	Proposal for expanding irrigation zones	Pine Lake	05.20.26	Expanding irrigation zones to convert bahia to St. Augustine. Plan to phase out in accordance with high vis areas.	Awaiting overview proposal set in separate phases. Estimate for each phase installation has been requested. Looking to keep each phase at about \$7,500, if possible 04.07.2026. Mr. Cane responded on 04.07 and will be advancing with proposals ASAP. Awaiting new proposal as of 04.28.26. 05.13 currently working through this, will have an update for board at this months meeting.. In progress, will target to have more clarity on this by next month's meeting. Working to find a way to break this into smaller chunks versus a large capital project.
39	04.06.2026	Tree count - decline in myrtles and magnolias - reach out to arborist	Pine Lake	09.19.2026	Some of the trees have remained in their wire baskets and burlap bags.	Requested count of declining trees and number of trees planted. Mr. Crane responded on 04.07 and will be advancing . Reached out to Arborist Abroad to confirm they can review once Pine Lake advises . Meeting will be held on 05.05 at 9 am between arborist and Pine Lake 5.13 Met with arborist on site, he stated he would be sending a report to management. Arborist report was presented in the May agenda. Pine Lake to bring proposal for the agenda for "at risk" trees. Report shoud be available early next week

40	06.17.2026	Well at Guilded Wood	Pine Lake	07.07.2026	Pine Lake to reach out to Accurate for a proposal	Obtain a proposal to add a new well to the Guilded Woods area so that potable water is not utilized . Following up with accurate on this, will have an update by the meeting. Pine Lake is working with well entity to get well pricing and well will be similar to existing on site wells
41	07.15.2026	Sod Proposals	Pine Lake	09.19.2026	Need sod proposals	Need sod proposal for monument at Hawk Valley , Mossey Pine needs a proposal for St Augustine and Eage Creek needs sod proposal. Pine Lake advises that the sid in these areas were largely due to the frost event earlier this year and is now filling in nicely
42	04.06.2026	Soccer Goal Pricing	Z COMPLETED	ZCOMPLETED	Get pricing for soccer goals to be delivered once Pine Lake confirms this field as a soccer field	Project to advance to Board considerartion after Pine Lake confirms as to field maintenance a. nd Board approval 05.12.2026 We have a walk with Pine Lake Thursday. We'll confirm we're ready for the soccer designation and will price out goals for each end of the field. 06/10 Pricing is on agenda. Goals have been ordered and awaiting delivery. Goals have been installed
43	04.06.2026	Pressure wash mailbox kiosks and sidewalks	Z COMPLETED	ZCOMPLETED	Coming into the entrances: the main sidewalks, slabs around the mailboxes, the numbering/lettering and parking lot around the mailboxes. Proposal needed for the amenity team for the May meeting for curbs and sidewalks . Amenity team to pressure wash mailbox kiosk slabs and parking by end of April	05.12.2026 Per Rizzetta - Pressure washing is completed. We will inspect this week. COMPLETE
44	04.15.2026	Little library book exchange	Z COMPLETED	ZCOMPLETED	Install library at the District	05.12.2026 We can add a little free library with a not to exceed approval for \$700. We just need a confirmed location to place it. 06/10 LFL has been ordered. Once shipment arrives we will install by the rocking chairs and send out a community newsletter. 07.06.26 Library is in, post will arrive soon then be installed. This has been installed and project is considered complete
45	04.15.2026	Check on the resurfacing of Court 1	Z COMPLETED	ZCOMPLETED		05.12.2026 Full inspection of all courts will be completed this week. 06/10 Completed inspection
46	06.17.2026	Well #4 needs an elecrician	Z COMPLETED	ZCOMPLETED	Well #4 - need electrician = meadowpointe – on the left hand side - power coming into the circuit breaker and blowing the fuse – inbound power - covers non irrigated bahia	The amenity team is getting electrician proposals , Electrical panel is completely metted. Proposal to fully repair, \$1,598. Electrician has made repair and project is considered completed
47	5.20.26	Classes	Z COMPLETED	ZCOMPLETED	Get a list of different type of classes from Amenity team	06/10 List of classes at the Clubhouse are included in our Amenity Report. We are working to getting updated COIs from all parties. Item to be presented in the June agenda. Completed
48	5.20.26	Grilling area	Z COMPLETED	ZCOMPLETED	Vasili to check on this, Wayne to discuss with fire marshall, need pictures and find out if gas unit would be approved	06/10 Fire Marshal has denied any type of grill being installed. Completed
49	5.20.26	Complete IT proposal	Z COMPLETED	ZCOMPLETED	Look at the list and see how many we are talking about. Is there software that can track a tag if not available	06/10 We have Security companies that can perform patrols and run plates included with their service. They also work with tow companies to tag vehicles for towing. One security company will run plates without a roving contract for \$10 per plate ran. Complete IT will be at the meeting in June..New gate arms are installed . Gate strike tech expected by end of July . Board motioned for 813 Security services to run tag checks . Completed
50	5.20.26	Court Reservation	Z COMPLETED	ZCOMPLETED	Supersass features, demos, pricing. Bring this to next meeting along with court app	06/10 Prices for Open Court and Super Saas are included in the June agenda. Board discussed in June
51	03.17.2026	Proposat for Clubhouse Well Repair	ZCOMPLETED	ZCOMPLETED	clubhouse well is not operational due to bad VFD control drive. Proposal was sent to prior mamangement company	Awaiting final approval and exectiuan as of 04.28. 05.13 these were approved but we have an issue with the mainline discovered once water was restored. New construction damaged this line and we are writing an estimate for repair. 5.20.26 - Vasili to check closest power source for potential well . Pine Lake to provide proposal for well drill. Now a Pine Lake Task
52	04.15.2026	Status on Pond 5 Project	ZCOMPLETED	ZCOMPLETED	Bring this to the May meeting	05.11.26 Will relocate equipment to pond 5 and begin repairs at the end of this week. 05.13 Pond repairs begin tomorrow. Pond 23-repairs are complete. 5.20 pond 5 repairs underway and completed
53	04.06.2026	Pond 221 MES	ZCOMPLETED	ZCOMPLETED		3/30 – received quote from Blue Water Aquatics 3/31 – requested Blue Water Aquatics to revise quote to include sodding from Pine Lake quote. Board approved proposal from Blue Water in the amount of \$9,890.45. District Engineer advised as to changes. Contract executed and awaiting delivery and final approval from the temporary District Engineer when project is completed. 5.11.26 Blue Water is starting repairs tomorrow (5/12) on the water control structures. Repairs should take 2-3 days. DE: 05/13 Have not heard from Blue Water if this work has been completed. Will review once work is finished 05/13 Blue Water update: Pond 23 repairs are complete
54	06.17.2026	Water Cooler Fountain	ZCOMPLETED	ZCOMPLETED	Bring back water cooler proposals to the July meeting for Board consideraton	Cost will be included on the July agenda. Cooler was included in the agenda and has been installed and is functioning great. Completed
55	04.06.2026	2 Acre Parcel/Dedicated Play Area/Soccer	ZCOMPLETED	ZCOMPLETED	Mr. Cane to advise on the current and proposed mow schedules (must maintain grass at 2.5 inches), grading, and the cost to maintain a regular mow schedule	Mr. Cane responded on 04.07 and advised that he would investigate as to additional charges, Sent followup email on 04.28.2026 so that the Board can COMPLETED consider advancing at the meeting 05.13 crew working to walk down turf height in this area during regular maintenance. Crew has been consistently mowing these areas lower for resident use, spot treatment for ants added to this week's visit for event on the 12th. COMPLETED
56	04.06.2026	Proposat for annuals versus perennials	ZCOMPLETED	ZCOMPLETED	Landscape entry Bed Enhancements	Mr. Cane responded on 04.07 and will be advancing with proposals ASAP. Proposal was approved at April meeting. Pine Lake was sent contract on 04.22. 04.24 and 04.28. Pine Lake has also advised that they are wiating on the well repair as well as the rainy season 05.13 Working to schedule these installs later this month pending consistant rainfall. . Installations are largely completed; we have to finish last bed remaining is the entrance to Eagle Creek. COMPLETED
57	04.06.2026	Playground Drains	ZCOMPLETED	ZCOMPLETED	Mulch proposals to remediate needed	3/25 – requested quote from Pine Lakes. Mulch proposal was approved at the April meeting and contract was advanced to Pine Lake 05.13 complete
58	06.17.2026	2 Wire Cable	ZCOMPLETED	ZCOMPLETED	Tree in front of pond at red pointe – brace is snapped in two and treet in playground	Pine Lake to handle any remediation efforts to mitigate liabilities . Crew to remove any debris here during this week's visit and tree in playground area will be flush cut at no cost to the district . Completed

EXHIBIT 2

RETURN TO AGENDA

From: [Omkar Veluvolu](#)
To: [Patricia Thibault](#)
Subject: Request for Approval to Connect Private Property Fence(9212 Old Spanish Rd, Tampa, FL 33647) to Existing CDD Fence
Date: Thursday, July 16, 2026 8:24:53 PM
Attachments: [Survey and Fence plan.pdf](#)
[New Tampa Fence Spec.pdf](#)

Dear CDD Manager,

I am writing to respectfully request the Community Development District's approval to install the fence on my property, located at 19212 Old Spanish Rd, Tampa, FL 33647 to the existing CDD-owned fence adjacent to my lot.

The purpose of this request is to complete the enclosure of my backyard while maintaining a clean, secure, and aesthetically consistent appearance with the surrounding community. The proposed fence connection will be professionally constructed using materials and a design that are compatible with the existing CDD fence and will comply with all applicable community standards and local regulations.

I understand that the existing fence is owned and maintained by the Community Development District. I will ensure that the proposed connection does not compromise the structural integrity of the existing fence or interfere with the CDD's access for inspection, maintenance, or future repairs. I am also willing to comply with any conditions or requirements the CDD may establish as part of its approval.

A copy of the property survey, fence plan, and fence specifications are attached for your review. If any additional documentation or information is required to facilitate your evaluation of this request, I will be pleased to provide it promptly. I will also obtain any required approvals from the Homeowners Association or Architectural Review Committee before beginning construction.

I respectfully request your consideration and approval of this proposal. Thank you for your time and attention to this matter. I appreciate your consideration and look forward to your response.

Sincerely,
Omkar Veluvolu
19212 Old Spanish Rd, Tampa, FL 33647

JOHN R BEACH
01/24/2022
SIGNATURE DATE
JOHN R BEACH
FLORIDA REG LAND SURVEYOR No. 2006 LE#0093
JOHN R McDONALD
PROFESSIONAL SURVEYOR & MAPPER No. 6886

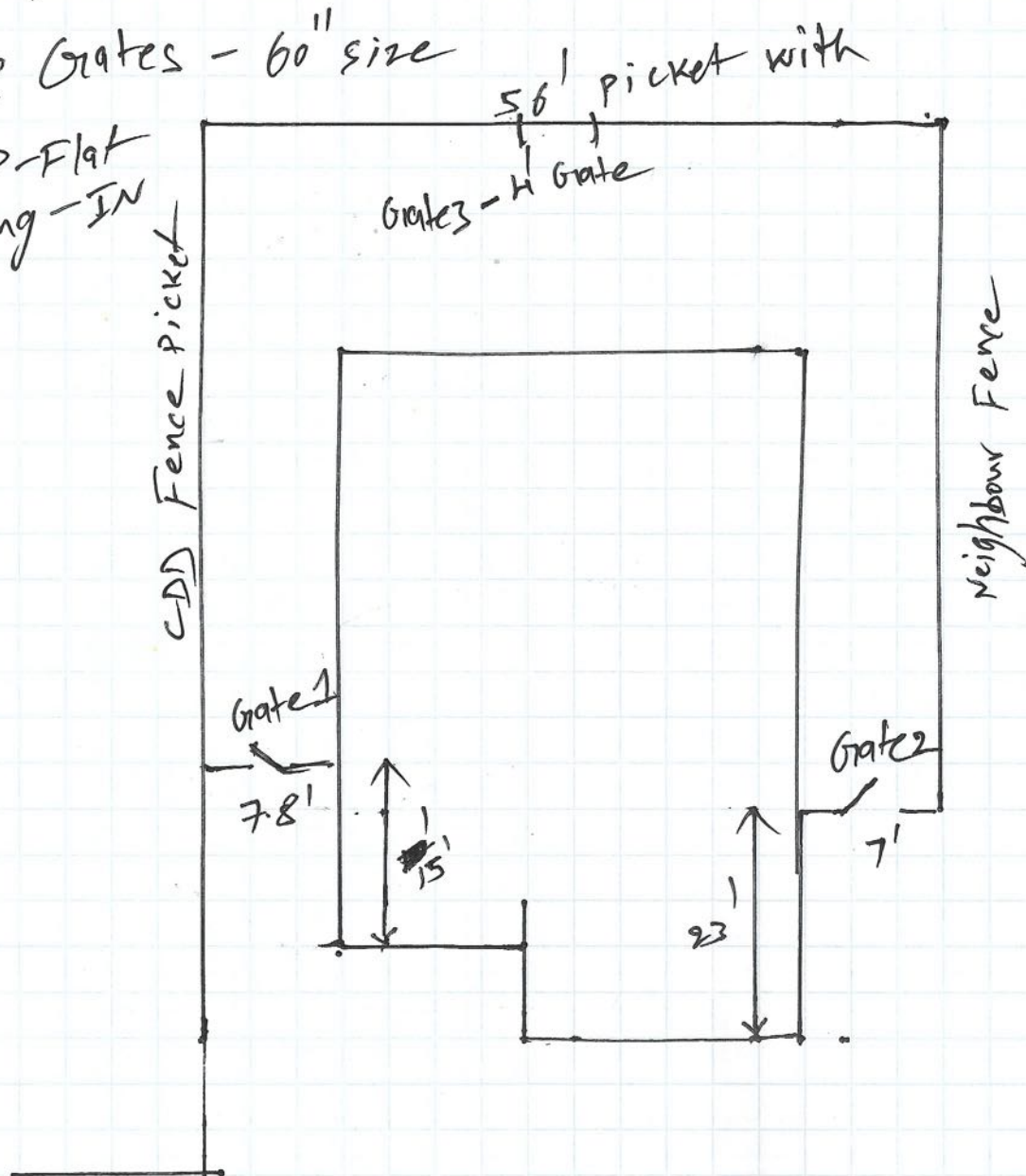
Name: Omkar Veluvolu

Property: 19212 Old Spanish

TAN Vinyl Fence

Two Gates - 60" size

TOP-Flat
Swing-IN



1. Install 2-Gates 5' w 6' H TAN privacy vinyl Swing Gates. Powder coated hinges and latches in black Aluminium
2. Install 56' of 4' H TAN vinyl picket with Gate-4'



MEMORANDUM

To: Patricia Thibault, District Manager

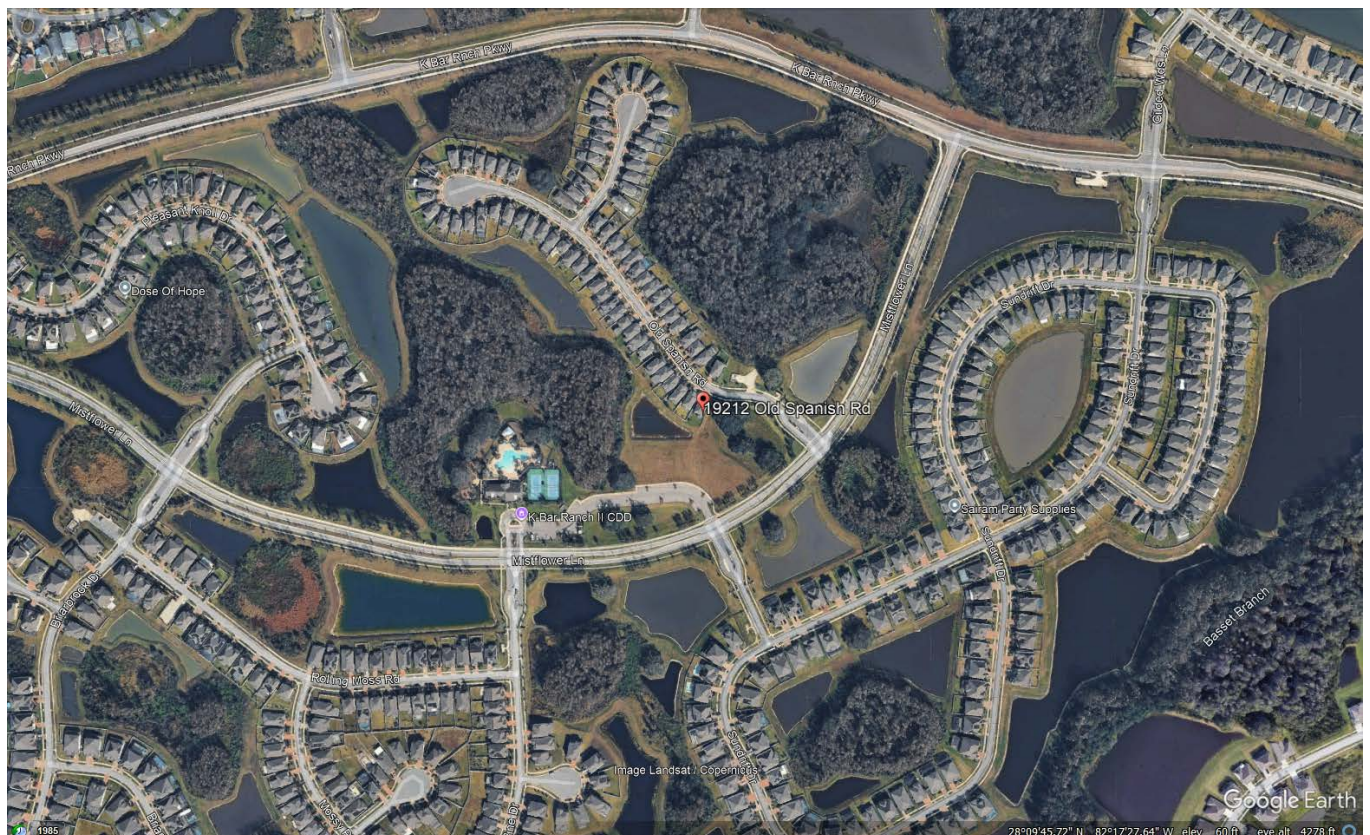
From: Greg Woodcock, Stantec

Project: 19212 Oak Spanish Road– Fence/Easement Review

Date: July 17, 2026

Stantec reviewed a request for a proposed fence at 19212 Old Spanish Road for feasibility within property constraints. Based on our review of the lot survey, plat information and physical characteristics of the site, there is an existing fence on the boundary between 19212 Old Spanish Road and Tract B (open space) owned by the CDD. The request is to construct a fence at the rear of the lot adjacent to the existing CDD fence and connecting to the fence on the neighboring lot. Connections to the two existing fences would also occur near the front of the house to enclose the backyard. I would recommend entering into an encroachment agreement with the property owner prior to fence installation as the CDD fence is likely on the property line or just inside the CDD property line. Maintenance responsibilities should be outlined in the encroachment agreement as the CDD will not have access to repair the fence on the inside of residents property.

Location map showing 19212 Old Spanish Rd.



Plat showing 19212 Old Spanish Rd.



Photos:





JOHN R. BEACH
FLORIDA REG. LAND SURVEYOR No. 2984
JOHN R. McDONALD

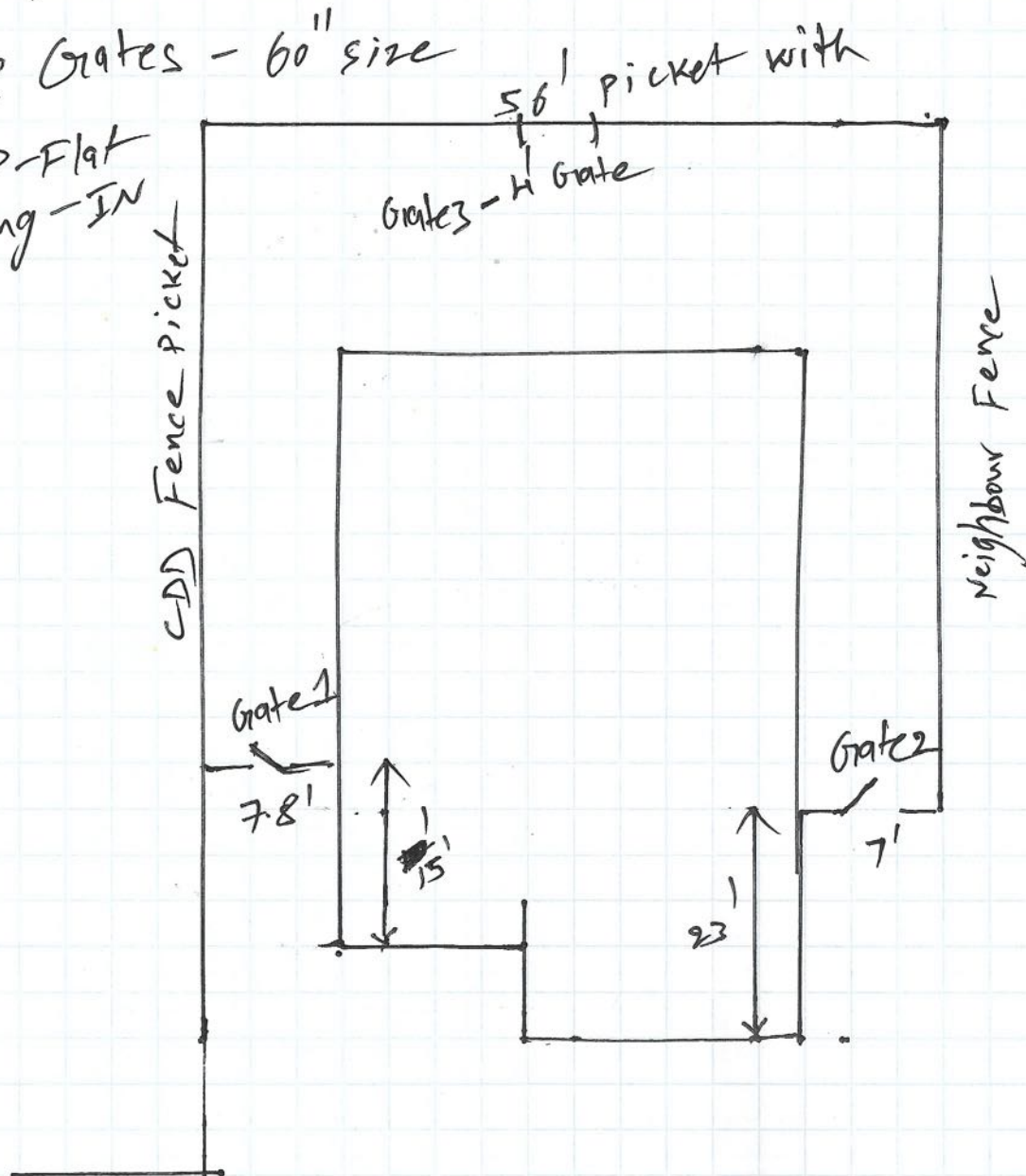
Name: Omkar Veluvolu

Property: 19212 Old Spanish

TAN Vinyl Fence

Two Gates - 60" size

TOP-Flat
Swing-IN



1. Install 2-Gates 5' w 6' H TAN privacy vinyl Swing
Gates. Powder coated hinges and latches in black
Aluminium
2. Install 56' of 4' H TAN vinyl picket with Gate - 4'

NEW
TAMPA
FENCE
813-423-2383
www.newtampafence.com



6' TAN PRIVACY W/ 4' SAVANNAH

JUL 02, 2026

OMKAR VELUBOLU

19212 Old Spanish Road
Tampa, FL
33647
om.velubolu@gmail.com
(813) 817-4657

INTRODUCTION

Hi Omkar,

Welcome to New Tampa Fence Your Local Experts in Vinyl & Aluminum Fencing.

At **New Tampa Fence**, we believe a great fence is more than just a boundary — it's peace of mind, privacy, and lasting curb appeal for your home or business.

Serving the **Tampa Bay area**, our team takes pride in delivering **quality craftsmanship, durable materials**, and **exceptional service** from start to finish. Whether you're looking for the clean elegance of **vinyl privacy fencing** or the timeless sophistication of **aluminum picket fencing**, we have the perfect solution to enhance your property's look, security, and value.

- Why Homeowners Choose New Tampa Fence****Locally Owned & Operated** – We know Tampa's neighborhoods, HOAs, and permitting processes inside and out.
- Expert Installation** – Our crews are trained professionals who treat your property with care and respect.
- Premium Materials** – We use high-quality fencing designed to withstand Florida's heat, humidity, and storms.
- Transparent Process** – From estimate to completion, we keep you informed every step of the way.
- Satisfaction Guaranteed** – We stand behind our work because your peace of mind matters.

Your fence should not only protect your space — it should complement it beautifully. Let our team help you design a fence that fits your lifestyle and lasts for years to come.

Thank you for considering **New Tampa Fence**. We're honored for the opportunity to earn your trust and your business.

New Tampa Fence

Flexible Financing Available for Your Fence Project

At **New Tampa Fence**, we know a new fence is a major investment. That's why we offer simple, flexible financing through **Acorn Finance** - so you can move forward with confidence and pay over time.

Why Finance?

- ✓ Flexible monthly payment plans
- ✓ Fast online application
- ✓ Rate check won't impact your credit score

Why New Tampa Fence?

- ✓ Built around your schedule
- ✓ Clear communication and honest pricing
- ✓ 10-year labor warranty

How It Works

- 1) Scan the QR code below and check your options in minutes.
- 2) Choose a monthly plan that fits your budget.
- 3) Approve your estimate and schedule installation.

Our Promise to You

We work hard to be flexible for our customers - from scheduling to payment options - so your fence installation is smooth, professional, and stress-free.

New Tampa Fence

Phone: (813) 423-2383
www.newtampafence.com

Service Area

New Tampa - Wesley Chapel - Lutz
Land O' Lakes - Tampa Bay



Pay for your project over time



Checking your rate won't impact your credit score



PRIVACY FENCE W/ SAVANNAH PICKET

Description	Qty	Line total
Vinyl		
6'x6' TAN/ALMOND vinyl privacy fence per foot 6'x6' TAN/ALMOND vinyl privacy fence per foot	3	\$72.75
Gate PRIVACY pvc TAN ALMOND 5 wide with stainless steel hardware and aluminum post insert	2	\$700.00
Section Total		\$772.75
Est. Monthly Payment		\$11.48

Description	Qty	Line total
Savannah Picket		
Savannah 4'x6' TAN vinyl picket fence 1.5 inch pickets with 3.75 inch spacing	58	\$1,508.00
Section Total		\$1,508.00
Est. Monthly Payment		\$22.40

Estimate subtotal	\$2,280.75
Total	\$2,280.75



Acorn
FINANCE

Pay for your project over time

 Checking your rate won't impact your credit score



Low Monthly payments starting as low as

est. **\$33.87**/mo

INSPECTION

SIGNING & UPGRADES

Privacy Fence w/ savannah picket

\$2,280.75

Name:

Omkar Velubolu

Address:

19212 Old Spanish Road, Tampa, FL

Deposit

25% deposit required	25%
----------------------	-----

Customer Comments / Notes

Omkar Velubolu:

Date:

TERMS & CONDITIONS

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Materials are guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.

WARRANTY



10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

Customer

Omkar Velubolu

Project address

19212 Old Spanish Road, Tampa, FL

Date Project Completed

-

Thank you for choosing New Tampa Fence for all your fence needs. We look forward to installing your new fence. Please let us know if you have any questions or if we need to revise the estimate in any way to earn your business.

Scott Gilligan
Owner

State of Florida

Department of State

I certify from the records of this office that NEW TAMPA FENCE, INC is a corporation organized under the laws of the State of Florida, filed on September 7, 2012, effective October 1, 2012.

The document number of this corporation is P12000076310.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 2, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of February, 2026*




Secretary of State

Tracking Number: 4795413427CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/17/2026

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

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

PRODUCER HR Benefits Group dba Soriano Insurance 13906 5th Street Dade City FL 33525		CONTACT NAME: Justine Walker PHONE (A/C, No, Ext): (813) 909-0035 FAX (A/C, No): (813) 699-8714 E-MAIL ADDRESS: info@sorianoinsurance.com	
INSURED New Tampa Fence, Inc 24727 State Road 54 Lutz FL 33559		INSURER(S) AFFORDING COVERAGE INSURER A: TOKIO MARINE AMER INS CO NAIC # 10945 INSURER B: PROGRESSIVE EXPRESS INS CO 10193 INSURER C: AMERICAN BUILDERS INS CO 11240 INSURER D: INSURER E: INSURER F:	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR	X	X	U25AC160459-02	03/14/2026	03/14/2027	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			01394927	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	WCV 0664196 02	03/21/2026	03/21/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 500,000
							E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

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

Fence Erection Contractor -GENERAL LIABILTIIY POLICY - CERTIRTICATE HOLDER AUTOMATIC ADDITIONAL INSURED WHEN REQUIRED BY CONTRACT - CG 20 10 07 04, PRIMARY-NONCONTRIBUTORY WAIVER OF SUBROGATION HCS40 06 10 13

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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EXHIBIT 3

RETURN TO AGENDA

EXHIBIT 4

RETURN TO AGENDA



July 21, 2026

Stantec visited K-Bar Ranch 2 to review the ADA mats in the community and found missing ADA mats and documented the location on the location map with photo documenting the condition at the time of our review. ADA mats are to be installed per FDOT standards.

Greg Woodcock

Project Manager

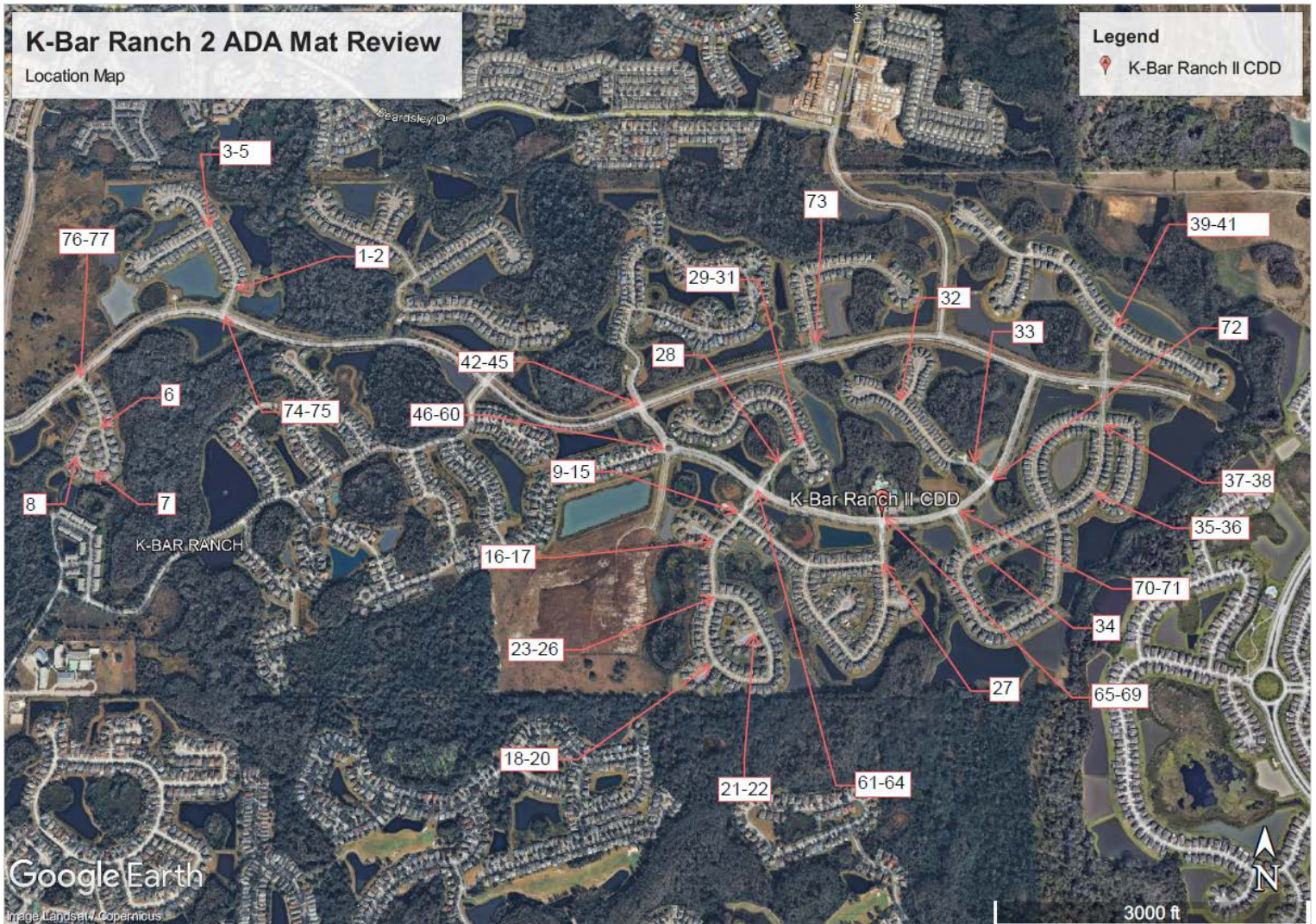
Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

July 21, 2026

Location Map:



Location 1: Damaged ADA Mat requires replacement.



Location 2: Damaged ADA Mat requires replacement.



Location 3: Damaged ADA Mat requires replacement.



Location 4: Damaged ADA Mat requires replacement.



Location 5: Missing ADA Mats requires replacement.



Location 6: Damaged ADA Mat requires replacement.



July 21, 2026

Location 7: Damaged ADA Mat requires replacement.



Location 8: Damaged ADA Mat requires replacement.



July 21, 2026

Location 9: Damaged ADA Mat requires replacement.



Location 10: Missing ADA Mats requires replacement.



Location 11: Missing ADA Mat requires replacement.



Location 12: Damaged ADA Mat requires replacement.



Location 13: Damaged ADA Mat requires replacement.



Location 14: Damaged ADA Mat requires replacement.



July 21, 2026

Location 15: Damaged ADA Mat requires replacement.



Location 16: Damaged ADA Mat requires replacement.



July 21, 2026

Location 17: Damaged ADA Mat requires replacement.



Location 18: Damaged ADA Mat requires replacement.

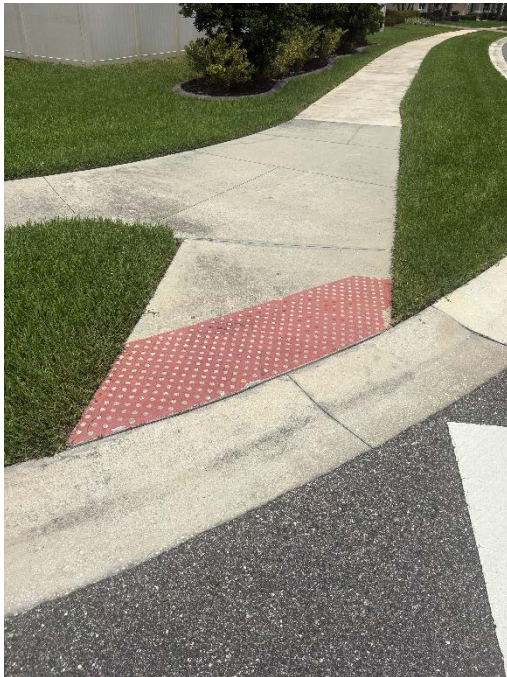


July 21, 2026

Location 19: Damaged ADA Mat requires replacement.



Location 20: Damaged ADA Mat requires replacement.



Location 21: Damaged ADA Mat requires replacement.



Location 22: Damaged sidewalk panel and ADA Mat requires replacement.



Location 23: Damaged ADA Mat requires replacement.



Location 24: Damaged ADA Mat requires replacement.



Location 25: Damaged ADA Mat requires replacement.



Location 26: Damaged ADA Mat requires replacement.



July 21, 2026

Location 27: Damaged sidewalk panel and ADA Mat requires replacement.



Location 28: Damaged ADA Mat requires replacement.



July 21, 2026

Location 29: Missing ADA Mat requires replacement.



Location 30: Missing ADA Mat requires replacement.



July 21, 2026

Location 31: Missing ADA Mat requires replacement.



Location 32: Add ADA Mat to the exposed sidewalk closest to the road that's consistent with the ADA Mat already used.



Location 33: Missing ADA Mat requires replacement.



Location 34: Damaged sidewalk panel and ADA Mat requires replacement.



Location 35: Damaged ADA Mat requires replacement.



Location 36: Damaged ADA Mat requires replacement.



Location 37: Damaged ADA Mat requires replacement.



Location 38: Damaged ADA Mat requires replacement.



July 21, 2026

Location 39: Missing ADA Mat requires replacement.



Location 40: Damaged ADA Mat requires replacement.



July 21, 2026

Location 41: Damaged ADA Mat requires replacement.



Location 42: NA

July 21, 2026

Location 43: Damaged ADA Mat requires replacement.



Location 44: Damaged ADA Mat requires replacement.



July 21, 2026

Location 45: Damaged ADA Mat requires replacement.



Location 46: NA

July 21, 2026

Location 47: Damaged Sidewalk and ADA Mat requires replacement.



Location 48: Damaged ADA Mats (2) both require replacement.



July 21, 2026

Location 49: Damaged ADA Mat requires replacement.



Location 50: Damaged ADA Mat requires replacement.



July 21, 2026

Location 51: Damaged Sidewalk and ADA Mats (2) require replacement.



Location 52: Damaged ADA Mat requires replacement.



July 21, 2026

Location 53: Damaged ADA Mat requires replacement.



Location 54: Damaged ADA Mat requires replacement.



July 21, 2026

Location 55: Damaged ADA Mat requires replacement.



Location 56: Damaged ADA Mat requires replacement.



July 21, 2026

Location 57: Damaged ADA Mat requires replacement.



Location 58: Damaged ADA Mat requires replacement.



July 21, 2026

Location 59: Damaged ADA Mat requires replacement.



Location 60: Damaged ADA Mat requires replacement.



July 21, 2026

Location 61: Damaged ADA Mat requires replacement.



Location 62: Damaged ADA Mat requires replacement.



July 21, 2026

Location 63: Damaged ADA Mat requires replacement.



Location 64: Damaged ADA Mat requires replacement.



July 21, 2026

Location 65: Damaged ADA Mat requires replacement.



Location 66: Damaged ADA Mat requires replacement.



July 21, 2026

Location 67: Damaged ADA Mat requires replacement.



Location 68: Damaged ADA Mat requires replacement.



July 21, 2026

Location 69: Damaged ADA Mat requires replacement.

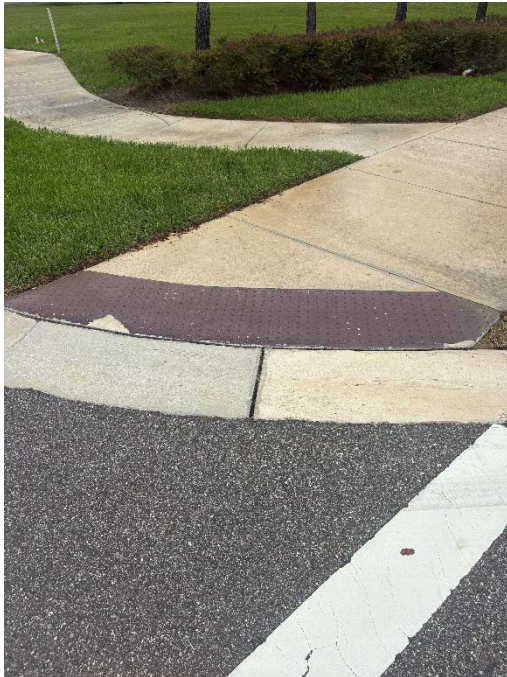


Location 70: Damaged ADA Mat requires replacement.



July 21, 2026

Location 71: Damaged ADA Mat requires replacement.



Location 72: Damaged ADA Mat requires replacement.



July 21, 2026

Location 73: Damaged ADA Mat requires replacement.



Location 74: Damaged ADA Mat requires replacement.



July 21, 2026

Location 75: Damaged ADA Mat requires replacement.



Location 76: Damaged Sidewalk and ADA Mat requires replacement.



July 21, 2026

Location 77: Damaged ADA Mat requires replacement.





Proposal for ADA Detectable Warning Mat Repair and Sidewalk Restoration

Prepared For: K-Bar Ranch II CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 07/27/2026

Proposal No. : 1300

Project Location: K-Bar Ranch II

Project Overview & Scope of Work

Repair damaged or missing ADA detectable warning mats at designated locations identified in the Stantec report. Work includes removal of existing damaged surfaces, installation of new compliant detectable warning mats, replacement of select damaged sidewalk sections, debris disposal, and restoration of affected areas to provide safe, accessible pedestrian pathways.

1. Remove damaged detectable warning surfaces and prepare the existing concrete substrate for installation.
2. Furnish and install new ADA detectable warning mats at damaged or missing locations in accordance with applicable FDOT and ADA requirements.
3. Remove and replace damaged sidewalk concrete where specifically identified in the report.
4. Match the existing mat color, configuration, and adjacent concrete finish as closely as commercially practical.
5. Haul away and properly dispose of demolition debris, then clean and restore disturbed work areas.

Locations

Job Description	Unit Price	Count	Location's	Total Cost
Remove and replace damaged ADA detectable warning mat.	\$ 950.00	59	1-4, 6-9, 12-21, 23-26, 28, 35-38, 40-41, 43-45, 49-50, 52-75, 77	\$ 56,050.00
Remove and replace damaged sidewalk panel and ADA detectable warning mat.	\$ 1,750.00	5	22, 27, 34, 47, 76	\$ 8,750.00
Install missing ADA detectable warning mat.	\$ 800.00	8	5, 10, 11, 29, 30, 31, 33, 39	\$ 6,400.00
Remove and replace damaged sidewalk and two ADA detectable warning mats.	\$ 2,650.00	1	51	\$ 2,650.00
Remove and replace two damaged ADA detectable warning mats.	\$ 1,900.00	1	48	\$ 1,900.00
Install new ADA detectable warning mat on the exposed sidewalk closest to the roadway...	\$ 800.00	1	32	\$ 800.00
No work required per Stantec report.		2	42, 46	

Project Pricing

Damaged ADA mat replacement: 59 mats (\$950.00 per): **\$56,050.00**

Missing/new ADA mat installation: 9 mats (\$800.00 per): **\$7,200.00**

Sidewalk panel + one ADA mat: 5 locations (\$1,750.00 per): **\$8,750.00**

Two ADA mats at one location: 1 location (\$1,900.00 per): **\$1,900.00**

Sidewalk + two ADA mats: 1 location (\$2,650.00 per): **\$2,650.00**

No work required: 2 locations (\$0.00 per): **\$0.00**

Total Project Cost: \$76,550.00

Exclusions and Conditions

Pricing is based on completing the identified locations as one coordinated project and may require adjustment if quantities or scope change. Work will be performed in phases as needed to maintain safe pedestrian access, with active areas properly barricaded until completion. The proposal includes standard demolition, preparation, installation, debris removal, and minor restoration of areas directly impacted by the work. Existing utilities, irrigation, private improvements, concealed conditions, permit fees, design revisions, police details, and extensive traffic control are excluded unless added through written authorization. Concrete finishes and detectable warning surfaces will be matched as closely as practical to existing conditions while meeting applicable requirements; however, variations in color, texture, and appearance may occur due to differences between new and aged materials.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by

EXHIBIT 5

RETURN TO AGENDA



Stantec visited the K-Bar 2 CDD to review reports of standing water on the sidewalks. During our onsite review we noted areas of standing water or mildew starting to form due to standing water. The runoff from the sidewalk is designed to flow to the roadway. Over time the existing turf has grown higher than the sidewalk prohibiting the water from the sidewalk to discharge to the roadway as designed. Our recommended repair is to install a concrete flume from the sidewalk to the roadway to allow the standing water to discharge to the roadway. Below is a detail showing the flume for reference.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Location 1: The left side of 19314 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 2: The left side of 19316 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 3: The left side of 19318 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 4: The Right side of 19326 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed and remove and replace 2 cracked sidewalk panels and sod all disturbed areas.



Location 5: The Right side of 19332 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 6: The left side of 19336 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 7: The Right side of 19332 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 8: The left side of 19346 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 9: The left side of 19350 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 10: The Left side of 19360 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 11: The Right side of 19360 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 12: The Left side of 19364 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 13: The Right side of 19366 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 14: The Left side of 19333 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 15: The Right side of 19333 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 16: The Left side of 19317 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.





Location 17: The Right side of 19317 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 18: The Left side of 19311 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



Location 19: The left side of 19307 Eagle Creek needs a flume to allow the standing water to discharge to the road as designed.



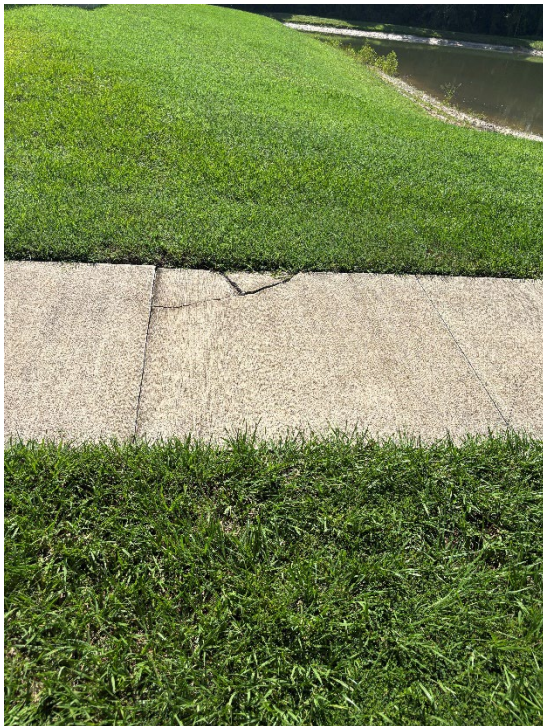
Location 20: The Left side of 10801 Rolling Moss needs a flume to allow the standing water to discharge to the road as designed.

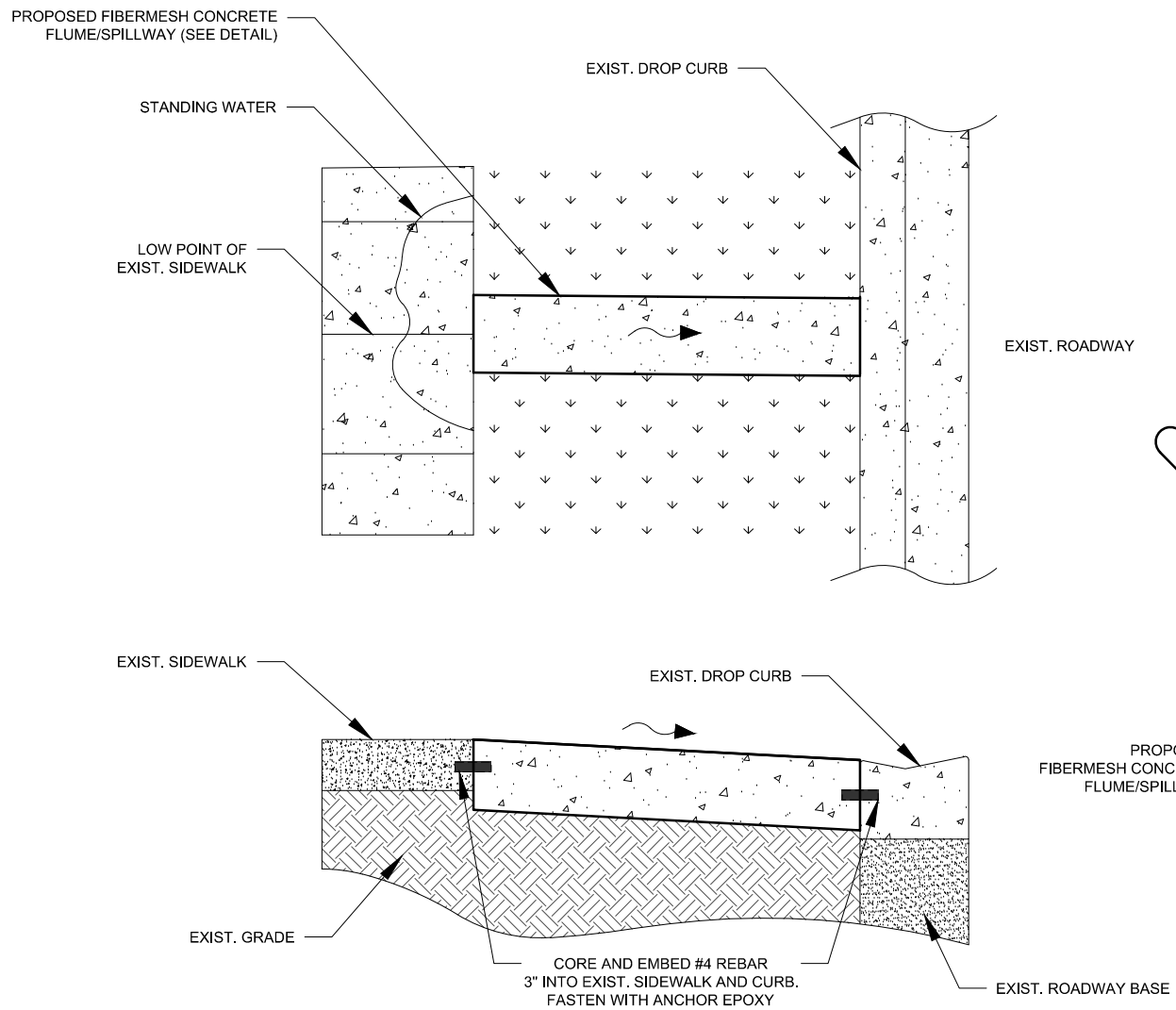


Location 21: the concrete end of the parking lot needs a flume to allow the standing water to discharge to the Wetland on Rolling Moss.



Location 22: The Right side of 11014 Sundrift needs the broken sidewalk replaced.





EXIST. ROADWAY

6" LONG #4 REBAR
3" EMBEDMENT

VARIES

PROPOSED
FIBERMESH CONCRETE
FLUME/SPILLWAY

18"

6"

CONCRETE FLUME
DETAIL
N.T.S.

Proposal for Reinforced Concrete Flume Installation and Sidewalk Restoration

Prepared For: K-Bar Ranch II CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 07/27/2026

Proposal No. : 1299

Project Location: : Eagle Creek

Project Overview

Install twenty-three (23) FiberMesh concrete flumes at locations identified in the Stantec report to improve surface drainage and reduce erosion. The project includes utility locates, saw cutting, excavation, grading, reinforced concrete installation, turf restoration, and final site cleanup, resulting in durable drainage improvements with minimal impact to surrounding areas.

Locations

Location	Description	Price
Location 1: 19314 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 2: 19316 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 3: 19318 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 4: 19326 Eagle Creek	Install concrete flume, replace two sidewalk panels, restore sod.	\$2,350.00
Location 5: 19332 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 6: 19336 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 7: 19332 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 8: 19346 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 9: 19350 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 10: 19360 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 11: 19360 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 12: 19364 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 13: 19366 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 14: 19333 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 15: 19333 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 16: 19317 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 17: 19317 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 18: 19311 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 19: 19307 Eagle Creek	Install reinforced concrete flume.	\$1,150.00
Location 20: 10801 Rolling Moss	Install reinforced concrete flume.	\$1,150.00
Location 21: Rolling Moss Parking Lot	Install reinforced concrete flume to discharge to wetland	\$3,500.00
Location 22: 11014 Sundrift	Remove and replace broken sidewalk panel.	\$600.00

Project Pricing

Install reinforced concrete flume at 19 locations (\$1,150.00 per): **\$21,850.00**

Install concrete flume, replace two sidewalk panels, and restore sod at 1 location: **\$2,350.00**

Install reinforced concrete flume to discharge to wetland at 1 location: **\$3,500.00**

Remove and replace broken sidewalk panel: **\$600.00**

Total Project Cost: **\$28,300.00**

Notes

Pricing is based on the Stantec report. Utility locates will be completed by others prior to excavation, and any unforeseen underground conflicts or unsuitable site conditions requiring additional work will be submitted for approval before proceeding. All disturbed areas will be restored upon completion of the work. Weather and unforeseen underground conditions may affect schedule.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by

EXHIBIT 6

RETURN TO AGENDA

Chris Thompson

Blue Water Aquatics, Inc.

Jul 27, 2026 | 21 Photos



K-Bar Ranch CDD II



July 2026 Aquatics Management Update

Aquatic conditions across the Greater Tampa Bay area remain typical for mid-summer. Warm water temperatures, long daylight hours, and periodic afternoon thunderstorms continue to promote increased biological activity in ponds. Crews are seeing seasonal growth of shoreline vegetation, including torpedo grass, alligator weed, pennywort, sedges, and cattails, along with isolated patches of filamentous algae. Routine maintenance treatments are keeping these issues under control before they become widespread.

Recent rainfall has helped stabilize pond water levels in many areas after a relatively dry start to the month. While localized heavy thunderstorms have produced significant rainfall in some neighborhoods, totals have varied considerably across the region, which is common during Florida's summer wet season. SWFWMD continues to report highly variable rainfall from one monitoring station to another. ([SW Florida Water Management](#))

July Weather (Month-to-Date)

- **Rainfall:** Approximately **4–7 inches** across much of Hillsborough and Pasco Counties, depending on location, with some isolated areas receiving considerably more from localized storms. ([SW Florida Water Management](#))
- **Temperature Range:**Low: ~74°F High: ~96°F ([Iowa Environmental Mesonet](#))

Seasonal Notes

- Warm water temperatures continue to increase aquatic plant and algae growth rates.
- Afternoon thunderstorms provide temporary cooling and water level recovery but also deliver nutrient runoff that can stimulate algae blooms.
- Spot treatments remain the most effective approach during the growing season, allowing desirable vegetation to remain while controlling nuisance species.
- Continued use of pond dye help reduce excessive algae production throughout the summer.

Resident Reminder: Please help protect our ponds by keeping fertilizer at least **10 feet** away from the shoreline, preventing grass clippings and leaves from entering storm drains, and picking up pet waste. These simple practices significantly reduce nutrient loading and help maintain healthier ponds year-round.

Aquatics Report - July

To provide a quick snapshot of each pond's overall health, we have implemented a **1–5 Pond Condition Rating**. This score reflects current conditions based on several factors, including algae levels, water clarity (turbidity), seasonal water level, shoreline vegetation, nuisance aquatic plant growth, erosion, debris, and overall appearance. Ratings account for normal seasonal changes, so temporary conditions such as heavy rainfall or drought are considered when evaluating each pond.

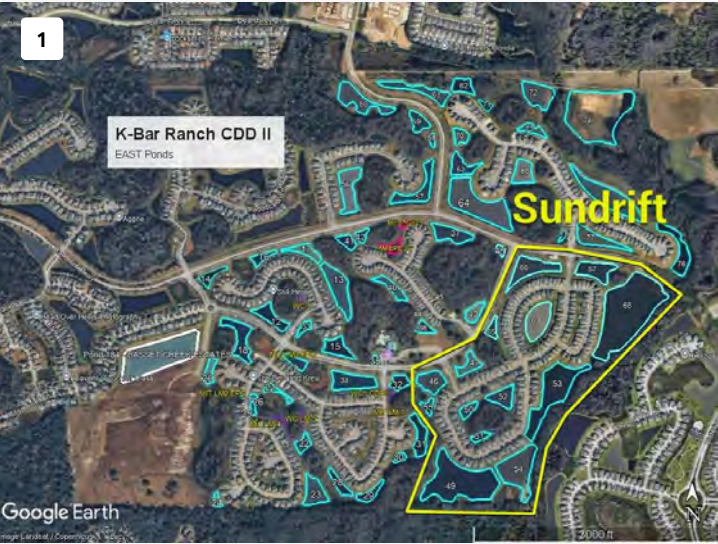
5 Excellent Pond is clean, balanced, and requires only routine maintenance.

4 Good Minor seasonal issues are present but are well managed through routine service.

3 Fair Noticeable algae, vegetation, turbidity, or water level concerns require additional monitoring or treatment.

2 Poor Significant maintenance or water quality issues are impacting pond appearance or function.

1 Critical Severe conditions requiring immediate corrective action to restore pond health or function.

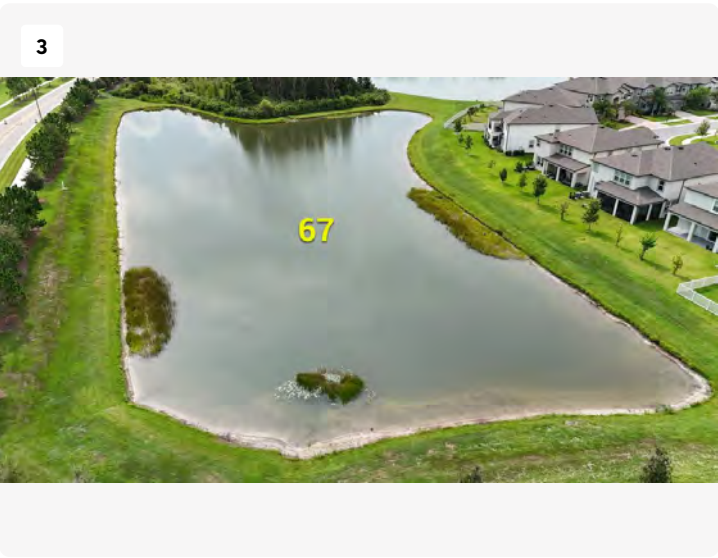


Sundrift Ponds

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



Project: K-Bar Ranch II CDD
Date: Jul 17, 2026, 10:41 AM
Creator: Chris Thompson



5 - Excellent water clarity, native planty are healthy.

Project: K-Bar Ranch II CDD
Date: Jul 17, 2026, 10:41 AM
Creator: Chris Thompson

4



5 - Water clarity is good, native plants are thriving.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:42 AM

Creator: Chris Thompson

5



5

Contruction appears to have concluded without negative impact to the pond or the shoreline.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:42 AM

Creator: Chris Thompson

6



5 - Shoreline is clean, no erosion concerns.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:44 AM

Creator: Chris Thompson

7



5 - Water level is low. The water is slightly turbid. No algae.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:44 AM

Creator: Chris Thompson

8



5 - Shoreline native plants are sparse but healthy.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:44 AM

Creator: Chris Thompson

9



Located at south end of pond 53. Cadycorner to where pond 53 and 54 meet.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:45 AM

Creator: Chris Thompson

10



3 - Water levels are very low and turbid. The littoral shelf is exposed. This pond has a clay sediment base which contributes to the turbid water.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:46 AM

Creator: Chris Thompson

11



3

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:46 AM

Creator: Chris Thompson

12



4 - Low water level, turbid, minimal native plants.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:47 AM

Creator: Chris Thompson

13



3 - Low water level, there is a lot of exposed bank which accelerates weed growth.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:47 AM

Creator: Chris Thompson

14



5 - Low water levels, turbid water.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:48 AM

Creator: Chris Thompson

15



5 - Water level is low, shoreline is clean.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:49 AM

Creator: Chris Thompson

16



4 - Low water level, minor weed growth.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:49 AM

Creator: Chris Thompson

17



5 - Water clarity is very good.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:50 AM

Creator: Chris Thompson

18



5 - Water clarity is good. Minimal exposed shoreline.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:50 AM

Creator: Chris Thompson

19



2 - Significant filamentous algae bloom, water is turbid. Techs will need to treat this algae bloom over a couple visits.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:51 AM

Creator: Chris Thompson

20



4 - Low water level, turbid, minor weed growth on exposed banks.

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:53 AM

Creator: Chris Thompson

21



5

Project: K-Bar Ranch II CDD

Date: Jul 17, 2026, 10:54 AM

Creator: Chris Thompson



Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date

7/8/2026

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

5mph

Temperature

90°

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers

20,18,21,25,26,27,24,22,23,28
29,30,31,32,34,46,47,50 52,55

Service Performed

Treatment

Work Performed

- ☒ Algae
- ☒ Brush
- ☒ Grasses
- ☒ Submersed

Equipment Used

- ☒ ATV/UTV
- ☒ Backpack

Water Level

Extremely Low

Restrictions

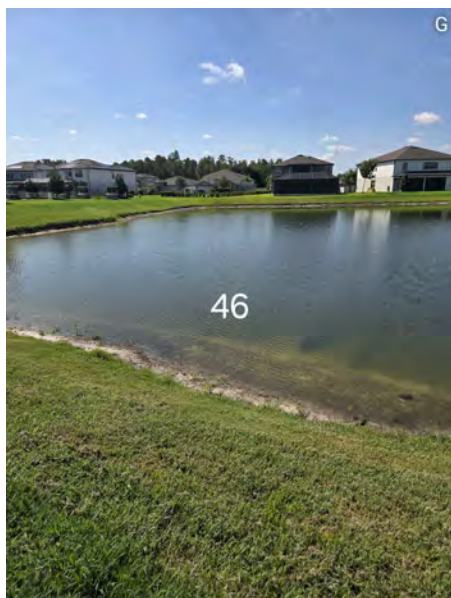
None

Observations/Recommendations

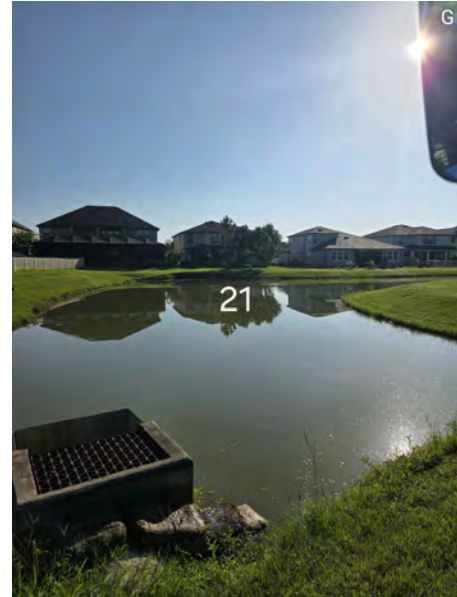
I sprayed the shorelines of all listed ponds for invasive grasses and plants.

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	7/8/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	ESE 1mph
Temperature	86
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	12 thru 17, 33, 35, 36, 37, 40 thru 45, 48, 56 thru 61
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose, dog fennel, sesbania, West Indian Marsh Grass) as needed.

Pictures



Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date	7/21/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	8mph
Temperature	90°
Multiple Sites Treated	Yes



Ponds Treated Information

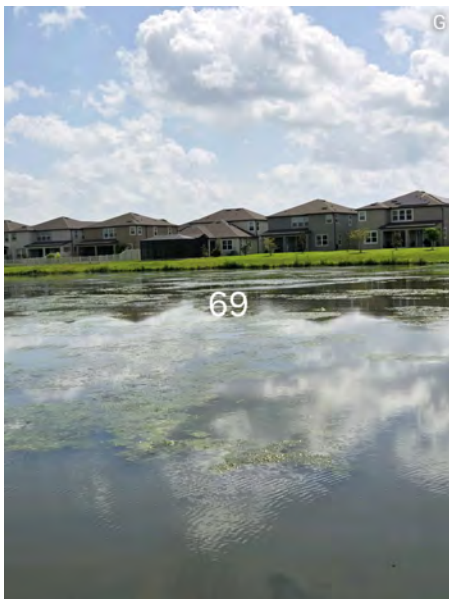
Repeatable - 1 Count

1 of 1

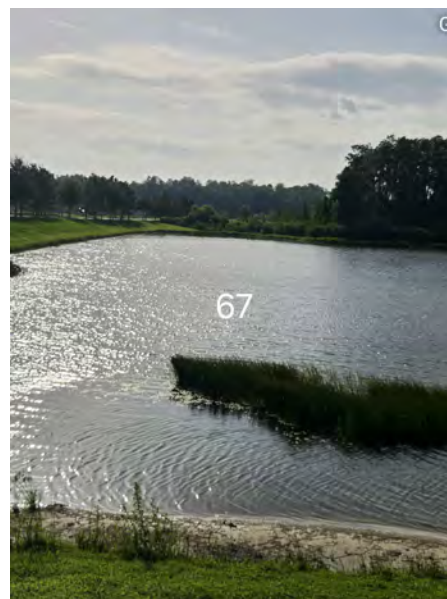
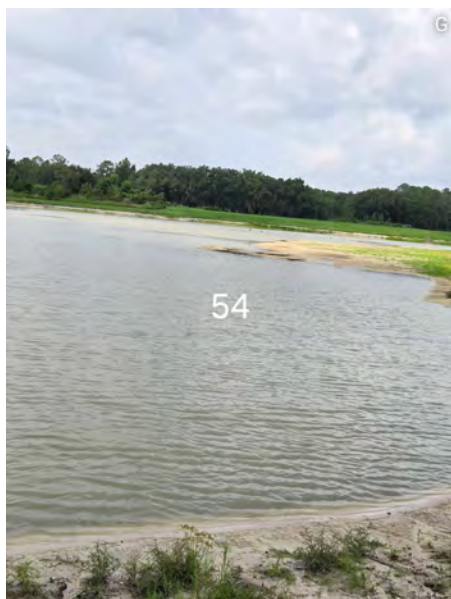
Pond Numbers	32,46,55,47,65,66,67,68,69,53,52,52,50,49
Service Performed	Treatment
Work Performed	☒ Algae ☒ Grasses ☒ Other
Equipment Used	☒ ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	I sprayed the shorelines of all ponds listed, for invasive plants ,and grasses.

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	7/21/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Cloudy
Wind	S 13mph
Temperature	88
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

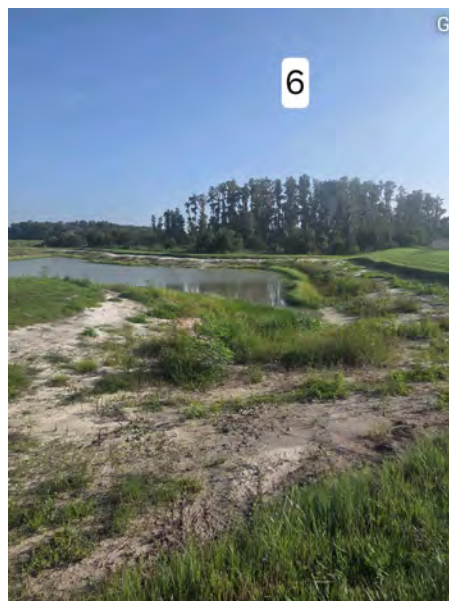
Pond Numbers	1 thru 11
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, cattails, dog fennel, sesbania, sedge, primrose, West Indian Marsh Grass) as needed.

Pictures

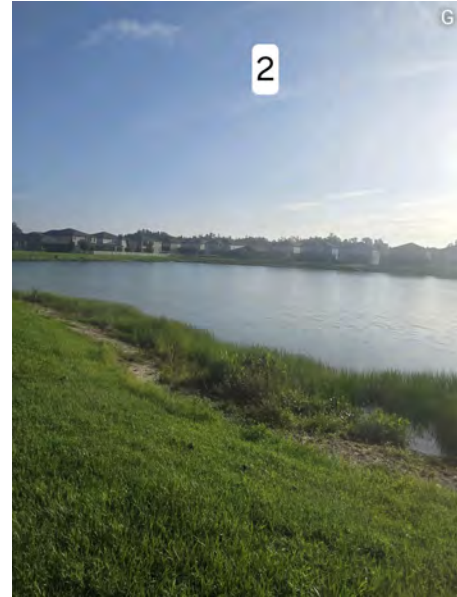
Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 2

Pond Numbers

10

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Treated site for filamentous algae.



Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	7/28/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Cloudy
Wind	SW 5mph
Temperature	89
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	61 thru 64, 70, 71, 73, 75 thru 79
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, cattails, dog fennel, sesbania, primrose) as needed.

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



EXHIBIT 7

RETURN TO AGENDA



JOB NAME: Kbar Ranch		EST#: Hawk Valley		Job Number:Clock#1							
Technician: Ernesto		Clock: Hunter ACC		Job Number:Clock#1 Hawk Valley							
Date: 07/27/2026		Check Rain Sensor: Y / N		EST#:							
		good		Clock: Hunter ACC							
		wired		Check Rain Sensor: Y / N							
		good									
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	valve not operating	Other:	Comments	6" rotor head (Installed)	\$70.77
1										Broken shrub riser (Installed)	\$25.32
2										Straighten, Lower or Raise Head	\$18.13
3										Drip line breaks	\$8.75
4										Replace clogged nozzle	\$10.05
5										Replace MP Rotator Nozzle	\$17.01
6										Add 6" pop-up w/ pipe within 10'	\$55.00
7										Add rotor w/ pipe within 10'	\$75.00
8										Add bubbler within 10'	\$50.00
9										Relocate head within 5'	\$40.00
10	D	10	D							Replace solenoid	\$156.74
11	D	10	C							Replace 1" valve (Installed)	\$406.92
12	S/Flower	10	D							Replace 1.5" valve (Installed)	\$616.73
13	D	10	C							Replace 2" valve (Installed)	\$851.05
14	R	20	B							Repair 1/2" to 3/4" lateral line	\$71.73
15	S	20	A		1S					Repair 1" to 1/4" lateral line	\$93.94
16	S	10	D							Repair 1 1/2" to 2" lateral line	\$158.63
17	S	20	A							Wireless rain/freeze sensor	\$310.00
18	R	20	B							Wired in rain/freeze sensor	\$125.00
19	D	10	C							Rectangular valve box	\$140.00
20										10" round valve box	\$60.00
21										Maxi jet stakes, with nozzle	\$40.01
22	S	20	A							MISC:	\$
23										MISC:	\$
24											
Start Times:		Run Days:								Total: \$	
12:00 AM		A: sprays				mon,frid					
12:00 AM		B: Rotors				tue,sat					
7:00 PM		C: Drip				Mon, wed, frid					
6:00 AM		D:Flowers				daily					
Additional Comments:											
1											
2											
3											
4											

**Pine Lake Services**

Monthly Irrigation Report

Job Number: Clock#10

JOB NAME: Kbar Ranch

EST#: Hawk Valley Inside

Technician: Ernesto

Clock: Hunter ACC

Date: 07/28/2026

Check Rain Sensor: Good

wireless

														Pine Lake Services																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																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 Pine Lake Services Monthly Irrigation Report										Job Number:	Clock#	Qty:	Description:	Cost:	Total:
JOB NAME: Kbar Ranch										Mossy Pine			General Labor	\$80.00 per hr	
Technician: Ernesto										Clock: Hunter I Core			Technical Labor - mainline, electrical	\$85.00 per hr	
Date: 07/23/2026										Check Rain Sensor: Yes			Emergency, After hours, Overtime	\$85.00 per hr	
										Good			6" pop-up spray (Installed)	\$34.71	
													12" pop-up spray (Installed)	\$75.19	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77			
1	D	10	C			2 drip					Broken shrub riser (Installed)	\$25.32			
2	S	20	A								Straighten, Lower or Raise Head	\$18.13			
3	S	20	A								Drip line breaks	\$8.75			
4	S	20	A								Replace clogged nozzle	\$10.05			
5	R	30	B		1R						Replace MP Rotator Nozzle	\$17.01			
6	D	30	C								Add 6" pop-up w/ pipe within 10'	\$55.00			
7	S	20	A								Add rotor w/ pipe within 10'	\$75.00			
8	S	20	A								Add bubbler within 10'	\$50.00			
9	S	20	A								Relocate head within 5'	\$40.00			
10	R	30	B								Replace solenoid	\$156.74			
11	R	30	B								Replace 1" valve (Installed)	\$406.92			
12	S	20	A								Replace 1.5" valve (Installed)	\$616.73			
13	S	20	A	2							Replace 2" valve (Installed)	\$851.05			
14	S	20	A								Repair 1/2" to 3/4" lateral line	\$71.73			
15	D	10	C			1drip					Repair 1" to 1 1/4" lateral line	\$93.94			
16	S	20	A								Repair 1 1/2" to 2" lateral line	\$158.63			
17	R	30	B								Wireless rain/freeze sensor	\$310.00			
18											Wired in rain/freeze sensor	\$125.00			
19											Rectangular valve box	\$140.00			
20											10" round valve box	\$60.00			
21											Maxi jet stakes, with nozzle	\$40.01			
22	S	20	A								MISC:	\$			
23	D	10	C								MISC:	\$			
24	R	30	B												
Start Times:		Run Days:													
10:00 PM		A: Sprays		wed,sun								Total: \$			
8:00 PM		B: Rotors		tues,sat											
7:00 PM		C:Drips		mon,frid											
6:00 AM		D:Flowers		daily											
10:00 PM		E:Sprays		tues,sat											
Customer Approval: _____										Date: _____					
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This document was exported from Numbers. Each table was converted to an Excel worksheet. All other objects on each Numbers sheet were placed on separate worksheets. Please be aware that formula calculations may differ in Excel.

Numbers Sheet Name	Numbers Table Name	Excel Worksheet Name
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Sheet1		
	Table 1	Sheet1
Sheet2		
	Table 1	Sheet2
Sheet3		
	Table 1	Sheet3
Sheet4		
	Table 1	Sheet4

 Pine Lake Services Monthly Irrigation Report										Job Number:	Clock#	Qty:	Description:	Cost:	Total:
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EXHIBIT 8

RETURN TO AGENDA



Proposal #9414

Kbar Ranch- Irrigation Repairs 7-26

Date 8/4/2026

Customer Patricia Thibault | Haven Management Solutions | 255 Primera Boulevard, Suite 160 | Lake Mary, FL 32746

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

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

Repairs found during the July 2026 irrigation inspection. This includes the 3" mainline broken by the pond on Kbar Ranch Parkway by the eastern side of Mistflower Lane.

Irrigation Repair/Installation

Clock 3

Items	Quantity	Unit	Price
Zone 19- ICD-100 Decoder	1.00	EA	\$389.51
Zone 19 - Replace 2" Valve	1.00	EA	\$849.27
Clock 3:			\$1,238.78

Clock 4

Items	Quantity	Unit	Price
3" Mainline Repair	1.00	EA	\$523.70
Clock 4:			\$523.70

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00
Fuel Surcharge:			\$0.00

PROJECT TOTAL: \$1,762.48

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

E X C L U S I O N S

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that**

time to reflect current market prices.

- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no

control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

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

Escalation Clause

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

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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

- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

**Material
Tolerance**

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____
Garrett Macgregor

By _____
Patricia Thibault

Date

8/4/2026

Pine Lake Services, LLC

Date

Haven Management Solutions

EXHIBIT 9

RETURN TO AGENDA

EXHIBIT 10

RETURN TO AGENDA

EXHIBIT 11

RETURN TO AGENDA



Monthly Field Report

*I believe all requests for attention in July were addressed
Overall look of the community was clean, the color is good, weeds are not excessive.*

There are a number of if not the majority of the Village monuments that have Firebush in front of the lettering. None of them are doing well, whether it's fallout from the frost or the island soil. Regardless it's the wrong plant for that location. Firebush is a Florida native plant that wants to grow wild, not be kept to 18".

Redwood Point

- Seasonal Color is good
- Turf maintained
- Pond weeds addressed
- Some visible crack weeds need to be addressed
- Hole where the Oak tree used to be, on the outbound side
 - Is the intent to replace the tree or fill the hole?





Hawk Valley

- Season color is good
- Hedges trimmed
- Turf maintained
- Edging required



Main Entry

As noted previously:

- Trees and islands were / are excessively mulched
- This may cause an issue for the trees in the future. For the islands, the question becomes are the plants in dirt or mulch? Beds may need to be rehabbed, stripped and started over.
 - Entry is clean
 - Seasonal color is good
 - Edging required
- Why is there a void in the middle of the Pittosporum?



Gilded Woods

- As the summer rain continues, turf color and thickness improve
 - Hedges look healthy
 - Crape Myrtles are flowering
- Pond bank weeds were addressed





Eagle Creek

- The entry is maintained
- Color and turf improving with the rain
 - Perimeter hedges healthy
 - Island hedges wispy
- Turf continues to improve, filling in
 - Shrubs are healthy
- Crape Myrtle on the inbound side have not recovered





Sundrift East

- Turf condition improved
- Hedges are not so improved
- Strange mowing around the pond – was it intentionally let go, to go to seed?
 - Runners in tree beds visible
 - Monument Shrubs week
- Outbound turf and hedges have great color
 - Edging looks good
 - Crack weeds are present





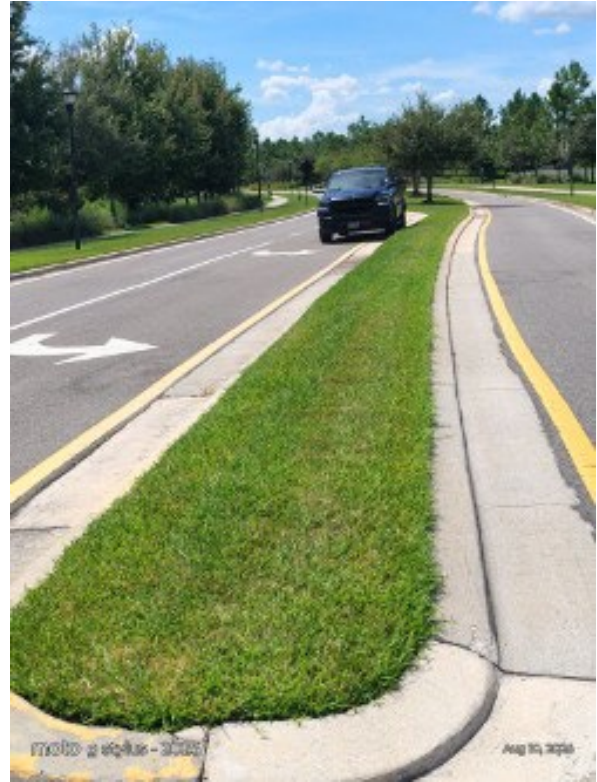
Sundrift West

- Inbound sides look good
- Monument hedge weak
- Outbound turf struggles because of grading, holding excess water



Mistflower

- Turf is maintained
- Color is good
- Edging required
- Tree lifting / trimming will need attention soon





Briarbrook

- Turf and shrub color are good
- Center island plants are better than most



Old Spanish

- Turf color is good
- Perimeter hedges have good color, manicured
- Center island Crape myrtles blooming
 - Shrubs weak



Pool Area

- Trees need lifting
- What leaning tree? Nice work
- Limbs over hanging the fence have been removed
- Weeds inside the pool equipment need addressing
- Mimosa, great for a lawn party, not for the lawn. It needs to be treated
 - Palms trimmed
- 1 may be losing its head





Amenity Island

- Reclinata pruned
- Flax lily clean
- Excess water draining out of the island through curb cuts
 - Is it rain or irrigation?
- Turf continues to improve
 - Fill in, thicken up
 - Hedges trimmed
 - Some edging required
 - Seasonal color is good
 - Oleander are blooming
- Maxi jets on the annuals make a difference





Mossy Pine

- Turf and shrubs continue to improve
- Perimeter Crape Myrtles struggling



EXHIBIT 12

RETURN TO AGENDA

Agenda Proposal Items:

- Pressure Washing proposals brought back
- Vehicle Gate Stickers
- New style vehicle gate arms
- Fire Extinguisher Service brought back
 - Cintas would not honor previous pricing or revise proposal as asked
- Revised JML Services Concrete Slab proposal added
- Gate proposal for Tennis Court
- Fencing for Soccer Field
- Storage Unit Ideas

Agenda Planned / In Progress Items & Updates:

- Events
 - Takeout Tuesday
 - August 11th – Grandmom's Taco
 - September 8th – The Meatless Mexican
- Aquatics
 - Have reported torpedo/nuisance grasses shooting up within high water mark where water is not currently filling
 - Pond near Gilded Woods suffering severe erosion, due to four-inch water line that broke. We have reached out to a couple vendors for proposals to repair the pond bank
- Landscape
 - Have a broken four-inch line on Meadow Pt Blvd. Irrigation won't be back on until repair is made
 - Drip irrigation in plant beds at the Amenity Center are having a lot of runoff. We've notified for review and scheduling adjustment
 - Doing a walkthrough with Pine Lake to come up with a game plan for the ped gate entrances to the villages. There's a lot of abuse here of people propping the gates open with the existing landscape there
 - Small tree in playground removed
 - Pine Lake has been engaged about cleaning out old material from plant beds at villages that has built up over the years
- Project Approvals
 - Little Free Library
 - Complete
 - Mailbox Numbers
 - Complete
 - Pickleball Net
 - Complete
 - Soccer Nets & Signage

- Complete
- Fencing
 - Project reschedule TBD. Waiting on correct fencing to arrive
- Cooler in Breezeway
 - Complete
 - We are going through quite a bit of water here. Pending how much we keep having to spend on refilling the water, we may want to investigate still running a water line
- Benches
 - Will be ordered once slabs are added
- Gates
 - We'd like to propose leaving the gates for the villages held open from 7a-6p each day to reduce wear and tear
 - Received test arm for new branded gate arm that is only \$200
 - Has been installed at Mossy Pine entrance for almost a couple weeks. No complaints to this point.
 - The LED function works much better on this arm during the evening rather than during the day. That's the biggest difference
 - Amazon Key contract counsel has approved and needs to be signed by Chair/VC
- Complete IT
 - Repairs from the quarterly maintenance approval began at the end of the week of 8/3. They are still onsite completing repairs as we finalize this report
 - Eagle Creek gate reader for the stickers is not reliably working
 - We have asked Complete IT to reposition and test for optimal use
- Monument Signs
 - Repaired damaged lettering
 - Pricing out metal lettering replacement options. For a better material and finish
- Security
 - Have provided security with written direction on the Right of Way to stay between for tagging vehicles
 - Security will have separate report with their analytics of all incidents, maintenance reports, and vehicles stickered
 - We are receiving daily reports from the Security company with all information, so we can act appropriately on all happenings
- Office Update & Questions
 - New filing cabinet is received and set up!
 - Keeping a log of repeat offenders who break rules at the Amenities
 - Bollards refreshed out front of Amenity Center

- Need more car stickers. \$10/ sticker
- Brandon Electrical services are done, and power has been run for the lights. We are ready for the next phase for the light install, which is planned for end of August/Early September
- Repaired outside tennis court wind screen
- Recommend additional bike racks to place outside the Courts/Amenity
- A/C was out for two weeks waiting for parts to ship in for the repair
 - There's one more break in the line that we believe, we're doing testing now to find where that break is for another cost to repair
- Two full payments received for gate damage were received!
 - Working on receiving from one other gate strike
- Created welcome packs for new residents to take home with them
- Received positive feedback about security, helping oversee some of the 'hang out' spots, being a visual deterrent
- Have seen an increase in do not tow requests since stickering has started
- Have notified K Bar I of damage to their property regarding signage and lighting
- Newsletters sent out with stickering information, and rental guidelines and policy
- Rentals Update
 - Rental reminder newsletter scheduled for 8/13
 - We are finding residents renting the facility in their name as if it's their event, then letting their friends host the party to get cheaper rental rates
 - We had several rentals break rules the past few weeks, with one willingly admitting to breaking the rules, that he's not worried about it, has done it before and we can keep his deposit for going past time
 - We applied the new direction for withholding deposit on these rentals by the type of infraction discussed during the previous meeting

EXHIBIT 13

RETURN TO AGENDA



Estimate #: JD563
Estimate Date: 8/7/2026
Expiration Date: 8/17/2026

Commercial Sales

PROJECT NAME AND LOCATION

Soccer Field
10820 Mistflower Lane
Tampa, FL 33647

CUSTOMER INFORMATION

Customer Name and Address:

K Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Contact Name and Information:

Clubhouse Manager
813-388-9646
manager@KBarII.com

FENCE OUTLET CONTACT INFORMATION

Sales Representative:

Jason Downs
813-699-4163
Jason.Downs@FenceOutlet.com

DESCRIPTION OF WORK AND ESTIMATE

Furnish and Install:

Option 1:

230' of 8'H Black Vinyl Coated Chain Link - Commercial Grade
No Gates
\$8,690.00

Option 2:

230' of 10'H Black Vinyl Coated Chain Link - Commercial Grade
No Gates
\$14,165.00

Option 3:

230' of 12'H Black Vinyl Coated Chain Link - Commercial Grade
No Gates
\$15,327.00

ESTIMATE TOTAL COST: See Above

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

FENCE OUTLET TERMS AND CONDITIONS

CONDITIONS:

1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts. These stakes should also indicate the anticipated grade changes along the fence and the overall appearance of the fence. Fences exceeding 6 inches above the current grade will require longer posts, which may incur additional costs.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line. Multiple stable access points must also be provided, or additional ferrying charges may apply.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified. Any equipment and labor necessary for such tasks will require a change order.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy. If property pins cannot be located, a current survey or fence placement agreement is strongly recommended.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise. Additional mobilizations will be charged accordingly.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time. Failure to do so may result in remobilization fees.
11. Fence Outlet retains ownership of all materials until full payment is received. In the event of non-payment, the customer grants Fence Outlet the right of access to retrieve unpaid materials after written notice.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines. However, timelines may be impacted by permitting, weather, supply issues, or site access delays.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer. All warranty claims will be addressed within 5 business days.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably. If resolution cannot be reached, both parties agree to engage in mediation before pursuing legal action.

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet

Owner/Contractor

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein. These terms shall govern all aspects of the project unless expressly modified by mutual written agreement.

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

EXHIBIT 14

RETURN TO AGENDA

Job Details

REMOVAL OF VEGETATION

N/A

REMOVAL OF OBJECTS

N/A

SPRINKLER HEADS

LOCATION

N/A

GRADE CONCERNS

N/A

FENCE TO REMAIN

N/A

CONCRETE CONCERNS

CORE DRILL/SAWCUT

FLUSH MOUNT

N/A

PAVERS

N/A

POOL CODE

YES OR NO

N/A

SURVEY PRESENT

YES OR ☒ NO

SPECIAL INSTRUCTIONS:

Please Communicate with Neighbors regarding this work. We will need to be on their property to install your fence.

Gate Openings will be drawn out on this estimate sheet. If it doesn't represent what you would like, please notify us so we may illustrate it correctly.

JOB ESTIMATE WORKSHEET

DISCOUNT FENCE

(813) 924-1182

No Tearout

Pond

230'

Soccer Field

8/7/26 @ 11:30am

NAME

Wayne Letson

ADDRESS

10820 Mistflower Ln

Tampa, FL 33647

PHONE

813-924-1182

JOB SITE

ESTIMATOR

Joe- 727-500-2520

FENCE

black vinyl coated chain-link

HEIGHT

POST SPACED

POST

POST CAP

LEVEL / FOLLOW THE GROUND

option 1

230'-8' black vinyl coated chain-link fence

1/2 down required

\$10,000

option 2:

230'-10' black vinyl coated chain-link fence

1/2 down required

\$12,000-

option 3:

230'-12' black vinyl coated chain-link fence

1/2 down required

\$16,000-

Installation is 3-5 weeks from your Verbal Commitment to move forward

X

DATE

Jul 28, 2026 09:41 AM

DISCOUNT FENCE

Phone 727-504-3986

Fax 727-500-2564

sales@discountfences.net

Financing Available

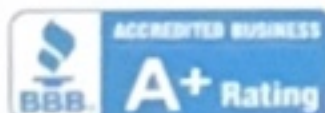


EXHIBIT 15

RETURN TO AGENDA

NEW
TAMPA
FENCE
813-423-2383
www.newtampafence.com



JUL 30, 2026

WAYNE LETSON

10820 mist flower ln
Tampa, FL
33647
manager@kbarii.com
(813) 924-1182

Brooks Calvo
brooks.newtampafence@gmail.com

INTRODUCTION

Hi Wayne,

Welcome to New Tampa Fence Your Local Experts in Vinyl & Aluminum Fencing.

At **New Tampa Fence**, we believe a great fence is more than just a boundary — it's peace of mind, privacy, and lasting curb appeal for your home or business.

Serving the **Tampa Bay area**, our team takes pride in delivering **quality craftsmanship, durable materials**, and **exceptional service** from start to finish. Whether you're looking for the clean elegance of **vinyl privacy fencing** or the timeless sophistication of **aluminum picket fencing**, we have the perfect solution to enhance your property's look, security, and value.

- **Why Homeowners Choose New Tampa Fence** **Locally Owned & Operated** – We know Tampa's neighborhoods, HOAs, and permitting processes inside and out.
- **Expert Installation** – Our crews are trained professionals who treat your property with care and respect.
- **Premium Materials** – We use high-quality fencing designed to withstand Florida's heat, humidity, and storms.
- **Transparent Process** – From estimate to completion, we keep you informed every step of the way.
- **Satisfaction Guaranteed** – We stand behind our work because your peace of mind matters.

Your fence should not only protect your space — it should complement it beautifully. Let our team help you design a fence that fits your lifestyle and lasts for years to come. We also have financing options to help you budget. Click [>>HERE<<](#) to see if you qualify. (Checking your rate will not effect your credit score.)

Thank you for considering **New Tampa Fence**. We're honored for the opportunity to earn your trust and your business.

New Tampa Fence

Brooks Calvo
brooks.newtampafence@gmail.com

Flexible Financing Available for Your Fence Project

At **New Tampa Fence**, we know a new fence is a major investment. That's why we offer simple, flexible financing through **Acorn Finance** - so you can move forward with confidence and pay over time.

Why Finance?

- ✓ Flexible monthly payment plans
- ✓ Fast online application
- ✓ Rate check won't impact your credit score

Why New Tampa Fence?

- ✓ Built around your schedule
- ✓ Clear communication and honest pricing
- ✓ 10-year labor warranty

How It Works

- 1) Scan the QR code below and check your options in minutes.
- 2) Choose a monthly plan that fits your budget.
- 3) Approve your estimate and schedule installation.

Our Promise to You

We work hard to be flexible for our customers - from scheduling to payment options - so your fence installation is smooth, professional, and stress-free.

New Tampa Fence

Phone: (813) 423-2383
www.newtampafence.com

Service Area

New Tampa - Wesley Chapel - Lutz
Land O' Lakes - Tampa Bay



Pay for your project over time



Checking your rate won't impact your credit score



10' HIGH OPTION

10' high chain link

Item	Qty	Unit price	Line total
Chain link 10' BLACK Commercial with 3 rails 3" terminal post, 2 1/2" line posts, 1 5/8 top rail all sch40 , 9 ga fabric	230	\$41.00	\$9,430.00
Estimate subtotal			\$9,430.00
Total			\$9,430.00



Pay for your project over time

 Checking your rate won't impact your credit score



Low Monthly payments starting as low as

est.
\$140.04/mo

8' HIGH OPTION

Item	Qty	Unit price	Line total
Chain link 8' black commercial Chain link 8' black commercial	230	\$32.00	\$7,360.00
Estimate subtotal			\$7,360.00
Total			\$7,360.00



Acorn
FINANCE

Pay for your project over time

 Checking your rate won't impact your credit score



Low Monthly payments starting as low as

est.

\$109.30/mo

12' HIGH OPTION

Item	Qty	Unit price	Line total
Chain link 12' black commercial grade Chain link 12' black commercial grade	230	\$53.50	\$12,305.00
Estimate subtotal			\$12,305.00
Total			\$12,305.00



Pay for your project over time

 Checking your rate won't impact your credit score



Low Monthly payments starting as low as

est.
\$182.74/mo

INSPECTION



New Tampa Fence, Inc.

10am

Work up sheet

Date: 7-27-26

Customer: Wayne letson

Subdivision:

Address: 10820 Mist Flower

City Tampa

Zip 33647

Phone: 813-924-1182

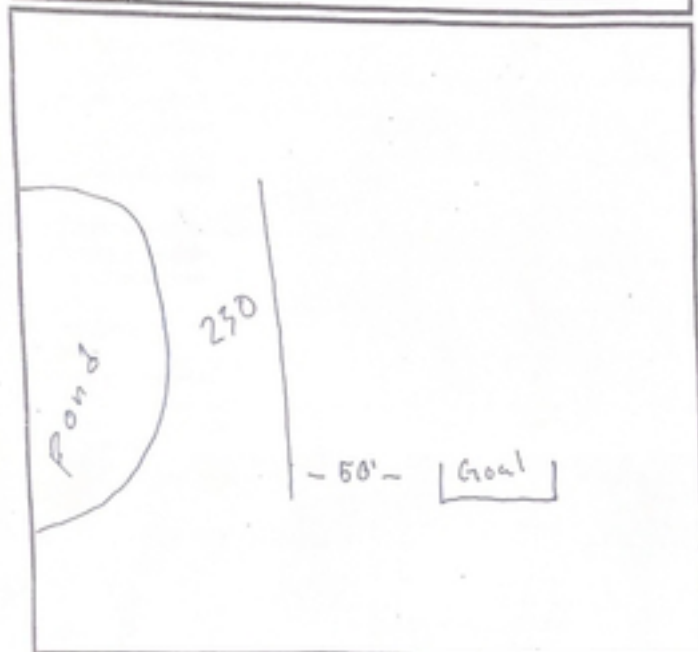
Email manager@kbarii.com

Footage	Style / color
230'	10' h Black Commercial chain link 3 Rails

Ground Contour Installation



Straight Contour Installation



Small Dog yes / No

Narrow picket spacing Yes / No

Pool Code Yes / No

Special Gate hardware Yes / No

S-Curve Rail Yes / No

Fence Removal Yes / No

Have Survey Yes / No

Needs HOA Approval Yes / No

Fence Sharing Yes / No

Military/1st Responders Discount Yes / No

Corner Lot Yes / No

Drainage/ access easements Yes / No

Fence line to be cleared by: NTF with charge / Homeowner / no clearing

Permit Needed yes / No

Private utility lines Yes / No

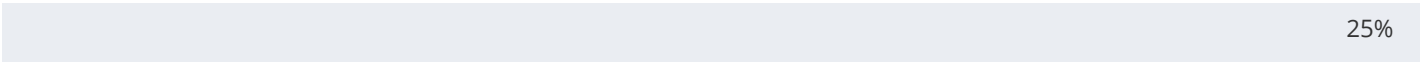
Gates to open: IN ___ OUT ___

Special instructions:

SIGNING & UPGRADES

☐ 10' high option	\$9,430.00	Name: Wayne letson
☐ 8' high Option	\$7,360.00	Address: 10820 mist flower ln, Tampa, FL
☐ 12' high Option	\$12,305.00	

Deposit



Customer Comments / Notes

Wayne letson:

Date:

TERMS & CONDITIONS

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Materials are guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.

WARRANTY



10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

Customer

Wayne letson

Project address

10820 mist flower ln, Tampa, FL

Date Project Completed

-

Thank you for choosing New Tampa Fence for all your fence needs. We look forward to installing your new fence. Please let us know if you have any questions or if we need to revise the estimate in any way to earn your business.

Scott Gilligan
Owner

State of Florida

Department of State

I certify from the records of this office that NEW TAMPA FENCE, INC is a corporation organized under the laws of the State of Florida, filed on September 7, 2012, effective October 1, 2012.

The document number of this corporation is P12000076310.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 2, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of February, 2026*




Secretary of State

Tracking Number: 4795413427CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/17/2026

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

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

PRODUCER HR Benefits Group dba Soriano Insurance 13906 5th Street Dade City FL 33525		CONTACT NAME: Justine Walker PHONE (A/C, No, Ext): (813) 909-0035 E-MAIL ADDRESS: info@sorianoinurance.com FAX (A/C, No): (813) 699-8714	
INSURED New Tampa Fence, Inc 24727 State Road 54 Lutz FL 33559		INSURER(S) AFFORDING COVERAGE INSURER A: TOKIO MARINE AMER INS CO 10945 INSURER B: PROGRESSIVE EXPRESS INS CO 10193 INSURER C: AMERICAN BUILDERS INS CO 11240 INSURER D: INSURER E: INSURER F:	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR	X	X	U25AC160459-02	03/14/2026	03/14/2027	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			01394927	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
							\$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	WCV 0664196 02	03/21/2026	03/21/2027	PER STATUTE ☐ OTH-ER ☐
	E.L. EACH ACCIDENT \$ 500,000						
	E.L. DISEASE - EA EMPLOYEE \$ 500,000						
	E.L. DISEASE - POLICY LIMIT \$ 500,000						

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

Fence Erection Contractor -GENERAL LIABILTIIY POLICY - CERTIRTICATE HOLDER AUTOMATIC ADDITIONAL INSURED WHEN REQUIRED BY CONTRACT - CG 20 10 07 04, PRIMARY-NONCONTRIBUTORY WAIVER OF SUBROGATION HCS40 06 10 13

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

EXHIBIT 16

RETURN TO AGENDA

ESTIMATE

JML Services, LLC
1527 Gunsmith Drive
Lutz, FL 33559

jlservices083@gmail.com
+1 (954) 444-2972



Bill to
K Bar Ranch II CDD
255 Primera Blvd St 160
Lake Mary, FI 32746

Estimate details
Estimate no.: 1157
Estimate date: 07/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Install 15 7x5x4 concrete slabs for bench to be placed on wire mesh with concrete aprox 525 sqft is going to be installed 7.2 cubic yards of concrete.		\$5,800.00	\$5,800.00
Total						\$5,800.00

Accepted date

Accepted by

EXHIBIT 17A

RETURN TO AGENDA

NEW
TAMPA
FENCE
813-423-2383
www.newtampafence.com



AUG 04, 2026

WAYNE LETSON

10820 mist flower ln
Tampa, FL
33647
manager@kbarii.com
(813) 924-1182

Brooks Calvo
brooks.newtampafence@gmail.com

INTRODUCTION

Hi Wayne,

Welcome to New Tampa Fence Your Local Experts in Vinyl & Aluminum Fencing.

At **New Tampa Fence**, we believe a great fence is more than just a boundary — it's peace of mind, privacy, and lasting curb appeal for your home or business.

Serving the **Tampa Bay area**, our team takes pride in delivering **quality craftsmanship, durable materials**, and **exceptional service** from start to finish. Whether you're looking for the clean elegance of **vinyl privacy fencing** or the timeless sophistication of **aluminum picket fencing**, we have the perfect solution to enhance your property's look, security, and value.

- **Why Homeowners Choose New Tampa Fence** **Locally Owned & Operated** – We know Tampa's neighborhoods, HOAs, and permitting processes inside and out.
- **Expert Installation** – Our crews are trained professionals who treat your property with care and respect.
- **Premium Materials** – We use high-quality fencing designed to withstand Florida's heat, humidity, and storms.
- **Transparent Process** – From estimate to completion, we keep you informed every step of the way.
- **Satisfaction Guaranteed** – We stand behind our work because your peace of mind matters.

Your fence should not only protect your space — it should complement it beautifully. Let our team help you design a fence that fits your lifestyle and lasts for years to come. We also have financing options to help you budget. Click [>>HERE<<](#) to see if you qualify. (Checking your rate will not effect your credit score.)

Thank you for considering **New Tampa Fence**. We're honored for the opportunity to earn your trust and your business.

New Tampa Fence

Brooks Calvo
brooks.newtampafence@gmail.com

Flexible Financing Available for Your Fence Project

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Why Finance?

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- ✓ Clear communication and honest pricing
- ✓ 10-year labor warranty

How It Works

- 1) Scan the QR code below and check your options in minutes.
- 2) Choose a monthly plan that fits your budget.
- 3) Approve your estimate and schedule installation.

Our Promise to You

We work hard to be flexible for our customers - from scheduling to payment options - so your fence installation is smooth, professional, and stress-free.

New Tampa Fence

Phone: (813) 423-2383
www.newtampafence.com

Service Area

New Tampa - Wesley Chapel - Lutz
Land O' Lakes - Tampa Bay



Pay for your project over time



Checking your rate won't impact your credit score



ESTIMATE

Item	Qty	Unit price	Line total
Gate chain link 7'x5' black commercial Gate chain link 7'x5' black commercial	1	\$900.00	\$900.00
chain link post 2.5x14 sch40 chain link post 2.5x14 sch40	2	\$150.00	\$300.00
Fence labor 150 Fence labor	2	\$300.00	\$600.00

Estimate subtotal\$1,800.00

Total\$1,800.00



Pay for your project over time

 Checking your rate won't impact your credit score



Low Monthly payments starting as low as

est. **\$35.64**/mo

INSPECTION

NEW TAMPA FENCE
813-423-2383
www.newtampafence.com

New Tampa Fence, Inc. 10am

Work up sheet
Date: 7-27-26

Customer: Wayne Latson Subdivision: -
Address: 10820 Mist Flower Trl Tampa FL 33647
Phone: 813-924-1182 Email: manager@kbarii.com

Footage	Style / color
1	7x5 Black c/L Commercial Gate
2	New Post 2 1/2 x 14' sch 40

Ground Corner Installation

Elongate Corner Installation

Small Dog yes / No
Narrow picket spacing Yes / No
Pool Code Yes / No
Special Gate hardware Yes / No
S-Curve Rail Yes / No
Fence Removal Yes / No
Have Survey Yes / No
Needs HOA Approval Yes / No
Fence Sharing Yes / No
Military/1st Responders Discount Yes / No
Corner Lot Yes / No
Drainage/ access easements Yes / No
Fence line to be cleared by: NTF with charge / Homeowner / no clearing
Permit Needed yes / No
Private utility lines Yes / No

Diagram: A hand-drawn site plan showing a rectangular property. On the left is an oval labeled 'Pool'. On the bottom left is a rectangle labeled 'Office'. On the right side, there are two squares representing gates. A blue arrow points to the bottom gate, which is labeled '6'.

Gates to open: IN ___ OUT ___

Special Instructions: 10' Black chain-link copy with entrance gate to make second entrance see photos 7x5 Gate







SIGNING & UPGRADES

Estimate

\$1,800.00

Name:

 Wayne letson

Address:

 10820 mist flower ln, Tampa, FL

Optional Upgrades

Acorn

Pay for your project over time

Checking your rate won't impact your credit score

Low Monthly
payments starting as
low as

Description	Qty	Unit price	Line total	Est. Payment
☐				\$0.00/mo

Deposit

	25%
--	-----

Customer Comments / Notes

Wayne letson:

Date:

TERMS & CONDITIONS

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Materials are guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.

WARRANTY



10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

Customer

Wayne letson

Project address

10820 mist flower ln, Tampa, FL

Date Project Completed

-

Thank you for choosing New Tampa Fence for all your fence needs. We look forward to installing your new fence. Please let us know if you have any questions or if we need to revise the estimate in any way to earn your business.

Scott Gilligan
Owner

State of Florida

Department of State

I certify from the records of this office that NEW TAMPA FENCE, INC is a corporation organized under the laws of the State of Florida, filed on September 7, 2012, effective October 1, 2012.

The document number of this corporation is P12000076310.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 2, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of February, 2026*




Secretary of State

Tracking Number: 4795413427CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/17/2026

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

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

PRODUCER HR Benefits Group dba Soriano Insurance 13906 5th Street Dade City FL 33525		CONTACT NAME: Justine Walker PHONE (A/C, No, Ext): (813) 909-0035 E-MAIL: info@sorianoinurance.com ADDRESS: info@sorianoinurance.com		FAX (A/C, No): (813) 699-8714	
INSURED New Tampa Fence, Inc 24727 State Road 54 Lutz FL 33559		INSURER(S) AFFORDING COVERAGE INSURER A: TOKIO MARINE AMER INS CO NAIC # 10945 INSURER B: PROGRESSIVE EXPRESS INS CO 10193 INSURER C: AMERICAN BUILDERS INS CO 11240 INSURER D: INSURER E: INSURER F:			

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR	X	X	U25AC160459-02	03/14/2026	03/14/2027	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			01394927	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ EXCESS LIAB						EACH OCCURRENCE \$
	☐ OCCUR ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$ ☐						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y ☐ N/A	N/A	WCV 0664196 02	03/21/2026	03/21/2027	PER STATUTE ☐ OTH-ER ☐
	E.L. EACH ACCIDENT \$ 500,000						
	E.L. DISEASE - EA EMPLOYEE \$ 500,000						
	E.L. DISEASE - POLICY LIMIT \$ 500,000						

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

Fence Erection Contractor -GENERAL LIABILTIIY POLICY - CERTIRTICATE HOLDER AUTOMATIC ADDITIONAL INSURED WHEN REQUIRED BY CONTRACT - CG 20 10 07 04, PRIMARY-NONCONTRIBUTORY WAIVER OF SUBROGATION HCS40 06 10 13

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

EXHIBIT 17B

RETURN TO AGENDA



Estimate #: JD564
Estimate Date: 8/7/2026
Expiration Date: 8/17/2026

Commercial Sales

PROJECT NAME AND LOCATION

Tennis Court Gate
10820 Mistflower Lane
Tampa, FL 33647

CUSTOMER INFORMATION

Customer Name and Address:

K Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Contact Name and Information:

Clubhouse Manager
813-388-9646
manager@KBarII.com

FENCE OUTLET CONTACT INFORMATION

Sales Representative:

Jason Downs
813-699-4163
Jason.Downs@FenceOutlet.com

DESCRIPTION OF WORK AND ESTIMATE

Furnish and Install:

Cut Into Existing Tennis Court Fence:

(1) 7'H x 5'W Black Vinyl Coated Chain Link Gate - Commercial Grade - With Lock Box for Handle
Handle and Access Controls BY OTHERS

(1) Core Drill

Can Utilize (1) Existing Post

Price Includes Permit Running - Permit Fees Charged AT COST Via Separate Invoice

ESTIMATE TOTAL COST: \$1,795.00

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

FENCE OUTLET TERMS AND CONDITIONS

CONDITIONS:

1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts. These stakes should also indicate the anticipated grade changes along the fence and the overall appearance of the fence. Fences exceeding 6 inches above the current grade will require longer posts, which may incur additional costs.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line. Multiple stable access points must also be provided, or additional ferrying charges may apply.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified. Any equipment and labor necessary for such tasks will require a change order.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy. If property pins cannot be located, a current survey or fence placement agreement is strongly recommended.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise. Additional mobilizations will be charged accordingly.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time. Failure to do so may result in remobilization fees.
11. Fence Outlet retains ownership of all materials until full payment is received. In the event of non-payment, the customer grants Fence Outlet the right of access to retrieve unpaid materials after written notice.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines. However, timelines may be impacted by permitting, weather, supply issues, or site access delays.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer. All warranty claims will be addressed within 5 business days.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably. If resolution cannot be reached, both parties agree to engage in mediation before pursuing legal action.

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet

Owner/Contractor

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein. These terms shall govern all aspects of the project unless expressly modified by mutual written agreement.

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

EXHIBIT 17C

RETURN TO AGENDA

Job Details

REMOVAL OF VEGETATION

Yes - by customer

REMOVAL OF OBJECTS

N/A

SPRINKLER HEADS

LOCATION

N/A

GRADE CONCERNS

N/A

FENCE TO REMAIN

N/A

CONCRETE CONCERNS *

CORE DRILL/SAWCUT

FLUSH MOUNT

PAVERS

N/A

POOL CODE

YES OR ☒ NO

SURVEY PRESENT

YES OR ☒ NO

SPECIAL INSTRUCTIONS:

* Should any concrete cutting be required, additional charges will apply

Please Communicate with Neighbors regarding this work. We will need to be on their property to install your fence.

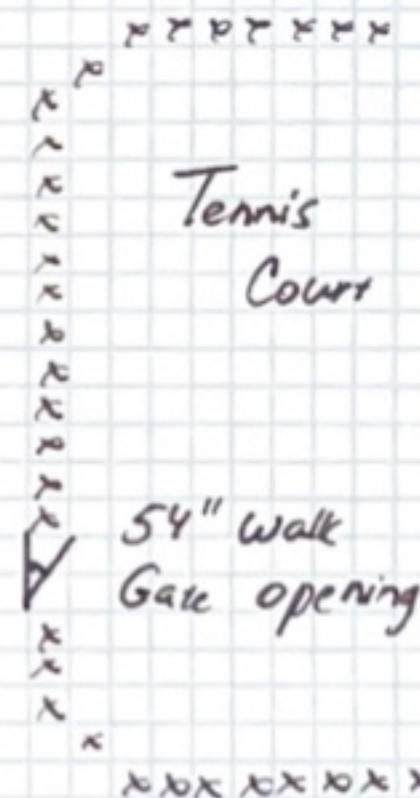
Gate Openings will be drawn out on this estimate sheet. If it doesn't represent what you would like, please notify us so we may illustrate it correctly.

JOB ESTIMATE WORKSHEET

DISCOUNT FENCE

Tear out and removal
Build into existing Chain-link

Clubhouse



July 17th @ 11 Am

NAME

Wayne Letson

ADDRESS

10820 Mistflower Ln
Tampa, FL33647

PHONE

(813) 924-1182

JOB SITE

ESTIMATOR

Joe - 727-500-2520

FENCE

black vinyl coated Chain-link
with smaller mesh.

HEIGHT

82"

POST SPACED

POST

POST CAP

☒ LEVEL FOLLOW THE GROUND

Total:

1 - black vinyl coated Chain-link
gate w/ smaller mesh

Tear out and removal

1/2 down
required

\$1750-

Jul 14, 2026 12:34 PM

DISCOUNT FENCE

Phone 727-504-3986
Fax 727-500-2564
sales@discountfences.net

Financing Available

Installation is
2-5 weeks from
your verbal
commitment to
X move forward

DATE

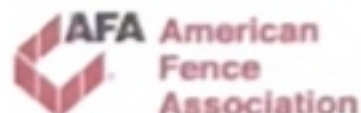
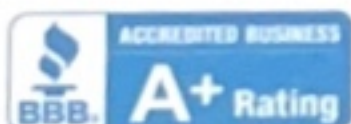


EXHIBIT 18A

RETURN TO AGENDA



Color selection is not possible for used containers



20ft Used Container

Starting at ~~\$1,099~~ **\$999**

You're paying \$999 today for this container.

⌚ In this region, comparable containers cost an average of \$1,297, which means you keep \$298 in your pocket by buying right now.

Purchase ☐ Rent ☒ **Now**

Fill in your zip code below for shipping costs or choose to pick up.

Step 1: Select a container size



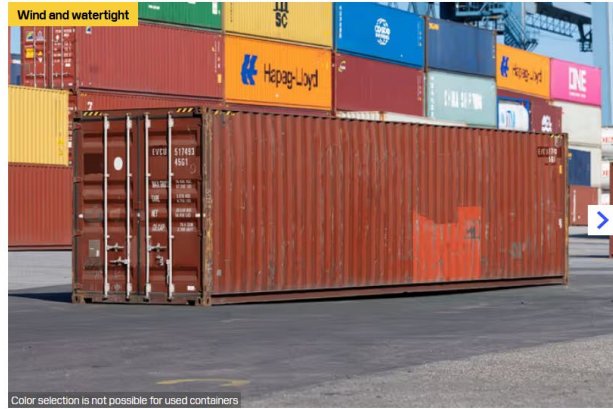
Step 2: Enter your zip code

Step 3: Choose a delivery option

✦ Ask me anything... 

EXHIBIT 18B

RETURN TO AGENDA



Color selection is not possible for used containers

40ft Used High Cube Container

Starting at ~~\$1,209~~ **\$1,199**

You're paying \$1,199 today for this container.
 In this region, comparable containers cost an average of \$1,646, which means you keep \$447 in your pocket by buying right now.

[Purchase](#)
[Rent](#)
Now

Fill in your zip code below for shipping costs or choose to pick up.

Step 1: Select a container size



Step 2: Enter your zip code

EXHIBIT 18C

RETURN TO AGENDA



Starting at ~~\$1,250~~ **\$1,150**

You're paying \$1,150 today for this container.

 In this region, comparable containers cost an average of \$1,599, which means you keep \$449 in your pocket by buying right now.

Purchase

Rent

New

Fill in your zip code below for shipping costs or choose to pick up.

Step 1: Select a container size



20' x 8' x 8'



40' x 8' x 8' 6"



40' x 8' x 9' 6"

Step 2: Enter your zip code

Zip code

Step 3: Choose a delivery option

✦ Ask me anything...

EXHIBIT 18D

RETURN TO AGENDA

EXHIBIT 18E

RETURN TO AGENDA

EXHIBIT 19

RETURN TO AGENDA

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

K-Bar Ranch II CDD
255 Primera Blvd; Suite 160
Lake Mary, FL 32746

JOB DESCRIPTION
Permanent Track Lighting Enhancements for K-Bar Ranch II CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Install Wi-Fi repeaters at 7 entrances: Connect existing entrance signs to Wi-Fi from each entrance gate Wi-Fi. All but 7 entrance signs were able to connect and have been added to Wi-Fi Install 20 amp breakers at 4 entrances Install Weather proof receptacle and cover at 4 entrances Includes all other materials, junction boxes and wiring as needed. Entrances to include Wi-Fi repeaters and Electrical: Sundrift, Sundrift 2, Gilded Woods, Winsome Manor Entrances to include Wi-Fi repeaters: Redwood Point, Mossy Pine and Hawk Valley Requires 50% Deposit	\$3,950.00
TOTAL ESTIMATED JOB COST	\$3,950.00

- * Price includes Materials and Labor.
- * Remaining balance of project due upon receipt of invoice after installation.
- * Pricing includes initial Wi-Fi integration and controller connectivity. Ongoing network instability, internet outages, third-party router changes, password changes, or CDD network modifications are outside the scope of this proposal.

Tim Gay
PREPARED BY

6/15/2026
DATE

AUTHORIZED SIGNATURE FOR KBAR RANCH II

DATE

EXHIBIT 20

RETURN TO AGENDA

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



Customer Contact Information:

K Bar Ranch 2 CDD
3434 Colwell Avenue STE 200
Tampa, FL, United States 33614

Estimate # 6464
Estimate Date 08-07-26
Sales Team Member

Total	\$1,000.00
-------	------------

Item	Description	Unit Cost	Quantity	Line Total
Nedap Tag Vehicle Sticker	Nedap 9947426 uPASS Long-Range Vehicle Identification UHF Windshield Tag. Sold in Packs of 25	\$10.00	100.0	\$1,000.00
UPS Ground Shipping	UPS Ground Shipping	\$0.00	1.0	\$0.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$1,000.00
Tax (if applicable)	\$0.00
Estimate Total	\$1,000.00

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____

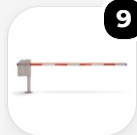
Date: _____

Billing Contact:

- **Name:** _____
- **Email :** _____

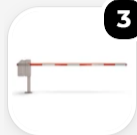
EXHIBIT 21

RETURN TO AGENDA



9

ASE 12' Universal LED Lighted
Barrier Arm (2-pieces) | FAS-
12FTLEDBA \$1,791.00



3

ASE 12' Universal LED Lighted Barrier
Arm (2-pieces) | FAS-12FTLEDBA ~~\$597.00~~
FREE
🔒 FREE (-\$597.00)

Discount code or gift card

Apply

Subtotal \$1,791.00

Shipping ⓘ \$473.69

Estimated taxes ⓘ \$134.33

Total USD **\$2,399.02**

🔒 **TOTAL SAVINGS \$597.00**



Fast Shipping & Easy
Returns



In-House Expert
Support



Trusted by 300,000+
Customers

EXHIBIT 22A

RETURN TO AGENDA

ESTIMATE

JML Services, LLC
1527 Gunsmith Drive
Lutz, FL 33559

jlservices083@gmail.com
+1 (954) 444-2972



Bill to
K Bar Ranch II CDD
255 Primera Blvd St 160
Lake Mary, FI 32746

Estimate details
Estimate no.: 1156
Estimate date: 07/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Pressure wash 10 14x30 mailbox concrete slabs. Aprox. 4,200 sqft			\$3,570.00
Total						\$3,570.00

Accepted date

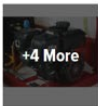
Accepted by

EXHIBIT 22B

RETURN TO AGENDA

NorthStar Skid Sprayer, 55-Gallon Capacity, NorthStar 180c OHV Engine

Item# 2681733 ★★★★☆ 4.2 (17) [Write a Review](#) [Ask a Question](#) Top Seller On Sale



\$1899.99

Reg. \$1999.99 **Save \$100.00**

Order today to get this price.

Quantity

Qty: 1 ▼

Add to Cart

Save to List

Shipping:

Available now

\$19.99 Same Day [See Details](#)

Heavy/large item. Lift gate service available. i

[See Shipping Options](#)

EXHIBIT 22C

RETURN TO AGENDA



🕒 4TH OF JULY SAVINGS END IN:

1 DAYS 12 HRS 47 MIN 51 SEC

[Shop DEWALT](#)

**3100 PSI 2.3 GPM Gas Pressure Washer
with Honda GCV170 Engine, Reliable
Residential Cold Water Power Cleaner**

★★★★★ (750) Questions & Answers (60)

\$479⁰⁰

 **\$40/mo**** suggested payments with 12 mos** financing. Ends 07/08 ⓘ
[Apply Now](#)

- 3100 PSI 2.3 GPM pressure washer for pro cleaning
- Cuts cleaning time for homes, fencing, decking, cars and driveway
- Power washer includes gun, high-pressure hose, lance and nozzle
- [View More Details](#)

EXHIBIT 22D

RETURN TO AGENDA

[Home](#) > [Pressure Washers](#) > Mobile Trailers 95002 49-State

◀ [VIEW ALL](#)

Pressure Washers

Mobile Trailers 95002 49-State

4200 PSI at 4.0 GPM with HONDA® GX390 CAT® Triplex Plunger Pump Cold Water Professional Gas Pressure Washer Trailer

NOT FOR SALE IN CALIFORNIA



4.7 (3) [Write a review](#)

Online Model No: 95002

(Part No: 95002)

This powerful SIMPSON® cold water mobile pressure washing system will handle all your commercial jobs. It is perfectly suited for contract cleaners, mobile detailers, municipalities, and resorts. The trailer is dot certified as an over-the-road pressure washer system. Job-Site set-up is a snap. Pull up to the work area, connect the spray gun, start the engine and begin cleaning. Equipped with a (49-State compliant) HONDA® engine and reliable CAT PUMPS® triplex pump.

WHERE TO BUY

REGISTER YOUR PRODUCT

MANUALS

ORDER PARTS

Accept

PRODUCTS

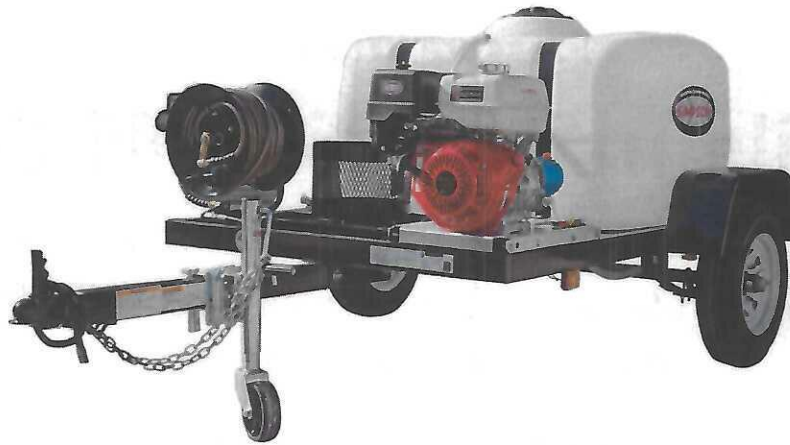
SERVICE
LOCATOR

CC
US

REGISTER
YOUR
PRODUCT

ORDER
PARTS


EN



Accept



Features

- HONDA® GX390 engine is equipped with a low oil shutdown feature
- CAT® triplex pump is equipped with an external unloader with a bypass hose and thermal relief valve
- Direct Drive
- Monster, 100 ft. dual braided high-pressure hose is kink and abrasion-resistant with a non-marring polyurethane outer jacket with QC fittings
- 9 ft. (4 ft. x 5.6 ft. Platform)

Accept

variety of cleaning applications

- 2000 lb. Single axle construction
- Fuel tank capacity: 1.6 gal.
- Water tank size: 150 gal.
- Unit Dimensions: L 80 in. x W 72 in. x H 52 in.
- Unit Weight: 630 lbs.
- Images shown may vary from the actual unit
- This product is not for sale in California

Product Specs

Warranty

Reviews

Q&A

Accept

EXHIBIT 22E

RETURN TO AGENDA

[Home](#) > [Brands](#) > [Simpson](#) > [Gas Pressure Washers](#) > Simpson 95002



Simpson 4200 PSI 4 GPM Gas Powered Cold Water Pressure Washer with 389 CC Honda Engine

Model: 95002 | Item: bc5129193
★★★★★ [5 Reviews](#)

\$5,699.99

20 In Stock

Free Shipping!

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1

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Key Specifications

- Fuel Type: Gasoline

[See More Details](#)



EXHIBIT 23A

RETURN TO AGENDA



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BILL TO		JOB LOCATION
Company: K Bar Ranch II CD	Company: K Bar Ranch II CD	Date: 06/26/2026
Address: 10820 Mistflower Ln	Address: 10820 Mistflower Ln	Sales Rep: Brianna Marx
Tampa, FL 33647	Tampa, FL 33647	Phone:
Contact: Wayne	Contact:	Email: brianna.marx@piperfire.com
Phone: (813) 924 1182	Phone:	Expires:
		Billing Method:
		Payment Terms: NET 30

TITLE
K Bar Ranch II CD: Hydrant and Extinguisher Inspections

SCOPE OF WORK

Fire Hydrant Inspection: Comply with NFPA inspection requirements. During the hydrant inspection we will check the water flow/supply & provide water flow reports in addition to the condition of the hydrant, grease the caps & fittings & install a certification tag on each hydrant. This quote does not include repairs to hydrants, gaskets, seals and/or repairs to street valves.

Fire Extinguisher Inspection: Comply with the inspection requirements outlined in NFPA 10 to include inspection of the vessel for signs of denting, pitting, or corrosion, confirm pressure gauge is in operable range, pull safety pin, install new dated tamper seal, removal of hose assembly to inspect for obstructions, check extinguishing agent, record serial number, manufacturer date, 6 year and/or hydrostatic maintenance or test date. When code requirements are met, we will install the required extinguisher certification tag. If a re-walk of the property is necessary due to extinguishers not being placed outside after technician's initial walkthrough, a fee of \$179.00 per hour will be charged for a return trip.

Additional Extinguisher Fees, prices reflect 5lb ABC extinguishers (if required):
6year/Recharge: \$50.75 (Includes parts as needed) | Hydro-test: \$80.75 | New 5lb: \$98.50

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Hydrant: Due Now			
Inspection - Fire Hydrant (Annual)	1.00	\$198.00	\$198.00
	Hydrant: Due Now Total:		\$198.00
Extinguishers (1-5 Flat Rate): Due Now			
Inspection - Extinguisher (Annual)	1.00	\$145.00	\$145.00
<i>See scope of work for additional maintenance charges, if applicable</i>			
	Extinguishers (1-5 Flat Rate): Due Now Total:		\$145.00
City of Tampa Report Submittal			
Hydrant Inspection Reports	1.00	\$38.50	\$38.50
Extinguisher Inspection Reports	1.00	\$24.25	\$24.25
	City of Tampa Report Submittal Total:		\$62.75
	Subtotal:		\$405.75
	Tax:		\$15.59
	Total:		\$421.34

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.



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TERMS & CONDITIONS

Fortis (as defined below) and Customer (as defined below), in consideration of the Total Price, mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby agreed to, agree to the following Terms and Conditions and any applicable Geographic Terms and Conditions stated in a separate document and incorporated herein by reference (the "Agreement") as of the Effective Date (defined below). General Terms and Conditions are applicable to all Work. Work Specific Terms and Conditions are only applicable to the specific type of Work indicated. Geographic Terms and Conditions are only applicable to the Work where the Site Address is in the relevant geographical area.

Article I - General Terms and Conditions

Definitions

1. As used herein, "Fortis" means Fortis Fire & Safety, Inc., and any of its affiliates, subsidiaries, successors, and acquired entities, including, but not limited to Piper Fire Protection, Fortis Fire & Safety formerly known as CJ Suppression, VFS Fire & Security Services, MeshWrx, Lifesafety Management, Integrated Fire and Security Solutions, Diversified Systems Inc.
2. As used herein, "Work" means the description of the labor, services, materials, items, inspections, or equipment described in the Scope of Work section above.
3. As used herein, "Customer" means the Company listed above.
4. As used herein, "Site Address" means the job location address listed above and any address where Work is performed.
5. As used herein "Total Price" means the total price for the Work listed above.

Payment

6. Customer agrees to pay the Total Price in accordance with the Payment Terms listed above. Failure to pay amounts when due shall give Fortis, in addition to any other available remedies, the right to stop work pending payment of all outstanding amounts and the right to terminate this Agreement and to charge interest at the highest legal rate allowable on delinquent amounts.
7. Should the Customer cancel a scheduled appointment less than 24 hours in advance, then a \$195 rescheduling fee may be charged by Fortis.
8. In the event a technician is dispatched to the work site, as scheduled, but is unable to perform the Services through no fault of Fortis, then Customer agrees to an increase in the Total Price for the actual time lost, travel time and materials. Additionally, any restocking fees assessed against Fortis will be invoiced to the Customer. If a special order was made, the Customer will be invoiced for, and hereby agrees to pay, that cost.

Scope of Work

9. Customer agrees that nothing is included in the Work except for the labor, services, materials, items, inspections, or equipment described in the Scope of Work section above.
10. In addition to any exclusions expressly stated in the description of the Work, Fortis hereby gives notice that it does not undertake an obligation to inspect for compliance with laws or regulations unless specifically provided for in writing. Customer acknowledges that the authority having jurisdiction ("AHJ") may establish additional requirements for compliance with or above local codes. Customer shall be responsible to pay Fortis for any additional labor, services, materials, items, inspections, or equipment required by an AHJ that are not already included in the Work.
11. Unless otherwise stated in the description of the Work, labor, services, materials, items, inspections, or equipment provided by Fortis shall be limited to the codes and standards as may be required by the National Fire Protection Association ("NFPA") and Life Safety 101 but not inclusive of any and all NFPA and Life Safety 101 requirements that are the responsibility of the Customer, property owner or manager. The Work expressly excludes any NFPA and Life Safety 101 requirements that that NFPA or Life Safety 101 indicate are the responsibility of the Customer, property owner, tenant, or property manager.
12. Fortis is not responsible for existing conditions, including, but not limited to, existing municipally controlled conditions, such as water main sizing or maintenance issues, that do not support any planned Work or for verifying that existing conditions will support the planned Work.
13. If conditions are encountered at the Site Address that are (a) concealed physical conditions which differ materially from those indicated in any applicable construction drawings; (b) not readily observable to Fortis; (c) unknown or unforeseeable physical conditions that differ from those ordinarily found to exist and generally be recognized as inherent in construction activities of the character provided for in this Agreement; or (d) hazardous, unsafe, unworkable, or code violations (collectively "Differing Conditions"); and affect or may affect any aspect of the Work of the performance of this Agreement, in the sole judgment of Fortis, Fortis shall notify Customer and subsequent to such notification may (a) if practicable, in the sole judgment of Fortis, complete the original scope of Work; (b) enter into a change order with Customer to address the Differing Conditions; (c) terminate the Work and refund any portion of the Total Price paid, less any costs incurred; or (d) suspend the Work until Customer employs others to remedy the Differing Conditions. If Fortis elects option (b) above, Fortis shall be entitled to stop performance of the Work until Customer executes the change order and pays Fortis for the Change Order. The costs for any or all of the



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foregoing shall be borne by Customer. Fortis has no duty to inspect the Site Address in advance of signing this Agreement or beginning the Work. Visual or virtual inspections for the purposes of providing an estimate or taking measurements shall not constitute an inspection for these conditions or be a waiver of this provision. Differing Conditions include, but are not limited to: rotten, damaged, or unusable wood, facia, or structural components; pre-existing building code violations; zoning violations; discovery of asbestos-containing products; mold; or termites.

Delays and Force Majeure

14. Fortis shall not have any liability for damages or cost increases as a result of inclement weather; natural disasters; disease; pandemic; epidemic; microbursts, hurricanes and their attendant watches and warnings; tropical storms and their attendant watches and warnings; tornadoes and their attendant watches and warnings; floods and their attendant watches and warnings; blizzards and their attendant watches and warnings; strikes; civil unrest; war; terrorism; blackouts; fire; delays in common carriers; government or municipal actions or omissions, including, but not limited to, the passage, amendment, or repeal of statutes, codes, ordinances, or regulations; changes to the National Electrical Code or any fire or life safety related code; Customer acts, omissions, or negligence; acts or omissions of subcontractors/contractors/material suppliers; incorrect material deliveries or installations; missing or damaged parts, pieces, or elements of materials; acts or omissions of design professionals; unavoidable casualties beyond Contractor's control; events or occurrences beyond Contractor's control; building department delays, actions, or omissions; material shortages; and/or labor/subcontractor shortages. Fortis shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to any of the foregoing, and/or attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.

Customer Representations, Warranties, Acknowledgments, and Responsibilities

15. Customer hereby represents that it is authorized to enter into this Agreement and has the funds necessary to pay the Total Price. Customer also hereby represents that it is the fee simple owner of the Site Address, or that if it is not, it is acting as an agent for the fee simple owner of the Site Address such that Fortis is in contractual privity with the fee simple owner of the Site Address. Customer warrants and covenants that the execution of this Agreement and the terms contained herein do not violate the provisions of any other agreement which Customer may have made.

16. Customer agrees that he/she has a duty to cooperate with Fortis with regard to executing documents as needed for the purpose of completing the Work, including executing notices of commencement or building permit documents. Customer also agrees to be available at the Site Address as needed to provide access for the performance of the Work and inspections of the Work. Customer also agrees not to remove or hide any posted permit placard.

17. CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT FORTIS IS NOT AN INSURER. THE AMOUNTS FORTIS CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT FORTIS PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES.

18. FORTIS' WORK DOES NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. FORTIS MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE WORK SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, FORTIS DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT FORTIS. INSURANCE, IF ANY, COVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. FORTIS SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFROM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO FORTIS TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM FORTIS ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON.

19. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, FORTIS IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF SOME OR ALL OF THE WORK IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE TOTAL PRICE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM FORTIS'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, FORTIS MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF FORTIS'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR FORTIS'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND FORTIS IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER.

20. THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO FORTIS'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF FORTIS, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST FORTIS IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD FORTIS HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES.

21. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT FORTIS AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION.

Default & Dispute Resolution

22. Customer and Fortis agree that any default by Customer under any Agreement between it and Fortis may be treated by Fortis as a default under any or



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all other outstanding Agreements.

23. Any dispute arising out of or relating to this Agreement or the Work, whether arising in contract, statute, or tort, shall be subject to binding arbitration by a single arbitrator in accordance with the Construction Industry Rules of the American Arbitration Association.

24. Customer hereby expressly waives the right to trial by jury in any dispute arising from or relating to this Agreement or the Work, whether arising in contract, statute, or tort.

25. Customer is responsible for all costs of collection for any amounts due under this Agreement, including attorneys' fees, costs, and expenses, whether incurred pre-litigation or arbitration, in litigation or arbitration, or any post-litigation or arbitration actions.

Additional Terms

26. Communication – Customer is responsible for maintaining communication with Fortis.

27. Confidentiality – Customer shall keep the pricing information provided by Fortis confidential.

28. Customer hereby agrees that he or she has had an opportunity to review the terms of this Agreement in advance of signing and has had sufficient opportunity to review, understand, and negotiate its terms.

29. Access to the Premises – Customer must provide access to all areas of the Site Address and related security personnel, when necessary. Fortis shall not be responsible for areas not accessed or deemed unsafe to inspect, observe, pass through, or work in, in Fortis's sole discretion.

30. Equipment Disconnections – Customer acknowledges that they are on notice that the system(s)/device(s) listed on the Supplemental Work Order may be temporarily or permanently disconnected and out of service; thus, cannot detect, perform and/or report occurrences or transmit signals. Customer is responsible for fulfilling all impairment protocols and requirements while the systems are impaired.

31. Maintaining Existing System(s) – Customer is responsible for maintaining all fire protection equipment and any systems in good working order as outlined in the applicable NFPA Standards, Life Safety 101 and any and all local rules, codes or standard applicable to the jurisdiction where the system(s) or equipment is/are located.

32. Customer is responsible for the existing system and its pre-existing condition. Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Services. Customer releases Fortis from any and all claims regarding the existing system and any damage or injury caused by or to the existing system.

33. Temperature – Customer shall ensure that all areas of the building containing water-filled sprinkler pipe or components shall be maintained at appropriate temperatures, as Fortis is not responsible for assessing or maintaining building conditions including, but not limited to, the heating, cooling, insulation and conditioning of spaces in which water-filled piping is located.

34. Hazardous Materials – In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Fortis will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Fortis, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Fortis's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Fortis.

35. Assignment; Enforceability – This Agreement is not assignable by the Customer except upon written consent of Fortis first being obtained. Fortis shall have the right to assign this Agreement or to subcontract any of its obligations under this Agreement without notice to Customer.

36. Severability - If any of the provisions of this Agreement shall be determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

37. Electronic Media – Fortis may scan, fax, email, image, or otherwise convert this Agreement into an electronic format of any type or form, now known or developed in the future. Any unaltered or unadulterated copy of this Agreement produced from such an electronic format will be legally binding upon the parties and equivalent to the original for all purposes, including litigation. Fortis may rely upon Customer's assent to the terms and conditions of this Agreement if Customer has signed this Agreement or demonstrated its intent to be bound electronically or otherwise.

38. Waiver of Jury Trial – Each party hereby waives any right it otherwise would have to a jury trial to resolve any dispute it has with the other party under this Agreement

39. Headings – Paragraph headings are for convenience only and shall not be used to interpret this Agreement.

40. No Waiver – No waiver of a breach of any provision of this Agreement will be construed to be a waiver of any other breach, whether of a similar or dissimilar nature.

41. Opportunity to Cure - Customer hereby agrees to give Fortis at least seven days written notice and an opportunity to cure any alleged breach of this Agreement or claimed deficiency in the Work. Customer and Fortis agree that the notice and opportunity to cure the alleged breach or claimed deficiency are express conditions precedent to Customer bringing any claims or asserting any defenses against Fortis. Customer also hereby agrees that the notice



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contemplated by this paragraph must be given within 10 days of when Customer discovers or should have discovered with reasonable diligence the alleged breach or claimed deficiency. Failure of the customer to timely give this notice within 10 days shall result in Customer waiving any and all claims or defenses arising out of or relating to the alleged breach or claimed deficiency.

42. Notice – Any notices or other communication permitted or required by this Agreement shall be in writing and shall be effective by personal delivery, certified mail or commercial courier to the other party at the addresses listed on page 1, or via email with confirmation of receipt to the Site Contact Email address provided for on page 1. Any change in Customer's contact information must be communicated within 30 days of change.

43. Effective Date. The Effective Date of this Agreement shall be the date it is last signed by one of the Parties hereto.

44. Limitation of Liability - FORTIS SPECIFICALLY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK, THIS AGREEMENT, OR THE DESIGN OR MANUFACTURE OF ANY MATERIALS FURNISHED UNDER THIS AGREEMENT INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OF PROPERTY, LOSS OF RENTAL INCOME, BUSINESS INTERRUPTION, LOST PROFITS, PERSONAL INJURY, PROPERTY DAMAGE, WATER DAMAGE, MOLD, MILDEW, DRYWALL DAMAGE, AND OTHER INCIDENTAL AND CONSEQUENTIAL DAMAGES. FORTIS SHALL NOT BE LIABLE FOR DAMAGES TO THE SITE ADDRESS, PERSONAL PROPERTY, OR PHYSICAL INJURY AS A RESULT OF THE PERFORMANCE OF THE WORK.

45. Warranty Disclaimer - EXCEPT AS OTHERWISE PROVIDED HEREIN, FORTIS HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING (WITHOUT LIMITATION) ANY WARRANTIES 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 WORK OF THIS CONTRACT.

46. Integration - THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE CUSTOMER AND FORTIS. IN EXECUTING THIS AGREEMENT, CUSTOMER IS NOT RELYING ON ANY ADVICE OR ADVERTISEMENT OF FORTIS. CUSTOMER AGREES THAT ANY REPRESENTATION, PROMISE, CONDITION, INDUCEMENT OR WARRANTY, EXPRESS OR IMPLIED, NOT INCLUDED IN WRITING IN THIS AGREEMENT SHALL NOT BE BINDING UPON ANY PARTY, AND THAT THE TERMS AND CONDITIONS HEREOF APPLY AS PRINTED WITHOUT ALTERATION OR QUALIFICATION, EXCEPT AS SPECIFICALLY MODIFIED IN WRITING. THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL GOVERN NOTWITHSTANDING ANY INCONSISTENT OR ADDITIONAL TERMS AND CONDITIONS OR ANY SUPPLEMENTAL ORDER OR OTHER DOCUMENT SUBMITTED BY THE CUSTOMER.

47. Venue and Choice of Laws – The exclusive venue for any litigation or arbitration shall be the county where the Site Address is located.

48. Indemnification –

(a) **Limitation on indemnification.** The parties mutually acknowledge that the amount of indemnity provided for herein is equal to the limits of aggregate insurance held by CUSTOMER or \$1 Million (One Million Dollars), whichever is greater, and that the requirements of §725.06, Fla. Stat. have been fulfilled and apply to this section.

(b) In the event any indemnification language or provision contained in this Agreement conflicts with any statute or law in the State where the Site Address is located, the Parties hereby agree that a court may modify any such indemnification language or provision to the extent necessary to bring the language or provision into compliance with the applicable statute or law.

49. Incorporation of Geographic Terms and Conditions – Fortis and Customer agree that the Master Geographic Terms and Conditions are hereby incorporated into this Agreement by reference and that the Parties hereby agree to be bound by those terms and conditions. Customer hereby acknowledges the receipt of the Master Geographic Terms and Conditions and agrees that those terms and conditions apply to the extent that the Site Address is located in a state listed in the Master Geographic Terms and Conditions.

50. Termination - Fortis may terminate this Agreement, or the affected portions, at its sole discretion upon notice to the Customer if Fortis's performance of its obligations are prohibited because of changes in applicable laws, regulations or codes.

Article II - Inspection Terms and Conditions

51. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of providing inspection services at the Site Address.

52. In addition to any exclusions expressly states in the description of the Work, Fortis hereby gives notice that it does not undertake an obligation to inspect for compliance with laws or regulations unless specifically provided for in writing.

53. Unless otherwise stated in the description of the Work, inspections provided by Fortis shall be limited to the codes and standards as may be required by the National Fire Protection Association ("NFPA") and Life Safety 101 and expressly exclude any and all NFPA or Life Safety 101 requirements that are the responsibility of the Customer, property owner or manager under the NFPA or Life Safety 101.

54. Fortis reserves the right to increase inspection services annually for total inspection costs.

55. Term – The "Initial Term" of this Agreement is for 3 years, beginning on the Effective Date.

56. Renewal – At the conclusion of the Initial Term, the Agreement will automatically renew on an annual basis unless terminated by either party upon written notice at least 30 days prior to the anniversary date.

57. Termination – In addition to any other remedies available to Fortis, Fortis may terminate this Agreement and discontinue any Work if i) Customer fails



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to follow Fortis's recommendations for the repair or replacement of defective parts of the system not covered under the Warranty; ii) in Fortis's sole discretion, the Site Address is or becomes unsafe, unsuitable, or so modified or altered after installation as to render continuation of Work thereafter impractical or impossible; or iii) for breach, including Customer's failure to make payments when due; and Fortis will not be liable for any damages or subject to any penalty as a result of any such termination.

Article III - Service/Monitoring Terms and Conditions

58. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of providing regular maintenance service or monitoring services at the Site Address

59. Conditions for Monitoring: If Customer has selected monitoring services, the following apply to such services - In the event the Fortis receives a supervisory signal or trouble signal, Fortis shall endeavor to contact one of the Contacts or responding authority. Fortis shall not be responsible for a Contact or responding authority's refusal to acknowledge/respond to Fortis's notifications of receipt of an alarm signal, nor shall Fortis be required to make additional notifications because of such refusal. Cellular radio unit test supervision, if provide under this agreement, provides only the status of the radio unit's current signaling ability at the time of test communication based on certain programmed intervals and does not serve to detect the potential loss of radio service at the time of an actual emergency event. Customer understands that Fortis will not receive alarm signals when the telephone line or other transmission has been cut, interfered with or is otherwise damaged or if the alarm system is unable to acquire, transmit or maintain an alarm signal over a customer's telephone service for any reason including network outage or other network problem such as congestion or downtime, routing problems, or instability of signal quality. Customer also understands that other potential causes of such failure over certain telephone services including but not limited to some types of DSL, ADSL, VOIP, Digital Phone, internet protocol based phone or other internet interface type of service or radio service, including cellular or private radio etc. ("non-traditional telephone service") include but are not limited to (1) loss of normal electric power to customer premise and (2) electronics failure such as modem malfunctions.) Monitoring services may be cancelled with a 30 day written notice. Your alarm panel may be required to connect to two phone lines. One line is required to be dedicated provided by your phone provider.

60. Excessive signals: - If the alarm has a "runaway" system or is excessively communicating with the monitoring station without apparent reason, subscriber authorizes Fortis to, without limitation, do any one or more of the following, ignore all communications received from the alarm, disconnect the alarm, or render the alarm incapable of communicating locally or with the monitoring station until the runaway condition is corrected. If subscriber fails or refuses to cooperate or correct the excessive communication problem within 24 hours of written or verbal communication from Fortis or the monitoring station subscriber will be billed and shall pay the sum of one dollar (\$1.00) for each individual communication received by the monitoring station which is in excess of normal system testing.

61. Fortis warrants that its Work shall be free from defects for a period of 30 days after completion of the Work, and that it will at its expense, repair or replace any defective Work supplied or performed by Fortis during the 30 day warranty period (the "Warranty"). This Warranty does not apply to i) materials, as such are warranted by the manufacturer and ii) the "Conditions Not Covered by Warranty" listed below (the "Conditions"), and if Customer contacts Fortis for service under the Warranty and upon inspection by Fortis it is found that one of these Conditions has led to the inoperability or apparent inoperability of the system, a charge will be made for the service call of Fortis's representative whether or not any Services are actually completed on the system. Should it actually be necessary to make repairs to the system due to one of the Conditions, a charge will be made for such work at Fortis's then applicable rates for labor and material. Services will be furnished by Fortis during Fortis's normal working hours Monday through Friday, excluding holidays.

62. Conditions Not Covered by Warranty. The following are expressly excluded from any warranty provided by Fortis: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, presence of corrosion inducing matter in the air at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Fortis, or from parts, accessories, attachments or other devices not furnished by Fortis; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to, fuse and circuit breakers; 6) System changes requested by Customer.

63. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING FORTIS'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. FORTIS SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY FORTIS OR NEGLIGENCE OF FORTIS OR OTHERWISE.

Article IV - Repair/Construction Terms and Conditions

64. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of repairs to existing items at the Site Address or the installation of new items at the Site Address

65. Fortis warrants that its Work shall be free from defects for a period of one year after completion of the Work, and that it will at its expense, repair or replace any defective Work supplied or performed by Fortis during the one year warranty period (the "Warranty"). This Warranty does not apply to i) materials as such are warranted by the manufacture and ii) the "Conditions Not Covered by Warranty" listed below (the "Conditions"), and if Customer contacts Fortis for service under the Warranty and upon inspection by Fortis it is found that one of these Conditions has led to the inoperability or apparent inoperability of the system, a charge will be made for the service call of Fortis's representative whether or not any Services are actually completed on the system. Should it actually be necessary to make repairs to the system due to one of the Conditions, a charge will be made for such work at Fortis's then applicable rates for labor and material. Services will be furnished by Fortis during Fortis's normal working hours Monday through Friday, excluding holidays.

66. Conditions Not Covered by Warranty. The following are expressly excluded from any warranty provided by Fortis: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, presence of corrosion inducing matter in the air at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Fortis, or from parts, accessories, attachments or other devices not furnished by Fortis; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to, fuse and circuit



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breakers; 6) System changes requested by Customer.

67. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING FORTIS'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. FORTIS SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY FORTIS OR NEGLIGENCE OF FORTIS OR OTHERWISE.

68. Unless otherwise set forth in this Agreement, final payment, plus payment of any and all sums remaining due under this Agreement, shall be paid by Customer upon Substantial Completion. For Work not requiring a permit, Substantial Completion shall mean the date the Work is sufficiently complete to serve its functional purpose. For Work requiring a permit, Substantial Completion shall mean the date the Work passes its final permit inspection. Customer agrees (1) not to interfere with the passage of any permit inspection, (2) to allow access for all such inspections, and (3) not to request any passed inspection be reopened or failed. The existence of punch list items to be completed shall not be grounds to dispute or withhold any amounts due as a result of achieving Substantial Completion.

69. Fortis shall be not required to perform any work outside the Work absent a written and signed change order. Change orders are to be paid in full in advance of the completion of the change order, absent a contrary agreement between the Parties. In the event Fortis performs extra work without a written change order Fortis shall still be entitled to recover the value of the extra work, as determined by Fortis, or at the rates stated in this Agreement, from the Customer. Customer is responsible for the cost of additional work required by any municipality as a condition precedent to passing an inspection.

Article V – PFAS Warning & Rider

70. The terms and conditions contained in this Article only apply to Work, or a portion thereof, where PFAS exists or will exist at the Site Address.

71. The fire-fighting foam type specified for use or already in use at the Site Address contains compounds that utilize chemicals belonging to the per- and polyfluoroalkyl substances (PFAS) family. The U.S. Environmental Protection Agency has recently designated certain PFAS chemicals as hazardous, which includes those found in certain fluorinated foam concentrates. These chemicals are considered persistent, both in the environment and within the human body, and exposures to certain PFAS may lead to adverse human health conditions.

72. Operation of the foam system without proper controls may result in the release of a hazardous substance under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), hazardous waste under the Resource Conservation and Recovery Act (RCRA), or similar designation under federal, or state environmental laws. These regulations may require strict and onerous compliance for containing spills, runoff, and disposal of any effluent or contaminated system component.

73. Fortis, as a required component of a new foam system installation, must perform acceptance tests to prove correct functionality of the foam proportioning system. Absent specific system types which allow for operational testing without creating foam discharge that are above and beyond project specifications or currently installed components, Fortis will employ the use of a surrogate "foam replacement" test liquid to prove the proportioning system prior to introduction of PFAS-containing foam concentrate into the system components for new installations. Existing installations or future service and testing of foam systems with PFAS will require considerations for PFAS contamination regardless of test method utilized. It is a condition of this Agreement that Customer acknowledges and agrees to this PFAS warning and associated hazards and that this Agreement limits Fortis indemnification requirements solely to its own negligent acts or omissions,

74. Fortis will provide foam system testing activities as stewards of the environment and to maintain compliance with EPA state and local regulations as appropriate. This compliance requires Fortis to capture and contain an effluent discharge from a foam system and affected system components containing PFAS, and to allow for compliant hazardous waste disposal as the responsibility of the Customer as the waste generator. Fortis does not include third-party disposal services as part of its scope of work.

75. Fortis, aside from specific circumstances that necessitate the use of fluorinated foam agents, strongly recommends consideration of alternative foam concentrates that do not contain hazardous PFAS chemicals. In circumstances that necessitate the use of fluorinated agents, Fortis strongly recommends the use of advanced system technologies that mitigate the release of contaminated effluent during services and testing activities, Fortis is willing to help address any questions or comments regarding this warning and alternative solutions.

Article VI - Rider for the Inspection and/or Service of Fluorinated Foam Systems

76. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of providing inspection or service of fluorinated foam systems at the Site Address.

77. This Rider modifies the Agreement with respect to the installation, testing, inspection, service and/or repair of aqueous film forming foam ("AFFF") suppression systems, and/or removal of AFFF and associated hardware and piping associated with converting an AFFF suppression system to non-fluorinated foam system (collectively, the "Services") If any inconsistency exists between this Rider and the Agreement, this Rider will supersede and control. All other terms of the Agreement remain the same.

78. Customer understands and acknowledges that Fortis does not provide and shall not be responsible for the discharge, release, capture, containment, removal, transport or disposal of any AFFF (collectively, "AFFF Disposal") encountered in and/or discharged from Customer's systems relating to the testing of AFFF suppression systems, the performance of the Services, flushing of the system to remove any AFFF and/or removal of hardware and when converting an AFFF suppression system to a non-fluorinated system.

79. Further, Fortis will not perform training or testing activities involving the use, discharge and/or release of AFFF at the Customer's premises. Fortis will



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only perform testing activities on AFFF systems using alternative methods or techniques that do not require AFFF consumption. Customer remains solely responsible for any residual AFFF remaining in the system.

80. Customer shall be responsible for and shall engage a third-party on its behalf to perform any AFFF Disposal in accordance with the applicable law. AFFF related materials shall, at all times, remain the responsibility and property of Customer. Customer shall select a disposal site, as necessary, and conduct due diligence on any such disposal facilities. Customer will sign any necessary waste disposal manifest related to the Services. Referrals of waste disposal sites as a courtesy is not intended to or shall be construed as making Company a "generator" of the waste for purposes RCRA or an entity that "arranged for the disposal" of the substances or waste under CERCLA.

81. Customer shall Indemnify and hold Fortis harmless from and against any and all claims, demands and/or damages arising in whole or in part from the use, release, discharge, capture, containment, testing that involves the discharge or release, removal, transport, and/or disposal of any AFFF encountered or discharged from any of the systems and/or during performance of the Services. This indemnification includes any claims under environmental regulations or laws, including but not to CERCLA and RCRA.

82. IN NO EVENT, REGARDLESS OF THE CAUSE OR FAULT AND OR CAUSE OF ACTION WILL FORTIS AND ITS AFFILIATES AND THEIR RESPECTIVE PERSONNEL, SUPPLIERS AND VENDORS BE LIABLE FOR: (A) SPECIAL, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR INDIRECT DAMAGES; (B) LOST PROFITS, REVENUES, DATA, CUSTOMER OPPORTUNITIES; (C) BUSINESS INTERRUPTIONS; (D) DATA LOSS OR OTHER LOSSES ARISING FROM VIRUS, RANSOMWARE, CYBERATTACKS OR FAILURES; OR (E) ANY DAMAGES, CLAIMS, DEMANDS, COSTS, OR LOSS RELATED TO THIS AGREEMENT AND THE SERVICES CONTEMPLATED THEREBY IN ANY AMOUNT EXCEEDING THE TOTAL AMOUNT PAID TO THE COMPANY UNDER THIS AGREEMENT.

83. If Fortis's performance of its obligations becomes impracticable due to obsolescence or unavailability of AFFF systems, equipment, or (including component parts and/or materials) or because Fortis or its supplier(s) has discontinued the manufacture or the sale of the equipment (and/or products or are no longer is in the business of providing the Services, Fortis may terminate this Agreement, or the affected portions, at its sole discretion upon notice to Customer.

Master Geographic Terms, Conditions, and Disclosures

These Master Geographic Terms, Conditions, and Disclosures are hereby incorporated by reference into the Master Terms and Conditions between Fortis and Customer. All capitalized terms herein, unless otherwise defined herein, shall have the same definitions as set forth in the Master Terms and Conditions. License numbers can be located at www.FortisFire.com.

I. Alabama Specific Terms and Conditions

84. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Alabama.
85. In Alabama, Fortis operates using license number(s): See www.FortisFire.com

II. Alaska Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Alaska.
2. In Alaska, Fortis operates using license number(s): See www.FortisFire.com

III. Arizona Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Arizona.
2. In Arizona, Fortis operates using license number(s): See www.FortisFire.com
3. Under § 32-1158, *Arizona Statutes*, the property owner has a right to file a written complaint with the registrar for an alleged violation of § 32-1154(A), *Arizona Statutes* with the Arizona Registrar of Contractors. Complaints can be made by visiting <https://roc.az.gov/> or by calling the Registrar at 602-542-1525.

IV. California [\[JSL1\]](#) Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in California.
2. In California, Fortis operates using license number(s): See www.FortisFire.com
3. Contractors are required by law to be licensed and regulated by the Contractors State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826."



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V.Colorado Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Colorado.
2. In Colorado, Fortis operates using license number(s): See www.FortisFire.com

VI.Florida Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Florida.
2. In Florida, Fortis operates using license number(s): See www.FortisFire.com
3. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY 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. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
4. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
5. Customer hereby waives any requirement that Fortis comply with the time requirements imposed by § 489.126, *Florida Statutes*.
6. Public Records – To the extent that Fortis meets the definition of "contractor" under Section 119.0701 Florida Statutes, Fortis must comply with public records laws to:
 - a. Keep and maintain public records required by the public agency to perform the service.
 - b. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
 - c. Ensure that public records that 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 completion of the contract if the contractor does not transfer the records to the public agency.
 - d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

VII.Georgia Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Georgia.
2. In Georgia, Fortis operates using license number(s): See www.FortisFire.com

VIII.Idaho Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Idaho.
2. In Idaho, Fortis operates using license number(s): See www.FortisFire.com

IX.Illinois Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Illinois.
2. In Illinois, Fortis operates using license number(s): See www.FortisFire.com

X.Indiana Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Indiana.
2. In Indiana, Fortis operates using license number(s): See www.FortisFire.com



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XI.Iowa Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Iowa.
2. In Iowa, Fortis operates using license number(s): See www.FortisFire.com
3. Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. The mechanics' notice and lien registry provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property. For more information, visit <https://sos.iowa.gov/mnlr/index.aspx> or call 1-888-767-8683.

XII.Kansas Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Kansas.
2. In Kansas, Fortis operates using license number(s): See www.FortisFire.com

XIII.Louisiana Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Louisiana.
2. In Louisiana, Fortis operates using license number(s): See www.FortisFire.com

XIV.Massachusetts Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Massachusetts.
2. In Massachusetts, Fortis operates using license number(s): See www.FortisFire.com

XV.Michigan Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Michigan.
2. In Michigan, Fortis operates using license number(s): See www.FortisFire.com

XVI.Minnesota Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Minnesota.
2. In Minnesota, Fortis operates using license number(s): See www.FortisFire.com

XVII.Missouri Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Missouri.
2. In Missouri, Fortis operates using license number(s): See www.FortisFire.com
3. NOTICE TO OWNER. FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

XVIII.Montana[JSL2] Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Montana.
2. In Montana, Fortis operates using license number(s): See www.FortisFire.com

XIX.Nebraska Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Nebraska.
2. In Nebraska, Fortis operates using license number(s): See www.FortisFire.com

XX.Nevada Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Nevada.



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2. In Nevada, Fortis operates using license number(s): See www.FortisFire.com

XXI.New Jersey Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in New Jersey.
2. In New Jersey, Fortis operates using license number(s): See www.FortisFire.com

XXII.New Mexico Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in New Mexico.
2. In New Mexico, Fortis operates using license number(s): See www.FortisFire.com

XXIII.New York Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in New York.
2. In New York, Fortis operates using license number(s): See www.FortisFire.com

XXIV.North Carolina Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in North Carolina.
2. In North Carolina, Fortis operates using license number(s): See www.FortisFire.com

XXV.Ohio Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Ohio.
2. In Ohio, Fortis operates using license number(s): See www.FortisFire.com

XXVI.Oklahoma Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Oklahoma.
2. In Oklahoma, Fortis operates using license number(s): See www.FortisFire.com

XXVII.Oregon Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Oregon.
2. In Oregon, Fortis operates using license number(s): See www.FortisFire.com

XXVIII.Pennsylvania Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Pennsylvania.
2. In Pennsylvania, Fortis operates using license number(s): See www.FortisFire.com

XXIX.Rhode Island Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Rhode Island.
2. In Rhode Island, Fortis operates using license number(s): See www.FortisFire.com

3. NOTICE OF POSSIBLE MECHANIC'S LIEN: Fortis is about to perform work and/or furnish materials for the construction, erection, alterations, or repair upon the land at the Property under contract with you. This is a notice that the undersigned and any other persons who provide labor and materials for the improvement under contract with the undersigned may file a mechanic's lien upon the land in the event of nonpayment to them. It is your responsibility to assure yourself that those other persons under contract with the undersigned receive payment for their work performed and materials furnished for the construction, erection, alteration, or repair upon the land.

XXX.South Carolina Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in South Carolina.
2. In South Carolina, Fortis operates using license number(s): See www.FortisFire.com

XXXI.South Dakota Specific Terms and Conditions



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1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in South Dakota.
2. In South Dakota, Fortis operates using license number(s): See www.FortisFire.com

XXXII. Tennessee Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Tennessee.
2. In Tennessee Fortis operates using license number(s): See www.FortisFire.com

XXXIII. Texas [\[JSL3\]](#) Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Texas.
2. In Texas, Fortis operates using license number(s): See www.FortisFire.com

XXXIV. Utah Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Utah.
2. In Utah Fortis operates using license number(s): See www.FortisFire.com

XXXV. Virginia Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Virginia.
2. In Virginia Fortis operates using license number(s): See www.FortisFire.com

XXXVI. Washington Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Washington.
2. In Washington, Fortis operates using license number(s): See www.FortisFire.com
3. NOTICE TO CUSTOMER: Fortis is registered with the state of Washington using the above referenced license number(s) and has posted with the state a bond or deposit of \$_____ for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is _____.
4. THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT. This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to the amount of the bond that you and other customers, suppliers, subcontractors, or taxing authorities may have.
5. FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT. You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.
6. YOUR PROPERTY MAY BE LIENED. If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.
7. FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

XXXVII. Wisconsin Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Wisconsin.
2. In Wisconsin, Fortis operates using license number(s): See www.FortisFire.com

The Terms and Conditions available at <https://fortisfire.com/terms-and-conditions/>, version dated June 9, 2026, which may be modified by Fortis from time to time upon posting an updated version, are incorporated herein by reference and made a part of this Agreement as if fully set forth herein. By signing, the parties acknowledge that they have reviewed, or have the opportunity to review, the Terms and Conditions and agree to be bound by them.



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IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN

BUYER: _____
(Print Name)

SIGNATURE: _____

DATE: _____

EXHIBIT 23B

RETURN TO AGENDA

LIFE SAFETY SYSTEMS TESTING & INSPECTION
SERVICE AGREEMENT DATE: 6/29/2026

This agreement made by and between Pye Barker Fire & Safety, hereinafter called COMPANY and **Haven Management Solutions c/o K Bar Ranch II 10820 Mist Flower Lane, Tampa 33647** hereinafter called CUSTOMER on **6/29/2026**. In consideration for the total sum initialed below, Pye Barker Fire & Safety agrees to perform Tests and Inspections of the Life Safety System(s) (Listed below) at the premises of: **K Bar Ranch II 10820 Mist Flower Lane, Tampa 33647**

This agreement shall be effective for a period of **One (1) year** from the date signed, unless terminated by mutual consent or by thirty (30) days written notice by either party. The agreement will automatically renew thereafter unless otherwise specified in writing. Inspection fees are due in full before services begin and are payable annually thereafter. In the event of early termination by the customer, all remaining inspection fees for the current contract term must be paid in full before cancellation is finalized. This contractual agreement is transferable to any new owner for the duration of the contract, provided the new owner agrees to the services and terms outlined in this agreement.

Pye Barker Fire & Safety shall provide Services as indicated below and in accordance with the attached Service Agreement Terms & Conditions, work scope documents and special provisions which form a part of this agreement. For detailed scope, reference below scope sheets.

☒	FIRE SPRINKLER SYSTEM – NFPA 25
☐	FIRE ALARM SYSTEM – NFPA 72
☒	EXTINGUISHERS – NFPA 10

☐	EMERGENCY LIGHTING – LIFE SAFETY CODE 101
☐	FIRE SUPPRESSION SYSTEMS (KITCHEN HOOD)
☐	SUPPRESSION SYSTEMS (GAS)

PRICE: The following annual price (below) includes all purposed scope to perform the work as specified within this agreement, on the next pages you will find a breakdown of the amounts to be billed at the time of inspection along with the month each inspection is due.

FOUR HUNDRED Dollars – \$400

IMPORTANT NOTICE TO CUSTOMER:

This agreement is for testing and inspection services only. If the CUSTOMER wants the COMPANY to make any repairs, alterations, or replacements as a result of this inspection, the COMPANY will do so for additional compensation to be agreed upon in writing by the parties.

If any new equipment has been installed, in addition to the existing, at the date of this contract, the annual inspection services shall be added in accordance with the prevailing rates effective as of the first inspection of such additional equipment.

It is the CUSTOMER's responsibility to provide sufficient and readily accessible means to accept the full flow of water that may be required by tests as determined by the type of inspection and accepts all liability associated there with. The CUSTOMER is also responsible for assisting to provide unencumbered access to individual units for fire alarm audible and sprinkler visual inspections.

A. The price for work to be performed under this agreement on a time and material basis shall be based upon the prevailing Pye Barker Fire & Safety prices for material, labor, and related items, in effect at the time supplied under this agreement. Further, in the event that this agreement is executed on a "price not to exceed" basis, the price to the CUSTOMER shall be lesser of: The actual cumulative billing based on the aforementioned prevailing prices.

B. Unless otherwise agreed in writing between the parties, the CUSTOMER shall pay Pye Barker Fire & Safety before work is commenced for the direct services being scheduled.

- * If Pye Barker Fire & Safety is subsequently requested by the CUSTOMER to perform additional work beyond the work set out in the above scope of work, the CUSTOMER shall pay Pye Barker Fire & Safety before establishment of additional services.
- * If Pye Barker Fire & Safety is subsequently requested by the CUSTOMER to perform additional work beyond the work set out in the above scope of work while on site, the CUSTOMER shall pay Pye Barker Fire & Safety within 30 days from the date of the invoice or the date of completion of the work, whichever is earlier.
- * The Customer agrees to pay all applicable taxes, permits, filing fees, and any additional charges related to the performance of services, including but not limited to fuel surcharges, administrative fees, inspection and reporting fees, compliance fees, and delivery or processing charges. Such charges may be applied as separate line items or incorporated into the overall service pricing. Where the Agreement is not executed, payment shall constitute acceptance of these terms and conditions.

C. This agreement consists of the terms and conditions on the reverse side hereof or attached hereto, and is the complete agreement between the parties. CUSTOMER acknowledges that he has read this agreement, understands it, and agrees to be bound by its terms and conditions. Neither party shall be bound by any statements or representation not contained in this agreement.

D. Upon completion of one year term, a 5% annual increase will be applied to account for inflation from the contract's start date. This increase will continue annually thereafter.

CUSTOMER – Signature / Owner's Rep

Print Name, Title, and Date

Myrna Concepcion

Pye Brker Fire & Safety - Signature

Myrna Concepcion, Account Manager

628/2026

Print Name, Title, and Date

FIRE SPRINKLER SYSTEM – NFPA 25

**The above option should be initialed to meet NFPA 25 compliance per scope sheet and agreement.*

Systems: [1] Hydrants

(1) ANNUAL HYDRANTS TEST & INSPECTIONS

*Annual Hyd Test Due: July

**Excludes environment damages to yard/sod/bushes at time of hydrant inspection. NFPA 25 requires full flow.*

**Price includes Service Trip Charge.*

EXTINGUISHERS – NFPA 10

Equipment Qty: [5] Total Extinguishers

ANNUAL EXTINGUISHER INSPECTIONS

*Annual Inspection Due: July

**Price includes Annual Inspection of fire extinguishers*

**Price includes Tamper Seal & Certification Tag*

**Price excludes 6yr maintenance, hydrostatic testing recharges & repairs.*

**Price includes Service Trip Charge.*

** A Temporary Fuel Charge of \$14.95 may be applied.*

INITIALS:

Pye Barker Fire & Safety reserves the right to withdraw this proposal for any reason if not accepted within 90 days of the date first written.



"Pye-Barker's services described herein are subject to the Pye-Barker General Terms and Conditions available at <https://pyebarkerfs.com/generalterms> ("General T&Cs"). The applicable version of such terms shall be the version in effect as of the date this document was fully executed. Such terms shall not be modified except by a written agreement signed by both parties. By signing or receiving services described in this document, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated by reference. This order document, including the General T&Cs, contains the complete and final agreement between the parties regarding the subject matter herein. For the avoidance of doubt, any additional terms that you provide, including those contained in a purchase order, shall have no effect, unless expressly agreed to in writing by Pye-Barker. In the event of a conflict between the General T&Cs and the terms of this order document, the terms of this order document shall control. Upon your request, such terms may be attached to this order document."

PYE BARKER FIRE AND SAFETY TERMS AND CONIDITIONS

PYE BARKER **FLORIDA** LOCATIONS

Tampa, FL

7910 Professional Pl
Tampa, FL 33637

Tampa, FL

374 Hobbs St,
Tampa, FL 33619

St. Petersburg, FL

1363 22nd St N, Ste A
St. Petersburg, FL 33713

Deerfield Beach, FL

160 SW 12th Ave, Ste 105
Deerfield Beach, FL 33442

Ocala, FL

953 NE Osceola Ave, Ste 100
Ocala, FL 34470

Orlando, FL

4602 35th St, Ste 100
Orlando, FL 32811

Doral, FL

2924 NW 109th Ave
Doral, FL 33172

Jacksonville, FL Fire Sprinkler Division

8475 Western Wy, Ste 110
Jacksonville, FL 32256

Sarasota, FL

1645 12th St
Sarasota, FL 34236

Fort Pierce, FL

434 N 7th St
Fort Pierce, FL 34950

Jacksonville-Central, FL

3038 Lenox Ave
Jacksonville, FL 32254

St. Petersburg, FL

3247 Tech Dr
St. Petersburg, FL 33716

Ft. Lauderdale, FL

4399 NW 124th Ave
Coral Springs, FL 33065

Jensen Beach, FL

1240 SW Blue Water Wy
Stuart, FL 34997

Tallahassee, FL

3365 Garber Dr
Tallahassee, FL 32303

Ft. Myers, FL

16461-B Old US 41
Ft. Myers, FL 33912

Lake Placid, FL

205 US Hwy 27 S
Lake Placid, FL 33852

Tampa, FL

10236 Fisher Ave
Tampa, FL 33619

Hialeah, FL

1115 SE 9th Ct
Hialeah, FL 33010

Lake Wales, FL

401 N Scenic Hwy
Lake Wales, FL 33853

Naples, FL

28741 S Diesel Dr
Bonita Springs, FL 34135

Hudson, FL

18820 Sakera Rd
Hudson, FL 34667

Miami, FL

2669 NW 33rd St
Miami, FL 33142

Jacksonville, FL

9700 Philips Hwy, Ste 108
Jacksonville, FL 32256

Winter Haven, FL

5860 FL-544
Winter Haven, FL 33881

Miami, FL

7963 N.W. 14th St.
Miami, FL 33126

Brooksville, FL

1109 Ponce De Leon Blvd
Brooksville, FL 34601

Vero Beach, FL

4320 US Hwy 1
Vero Beach, FL 32967

EXHIBIT 24A

RETURN TO AGENDA

Shopping Cart (1)



Global Industrial™ Wave Bike Rack, 9-Bike Capacity, Flange Mount, Black

Model #: WB652779M

Expected delivery on or before Fri, Aug 14

Add 2 more to your cart to receive \$14.00/unit discount

1

\$299.95

Checkout

[Add to list](#) | [Save for later](#) | [Remove](#)

Products Related To Items In Your Cart

EXCLUSIVE BRANDS



Global Industrial™ 1/2" x 3" Sleeve Anchor, Set Of 4

Model #: WB940379

★★★★★ (8)

\$4.97

EXCLUSIVE BRANDS **BESTSELLER**



Global Industrial™ Outdoor Slatted Steel Trash Can With...

Model #: WB237726BK

★★★★★ (36)

\$495.96 ~~was \$619.00~~

Save \$123.04 (20%)

Your Cart Summary

Item Total \$299.95

Subtotal \$299.95

Est. Shipping ⓘ \$44.99

[Calculate Shipping](#)

Zipcode

33647

Shipping Method

☒ Ground ☐ Second day

☐ Next day air

[Get Shipping Cost](#)

☐ This is a residential address



Total \$344.94

EXHIBIT 24B

RETURN TO AGENDA

Double-Sided Grid Bike Rack - 8 Bike Capacity, Black



Everybody's biking! Secures bikes, deters theft. For commuter stations, libraries, schools.

- Sturdy 14-gauge construction, attractive powder coating.
- Rust-resistant.
- Mounting hardware included.

Model #	Description	Unit Cost	Qty	Ext. Cost
H-2540BL	Double-Sided Grid Bike Rack - 8 Bike Capacity, Black	\$395.00 / EA	1	\$395.00

You qualify for a free item! [Select here.](#)

[Pricing Request](#) ?

Subtotal =	\$395.00
Tax =	\$29.63
Shipping/Handling =	\$54.71
Total =	\$479.34

EXHIBIT 24C

RETURN TO AGENDA

Cart

Proceed to Checkout

Delivery Method

☒ Ship

☐ Pickup

Ship Availability

Showing product availability for ZIP Code 33647

Change

Order Summary	
Subtotal	\$250.13
Estimated Tax	N/A
Estimated Shipping	\$238.99
Estimated Total	\$489.12
Availability, shipping, tax & promotions are not final until you complete your order.	

My Products

Clear Cart | Reference Info ☐



APPROVED VENDOR

Bike Rack: Grid Rack, 9 Bikes, Powder Coated, Steel, 2 in Slot Wd, 30 in Overall Ht, Surface, Black

Item # 45MK37



Availability

Qty

1

Remove

Web Price

\$250.13 / each

EXHIBIT 25

RETURN TO AGENDA

July 2, 2026

VIA ELECTRONIC MAIL AND U.S. MAIL

Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
sbrizendine@rizzetta.com

To Whom it May Concern:

This firm serves as District Counsel to the K-Bar Ranch II Community Development District (the "District"). On behalf of the District's Board of Supervisors, we are writing to request an explanation regarding certain payments that appear to have been made with District funds without Board authorization during the period when Rizzetta & Company ("Rizzetta") served as the District's management firm.

The District's records indicate that in July of 2018, K-Bar Ranch II Master Association, Inc. (the "Association") entered into a Rust Control Maintenance Agreement with Suncoast Rust Control, Inc. ("Suncoast Rust") for irrigation maintenance services (the "Association Contract"). The Association Contract was executed solely between the Association and Suncoast Rust; the District was not a party to this contract. *See* Association Contract, attached hereto as **Exhibit A**.

In late August and early September 2024, Suncoast Rust contacted the District seeking clarification regarding invoicing for services provided at two separate wells, one serving the District's common areas and another serving the Hawk Valley subdivision. *See* email correspondence between Matt O'Nolan and Suncoast Rust, attached hereto as **Exhibit B**.

Suncoast Rust's correspondence made clear that these wells were distinct, with separate service contracts and different responsible parties. *See* Ex. B.

Despite this distinction, on September 6, 2024, Matt O'Nolan, acting as the District's Manager, instructed Suncoast Rust to send invoices for both wells to the District. As a result, the District began receiving invoices and making payments for services provided under the Association Contract, a contract to which the District was not a party and which the District never signed.

July 1, 2026

Page 2

The District has conducted a review of records held by current District Management. Since September 2024, Suncoast records indicate that the District has expended substantial District funds for services under the Association Contract dating back to February 2024.

The District has not located any documentation showing that the District's Board of Supervisors authorized these expenditures. There does not appear to be any Board resolution, recorded direction, or written agreement that would obligate the District to make payments under the Association Contract.

Accordingly, the District requests a written response from Rizzetta explaining:

- (1) Why did Rizzetta instruct Suncoast Rust to invoice the District for services under the Association Contract, a contract the District is not a party to?
- (2) What authority did Rizzetta believe it had to commit District funds to the Association Contract without Board approval?

Additionally, please provide any records supporting these expenditures, including:

- (1) Any Board resolution, motion, or recorded direction authorizing the District to make any payments to Suncoast Rust pursuant to the Association Contract.
- (2) Any written agreement transferring the Association's payment obligations to the District.
- (3) Any internal communications or guidance Rizzetta relied upon making the decision to instruct Suncoast Rust to invoice the District for services under the Association Contract and/or the decision to pay invoices for services under the Association Contract with District funds.

Please provide your response by **July 16, 2026**. If you have any questions or require further clarification, please contact me at (850) 692-7342 or patrick.obryant@kutakrock.com.

Sincerely,



Patrick S. O'Bryant

PSO

cc: K-Bar Ranch II CDD Board of Supervisors

Exhibit A

RUST CONTROL MAINTENANCE AGREEMENT
BY AND BETWEEN
K-BAR RANCH II MASTER ASSOCIATION, INC.
AND
SUNCOAST RUST CONTROL, INC.

This Agreement is made and entered into this 25th day of July 2018, by and between: K-Bar Ranch II Master Association, Inc. a a not-for-profit coporation hereinafter referred to as the "Association," whose address is 5844 Old Pasco Road, Suite 100, Tampa, Florida 33544, established pursuant to Chapter 720, Florida Statutes, being situated in Hillsborough County, Florida, and Suncoast Rust Control, Inc. whose address is 8026 118th Avenue North, Largo, Florida 33773, (hereinafter "Contractor").

RECITALS

WHEREAS, the Association was established for the purpose of maintaining certain common areas and landscaping; and

WHEREAS, the Association desires to retain an independent contractor to provide landscape and irrigation maintenance services for lands within the Association as further identified in this Agreement; and

WHEREAS, Contractor submitted a proposal to the Association to provide landscape and irrigation maintenance services; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and has agreed to provide to the Association those services as further described in Exhibit A, the Scope of Work attached hereto, and incorporated herein ("Landscape and Irrigation Maintenance Services"); and

WHEREAS, the Association finds that entering into this Agreement with Contractor to provide landscape and irrigation maintenance services is in the best interest of the Association.

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. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DUTIES. The duties, obligations, and responsibilities of the Contractor are described in the Scope of Work, attached hereto as Exhibit A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the Association. All work shall

be performed in a neat and professional manner reasonably acceptable to the Association and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions.

SECTION 3. COMPENSATION. In exchange for providing the Landscape and Irrigation Maintenance Services identified in the Scope of Work, the Association agrees to pay the Contractor in monthly payments of **\$250.00** for the previous month's work for total annual compensation of **\$3,000.00** (the "Contract Price"), plus any additional compensation for additional duties shall be paid only upon the written authorization of the Association Manager or his designee. Contractor shall provide the Association with a monthly invoice on or before the 15th day of each contractual service month representing the monthly installment due for that month. All invoices are due and payable within thirty (30) days of receipt by the Association. Contract shall include mulch installation, which shall be completed one (1) time per year; and annual installations, which shall be completed four (4) times per year.

SECTION 4. INDEPENDENT CONTRACTOR. The Association and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the Association.

SECTION 5. TERM. This Agreement shall commence the date first written above and shall continue for a period of twelve (12) months unless terminated earlier in accordance with this Agreement. This Agreement may be renewed in writing by mutual agreement of the parties hereto for up to two (2) additional twelve (12) month periods.

SECTION 6. TERMINATION. The Association agrees that the Contractor may terminate this Agreement with or without cause by providing thirty (30) days written notice of termination to the Association. The Contractor agrees that the Association may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The Association shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, 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 Association may have against the Contractor.

SECTION 7. AGREEMENT. This instrument, together with its Exhibit(s), shall constitute the final and complete expression of this Agreement between the Association and the Contractor relating to the subject matter of this Agreement.

SECTION 8. INSURANCE AND LICENSES.

- A. The Contractor shall provide and maintain during the term of this Contract "Workmen's Compensation Insurance" in accordance with the laws of the State of Florida for all of his employees employed at the site of the project and, in

case any Work is sublet, the Contractor shall require each Subcontractor similarly to provide "Workmen's Compensation Insurance" for all of the latter employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous work under this Contract at the site of the project are not protected under the "Workmen's Compensation" Statute, the Contractor shall provide and shall cause each Subcontractor to provide adequate coverage for the protection of his employees not otherwise protected.

- B. The Contractor shall provide and maintain during the term of this Contract, insurance that will protect him, and any Subcontractor performing Work covered by the Contract from claims for damage for personal injury, including accidental death, as well as from claims for property damages which may arise from operations under this Contract, whether such operations be by himself or by any Subcontractors or by anyone directly or indirectly employed by either of them. The Contractor shall also provide and maintain during the life of this Contract insurance that will defend, indemnify and hold harmless the Association and their agents and employees from and against all claims, costs, expenses, including attorneys fees and damages arising out of or resulting from the performance of the Work, injury or conduct, want of care or skill, negligence and patent infringement providing that any such claims, damage loss or expenses (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property (other than the Work itself), including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

Insurance shall be provided with limits as follows:

1. Commercial General Liability Insurance - \$ 1,000,000.00, including bodily injury, and products and/or completed operations, explosion hazard, collapse hazard and underground property damage hazard. The Owner shall be named as an additional insured.
 2. Comprehensive auto liability insurance - \$ 1,000,000.00.
 3. Employer's Liability Coverage - \$1,000,000.00 per accident or disease.
- C. All such insurance shall be obtained from companies licensed and authorized or eligible to do business in the field of insurance in the State of Florida, and are authorized and licensed to provide the insurance required herein.
- D. Prior to the time of the execution of the Contract, the Contractor will file with the Association certificates of such insurance acceptable to the Association.

These certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice has been given to the Association and shall be in substantially the form provided with the proposal.

- E. The Association, their staff, consultants, officers and supervisors shall be named as additional insureds, The Contractor shall furnish the Association with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Association unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the Association.
- F. If the Contractor fails to have secured and maintained the required insurance, the Association 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 Association's obtaining the required insurance.
- G. Contractor shall furnish a copy of all licenses and certifications that may be required by the State of Florida or the County in which the work is being performed.
- H. Should Contractor sub-contract any of the specified work in this contract, Contractor shall furnish the Sub-Contractor's certificates of insurance as specified above and a copy of any license that may be required by the State of Florida or the County in which the service is being performed.

SECTION 9. INDEMNIFICATION.

- A. The Contractor agrees to defend, indemnify, and hold harmless the Association, and their officers, agents, supervisors and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the Association's limitations on liability contained in Florida Statutes.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 10. LIENS AND CLAIMS.

- A. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the Association's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the Association, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.
- B. Contractor, for itself and other Contractor-related parties, hereby waives any and all claims against the Association, and the property for liabilities, losses, actions, damages, judgments, cost or expanse of whatever nature, including legal counsel fees, incurred by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of any property, violation of law, or otherwise in connection with (i) the condition of the properties or any facilities thereon, (ii) any event or occurrence on or about the properties or (iii) the acts or omissions of any person, except with respect to the gross negligence or willful misconduct of the Association.
- C. All personal property belonging to the Contractor-related parties shall be brought onto the property at the risk of the Contractor-related parties, and the Association shall not be liable for damage or destruction to or theft of any such personal property.

SECTION 11. 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 Association and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Association and the Contractor, both the Association and the Contractor have complied with all the requirements of law, and both the Association and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

- A. If to Contractor: Suncoast Rust Control
8026 118TH Avenue North
Largo, Florida 33773
Attn: Richard Smith, President.
- B. If to ASSOCIATION: K-Bar Ranch II Master Association, Inc.
c/o Rizzetta & Co.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33455
Attn: Community Manager

SECTION 14. ENFORCEMENT OF AGREEMENT. In the event that either the Association 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 15. 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. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 16. PUBLIC RECORDS.. The Contractor understands and agrees that all documents of any kind provided to the Association in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

SECTION 17. 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.

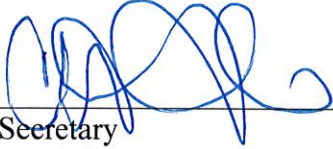
SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. 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.

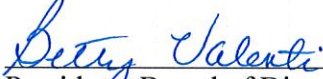
IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the

day and year first written above.

ATTEST:


Secretary

K-Bar Ranch II Master Association, Inc.


President, Board of Directors

ATTEST:

Suncoast Rust Control

Exhibit A	Scope of Work
Exhibit B	Site Map - Kusk Valley



Project Proposal

July:2018

Objective

We strive for excellence, working hard so you won't have to. Using our own brand of cleaners, treatments, and specialized equipment we keep your property pristine. Handling all the details at one flat rate we eliminate red tape and keep your budget predictable.

Problem

There is high iron content in the water used for irrigation. The iron is distributed by the irrigation system and onto everything the irrigation water touches. That creates ugly stains on buildings, sidewalks, common areas, etc. This iron is difficult to remove and even more difficult to prevent.

Solution

Suncoast will install the water treatment equipment at the head of the irrigation system to neutralize the iron in the water before it works its way through the irrigation. This will stop any new rust stains from forming.

Suncoast will then provide a full property cleaning to remove all rust staining. Thereafter a technician will visit your property monthly to refill the tank on the rust prevention system and perform routine maintenance to ensure that the system is functioning properly. While our technician is on site they will also inspect the property for any new staining. Should any staining be found the technician will remove it promptly.

Pricing

- Full service- \$250 per month
- Includes: Initial cleaning, system installation, system maintenance, monthly inspections, water treatment solution, any future cleanings, unlimited service calls.

Villas at Hawk Valley

EXHIBIT "B"



M/I builds quality homes in Columbus/Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte/Raleigh, NC; Tampa/Orlando/Sarasota, FL; Austin/Dallas/Ft. Worth/Houston/San Antonio, TX; Washington, D.C. and Minneapolis/St. Paul, Minnesota.

Site map is for illustration purposes only. Plot is not to scale and may vary from actual conditions. See New Home Consultant for details.



Exhibit B

Ward, Brea R.

From: Matt O'Nolan <MONolan@rizzetta.com>
Sent: Thursday, September 5, 2024 11:50 PM
To: Matthew Smith; Suncoast Rust Control; Michael Allimonos
Subject: RE: [EXTERNAL]Kbar Ranch / Hawk Valley

Hello Matthew/Cherie, please send both well invoices made out to K-Bar Ranch II CDD.

Thank you.

Matt O'Nolan
District Manager

813.533.2950 Ext.: 2928
monolan@rizzetta.com

[rizzetta.com](https://www.rizzetta.com)



Rizzetta & Company
Professionals in Community Management

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not 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 by phone or in writing.

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (813) 533-2950 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

From: Matthew Smith <matthew@suncoastrust.com>
Sent: Wednesday, September 4, 2024 11:42 AM
To: Matt O'Nolan <MONolan@rizzetta.com>; Suncoast Rust Control <admin@suncoastrust.com>; Michael Allimonos <Michael.Allimonos@fsresidential.com>
Subject: Re: [EXTERNAL]Kbar Ranch / Hawk Valley

The red circle is the K bar CDD well in front of the Hawk Valley entranceway. That services the common area for K bar CDD and is a system that falls under their responsibility.

The yellow circle that is the Hawk Valley well that services the homes and everything else behind their security fence, Hawk Valley subdivision is responsible for that system.

From: Matt O'Nolan <MONolan@rizzetta.com>
Sent: Tuesday, September 3, 2024 2:44 PM
To: Suncoast Rust Control <admin@suncoastrust.com>; Michael Allimonos <Michael.Allimonos@fsresidential.com>
Cc: Matthew Smith <matthew@suncoastrust.com>
Subject: RE: [EXTERNAL]Kbar Ranch / Hawk Valley

Hello Cherie,

There are two wells in Hawk Valley, one is the HOA and one is the CDD, can you please provide the location you have for the one in the CDD.

Thank you.

Matt O'Nolan
District Manager

813.533.2950 Ext.: 2928
monolan@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not 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 by phone or in writing.

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From: Suncoast Rust Control <admin@suncoastrust.com>
Sent: Monday, August 26, 2024 2:53 PM
To: Michael Allimonos <Michael.Allimonos@fsresidential.com>; Matt O'Nolan <MONolan@rizzetta.com>
Cc: Matthew Smith <matthew@suncoastrust.com>
Subject: [EXTERNAL]Kbar Ranch / Hawk Valley

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Good afternoon,

I wanted to clarify that KBar Ranch 2 CDD is contracted for 1,525\$ per month for the common areas. The other area being serviced at a contract price of 685\$ is the area of "Hawk Valley" inside the gates. I've sent invoicing now to both. Any clarification or final say on who is responsible at this time would be excellent.

Best regards,

Cherie Maldonado

Office Manager
833.466.7878



EXHIBIT 26

RETURN TO AGENDA

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT



PROPOSED OPERATING BUDGET
October 1, 2026 – September 30, 2027

CONCORD STATION

A BALANCED BUDGET

FLORIDA STATUTE 189.

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

CONCORD STATION

BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

K-BAR RANCH II

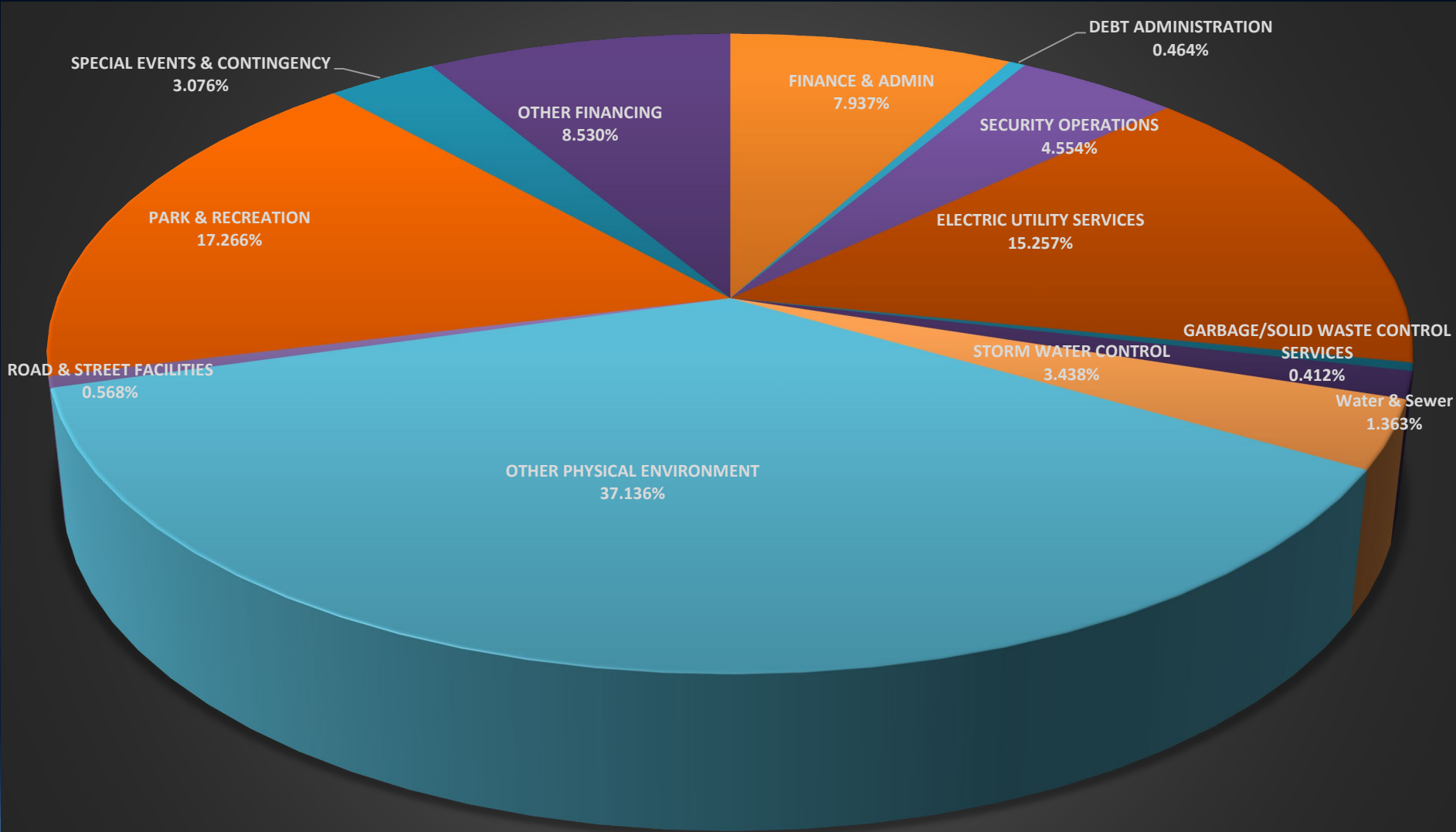
NO INCREASE IN TOTAL ASSESSMENT – LOCKED DOWN !!!



K-BAR RANCH II

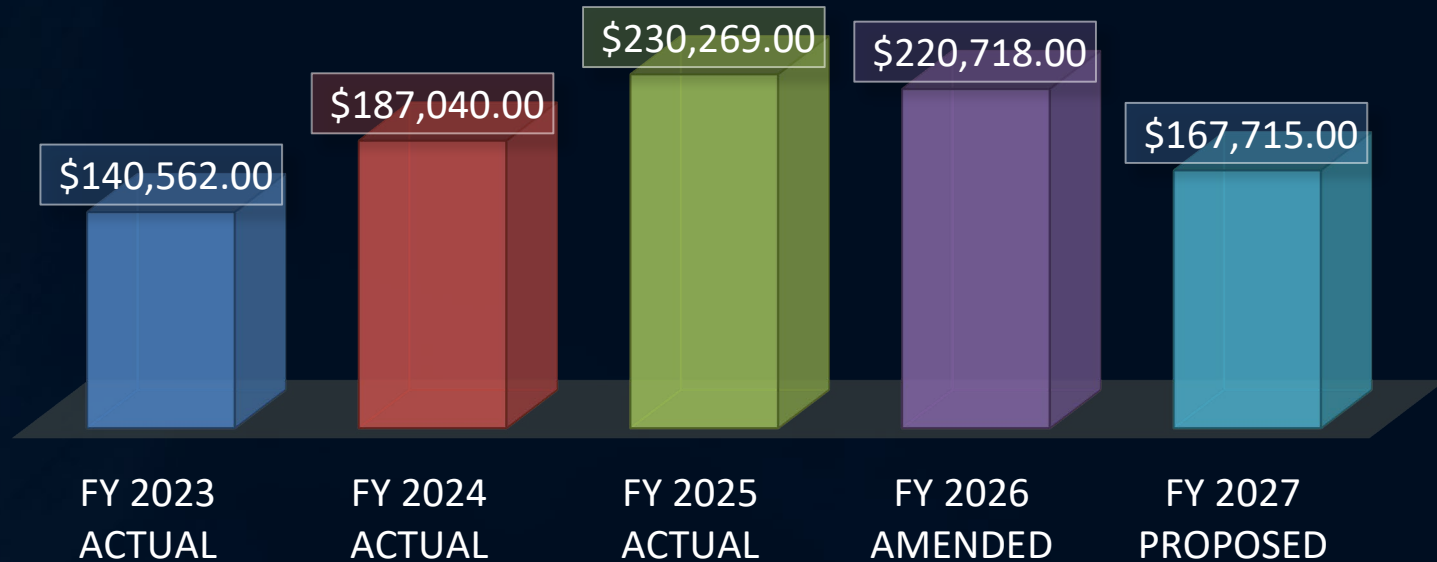
FY 2027 Expenditure Summary: \$2,113,130

Inclusive of \$180,254 Transfer to the Reserve Fund



K-BAR RANCH II

Finance & Administrative: \$167,715



FINANCE & ADMINISTRATIVE – 7.94% DECREASE OF \$53,003

Budget Highlights Administrative:

L18 - Supervisor Fees – Inc \$1,000 for additional workshop/meetings of the Board of Supervisors

L19, L20, L22, L23, L24 – Management Svcs. - Dec. of \$7,389 pursuant to the contract with Haven Mgmt.

L. 25 – Audit - Inc \$500 for independent auditor for FY 26 audit as required by Florida Statute

L. 26 – Mailings – Inc. \$1,500 to account for increase in US postage mailings to residents

L. 27 – Public Official Insurance - Dec. \$586 pursuant to confirmation with insurance provider

L. 28 – Fees – Inc. of \$300 for new checks and other credit card fees

L. 30 – Advertising - Dec. \$3,500 as it is projected that additional advertising will not be needed

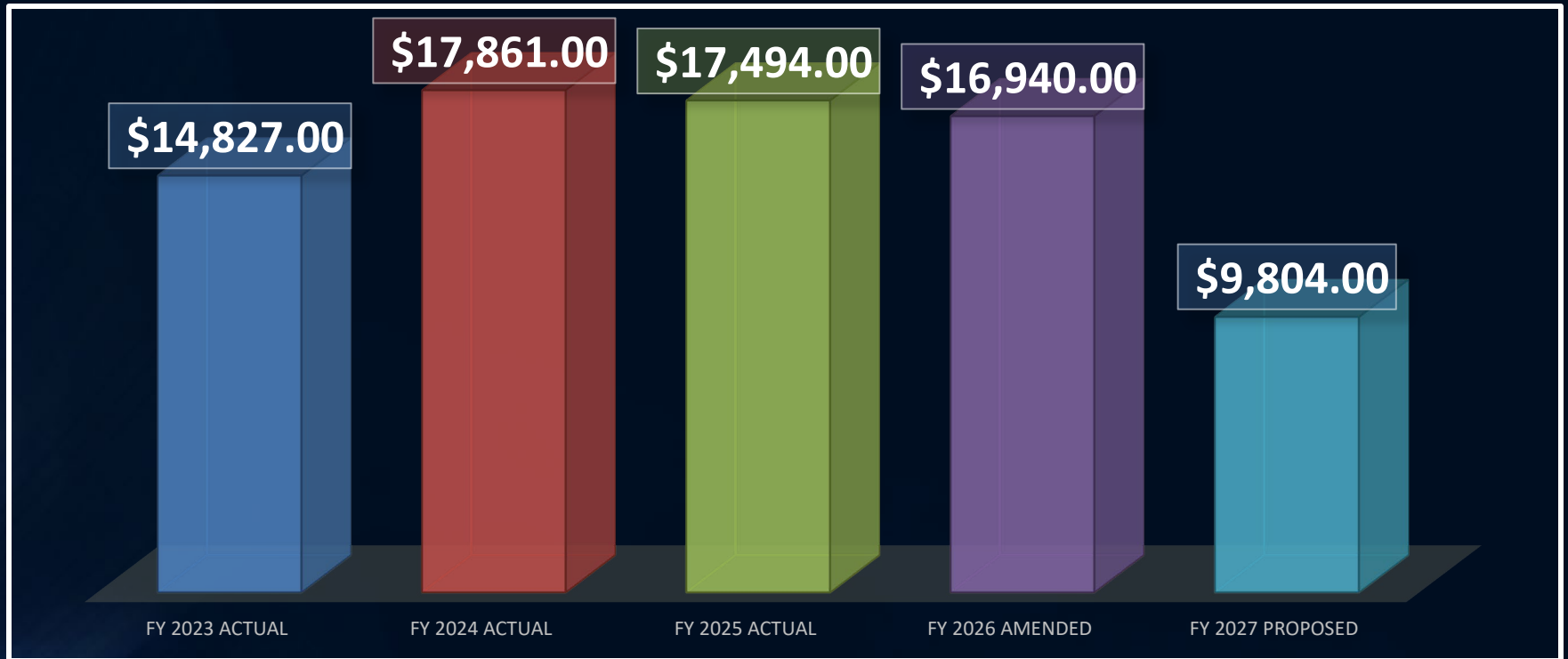
L. 31 – Website - Dec, \$1,578 pursuant to contract with provider

L. 32 – District Counsel – Inc. \$15,000 based on projected Counsel need

L. 33 - Litigation - Dec. \$75,000 based on litigation needs not deemed necessary in FY 27

K-BAR RANCH II

DEBT ADMINISTRATION : \$9,804



DEBT ADMINISTRATION – 0.46%

DECREASE OF \$7,136

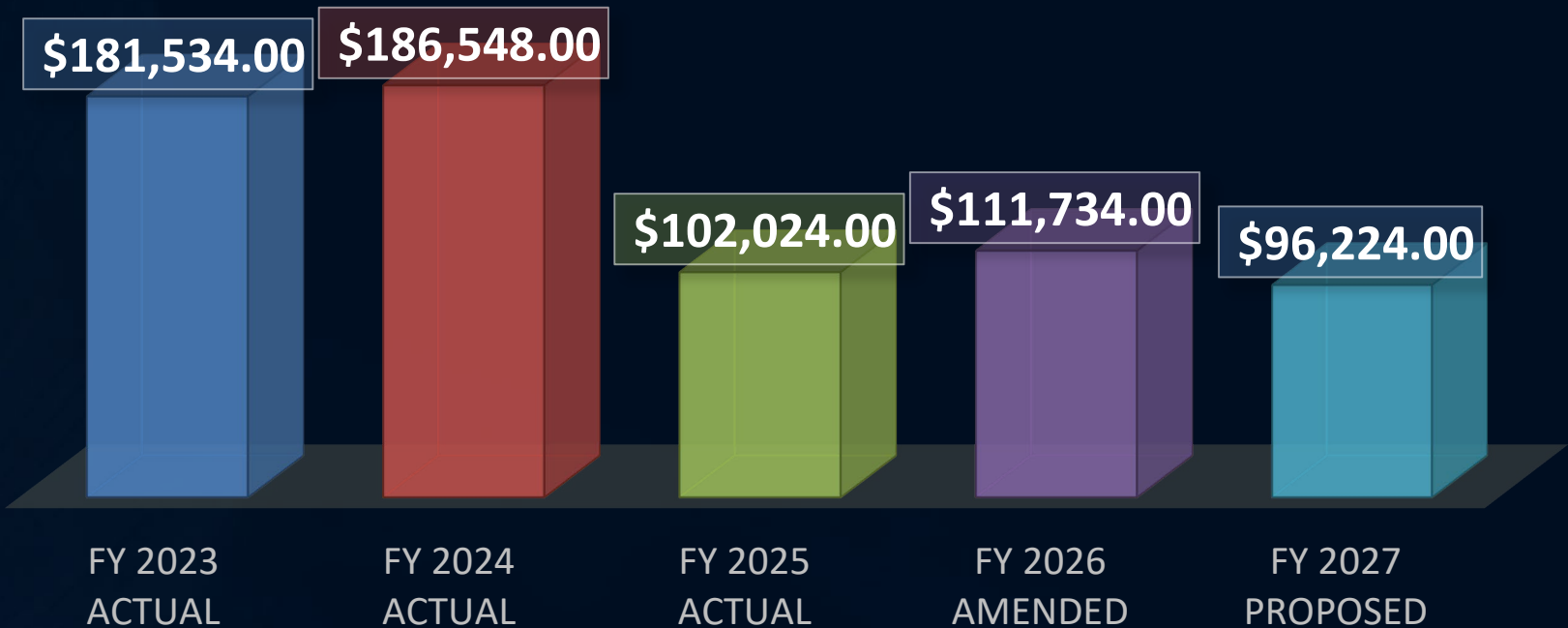
Budget Highlights Debt Administration:

L. 36 – Dissemination Agent - Dec. \$3,500 due to contract with Haven Management

L. 37 – Trustee Fees - Dec. \$3,540 based on confirmation with Trustee – U.S. Bank - for independent trustee fees pursuant to trust indenture

K-BAR RANCH II

SECURITY OPERATIONS - \$96,224



SECURITY OPERATIONS– 4.55% DECREASE OF \$15,510

- Budget Highlights Security Operations

L. 41 – Gate Maintenance – Dec. \$30,000.

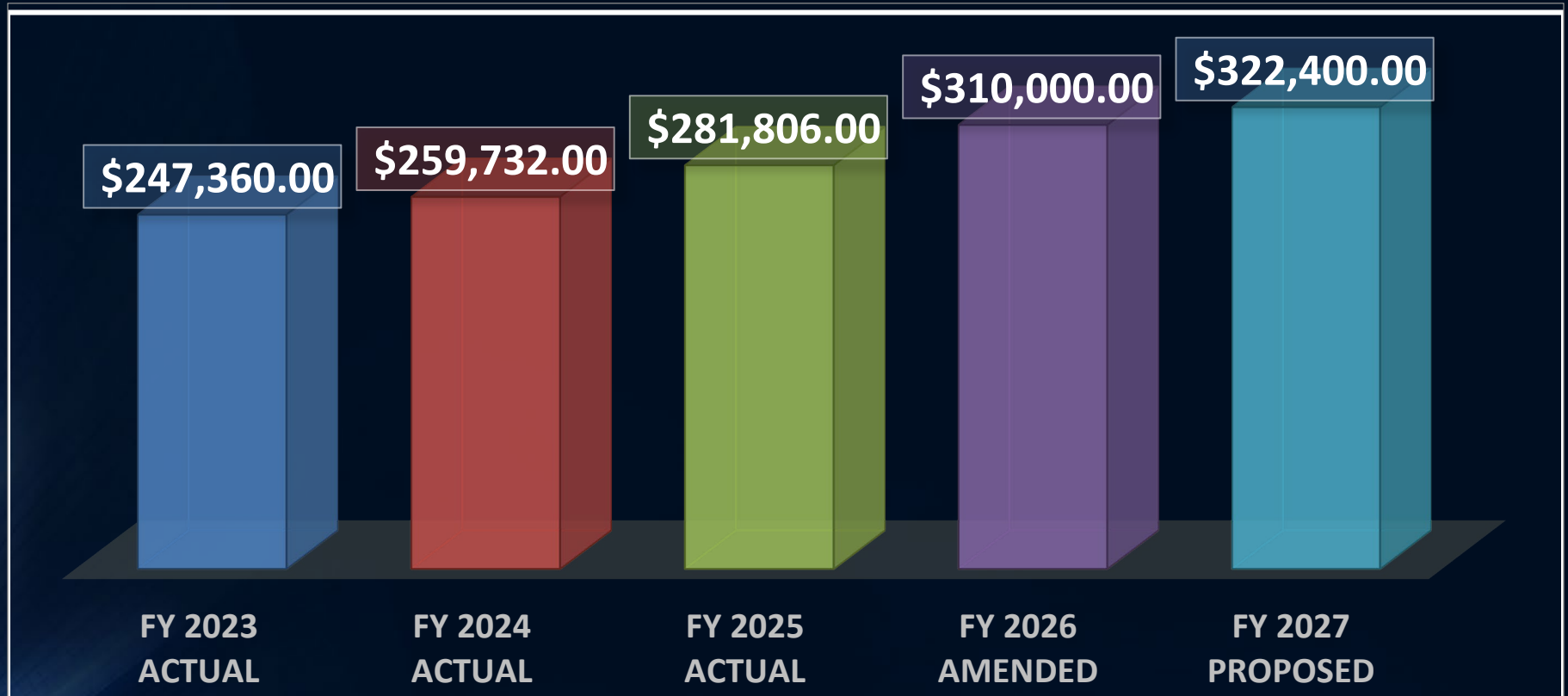
Confirmed with Gate maintenance professional as to anticipated need. Additionally broke out internet svcs. to the gates in a stand alone line

L. 42 – Gate Internet – Inc. \$15,000. Broke out internet services from actual gate repairs in line 41

L. 43 – Security Monitoring – Dec. \$510 based on current contract for monitoring services

K-BAR RANCH II

ELECTRIC UTILITY SERVICE - \$322,400



ELECTRIC UTILITY SVC -15.26 % INCREASE: \$12,400

Budget Highlights Electric Utility Service:

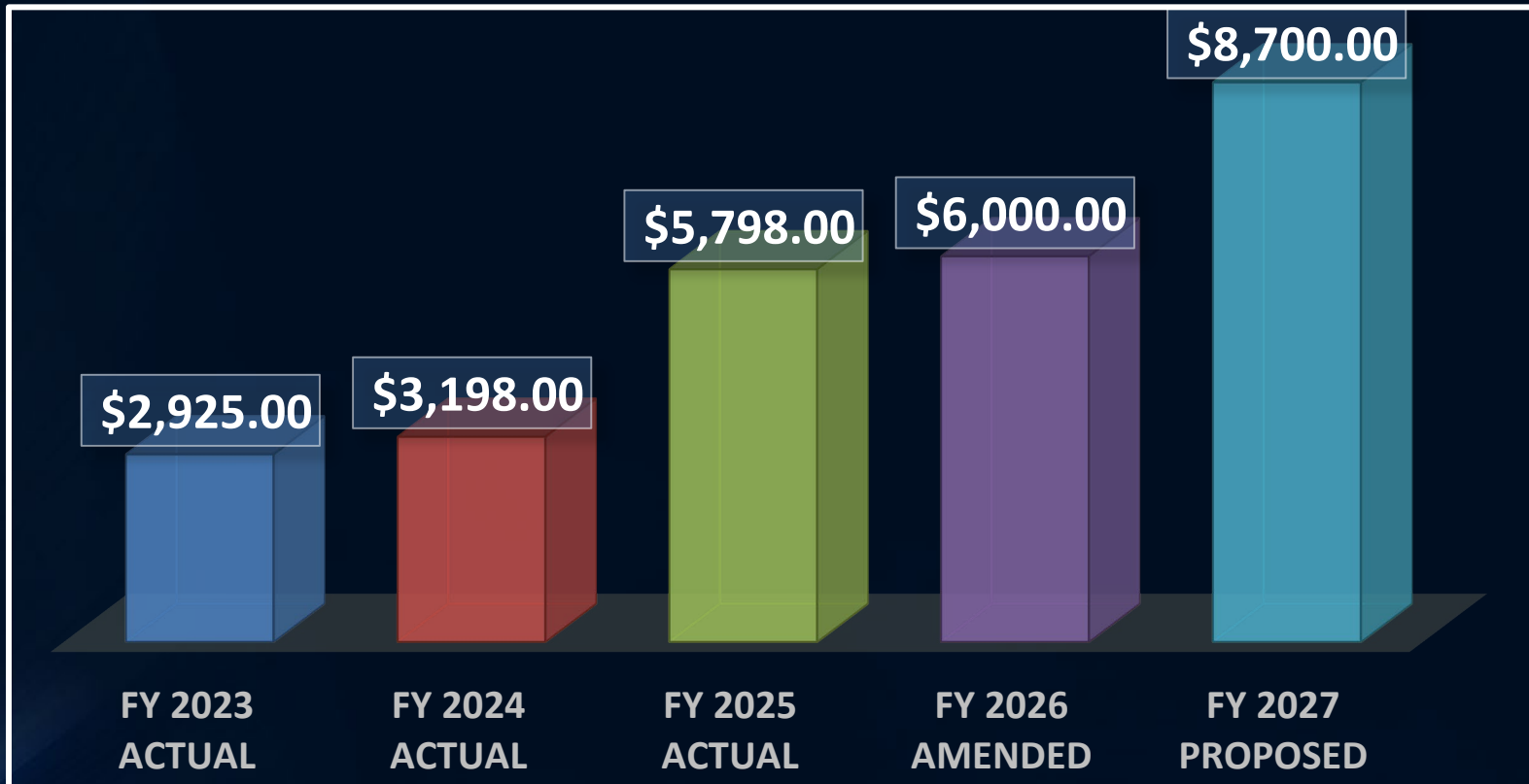
L. 46 – Utility Svcs. - Inc \$2,850 based on anticipated increase from provider of 3%

L. 47 – Utility Rec Fac. - Inc. \$800 – based on anticipated increase from provider

L. 48 – Streetlights – Inc.\$8,750 based on 3% anticipated increase from provider and considers actual historical expenditure

K-BAR RANCH II

GARBAGE & SOLID WASTE - \$8,700



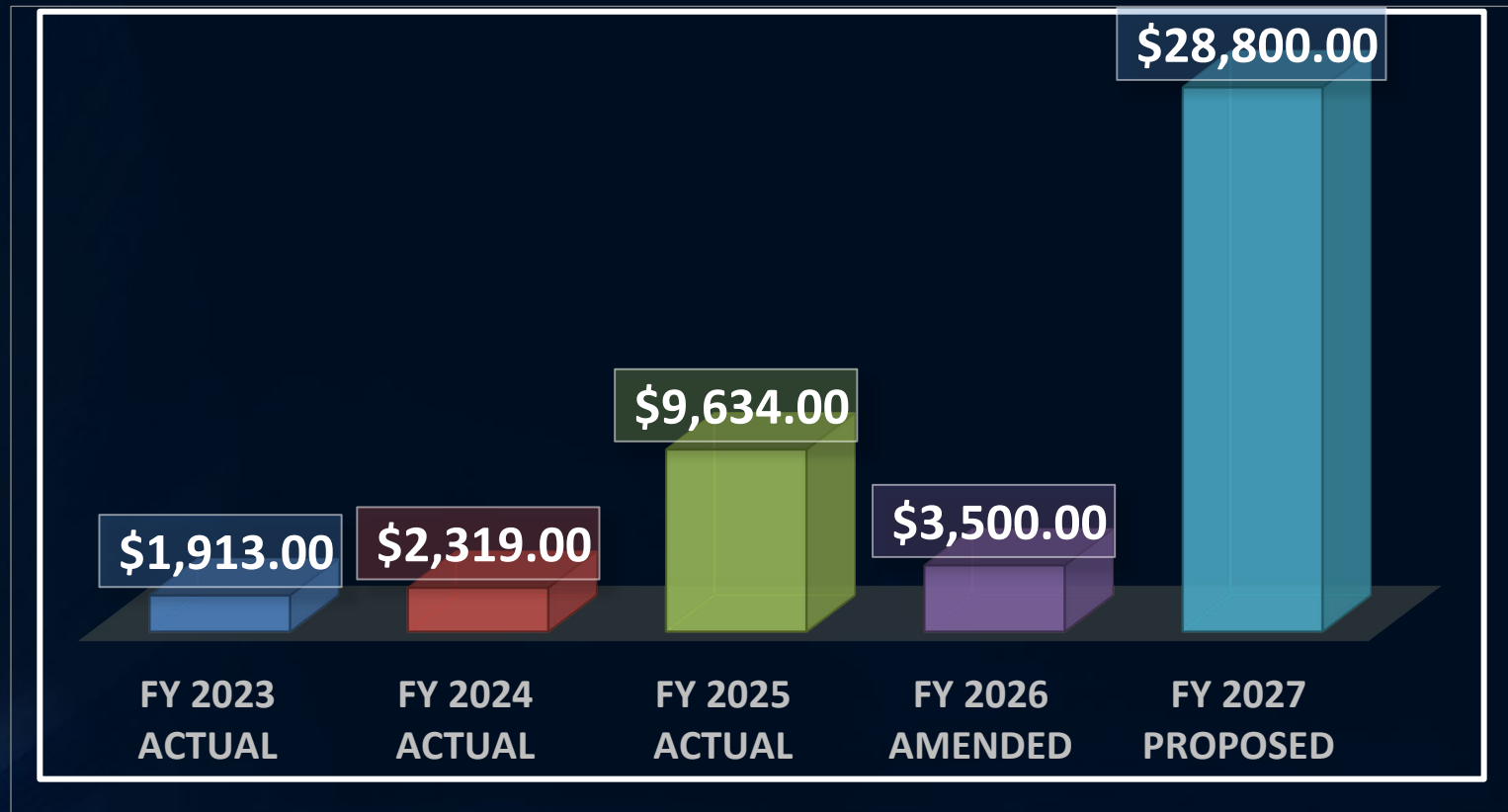
GARBAGE & SOLID WASTE—0.41 % INCREASE OF \$2,700

Budget Highlights Garbage & Solid Waste

L. 51 — Garbage — Inc. \$2,700 The current provider increased its pricing in December 2025, and the current amount reflects the pricing established under the existing contract. However, the Board is entering into a new contract for waste service pickup, which is expected to reduce the actual service costs beginning in FY 2027.

K-BAR RANCH II

WATER & SEWER COMBINATION SERVICES - \$28,800



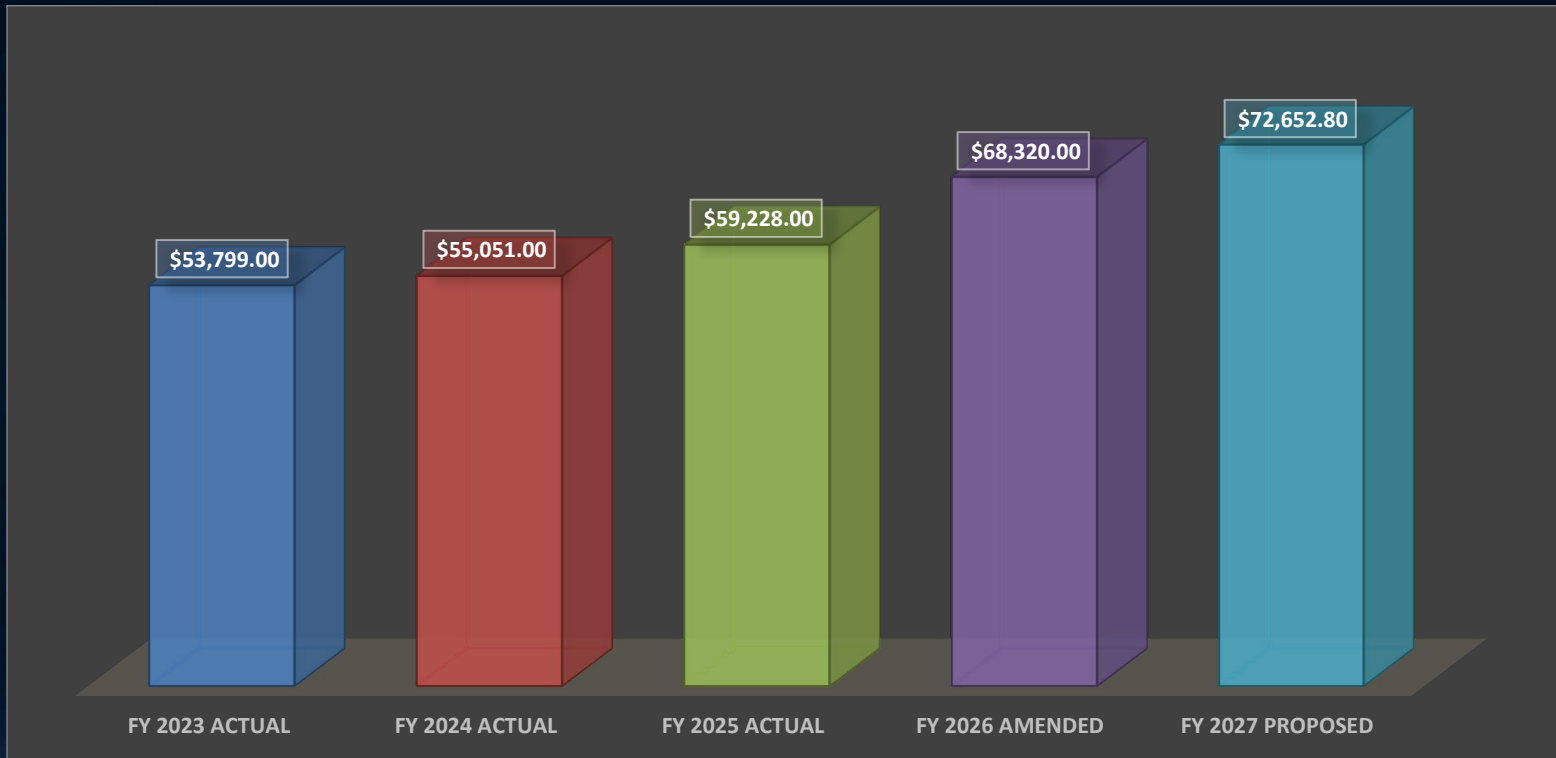
WATER & SEWER SERVICE 1.36% INCREASE OF \$25,300

Budget Highlights Water Sewer Service

L. 54 – Utility Services Water – Inc. of \$25,300. Amount was increased for potable irrigation of a newly established village. The Board of Supervisors is researching the install of a well in FY 27 in order to decrease this line item.

K-BAR RANCH II

STORMWATER CONTROL - \$72,653



STORMWATER CONTROL -3.44% INCREASE OF \$4,333

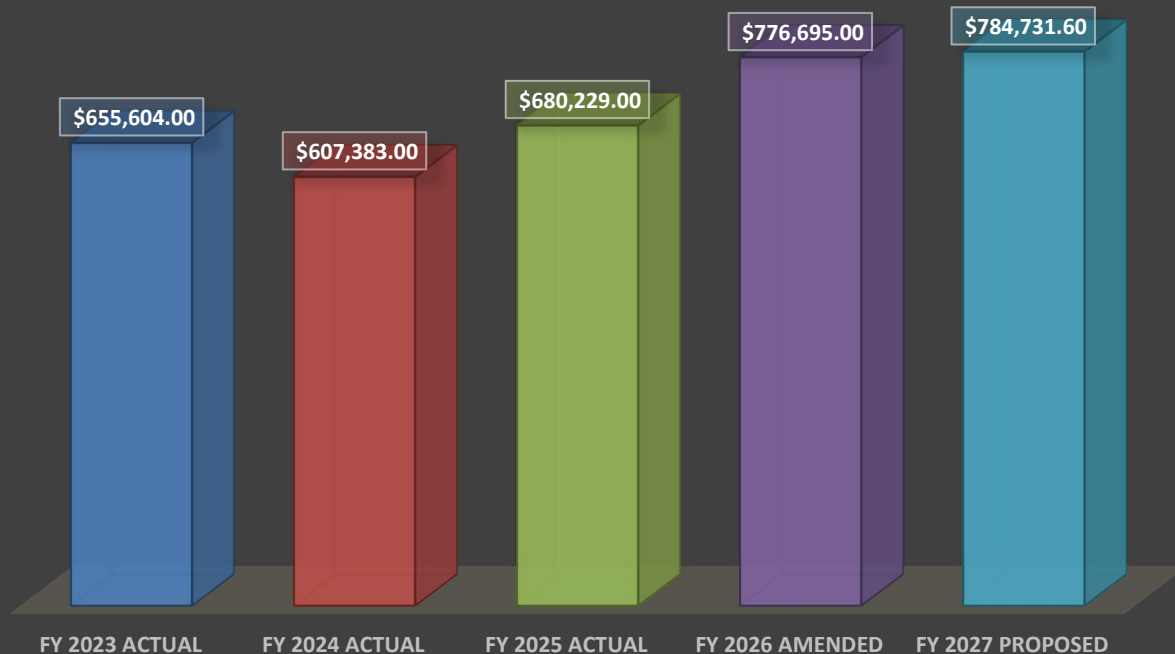
Budget Highlights Stormwater Control

L. 57 – Aquatic Maint – Inc. \$2,333 for aquatic services as established by contractual terms

L. 60 – Wetland Monitoring - Inc. \$2,000 for monitoring for invasives in compliance with SWFWMD guidelines and ecological health

K-BAR RANCH II

OTHER PHYSICAL ENVIRONMENT - \$784,732



OTHER PHYSICAL ENVIRONMENT – 37.14% INCREASE OF \$8,037

Budget Highlights Other Physical Environment

L. 63 - Property Insurance – Dec. \$8,515 as confirmed with the insurance carrier

L. 64 – General Liability Insurance – Dec. \$633 as confirmed with the insurance carrier

L. 66 - Landscape Maintenance - Inc. \$59,063 pursuant to contractual terms

L. 70 - Landscape Inspection – Dec. \$3,600 based on new contract with Haven Management

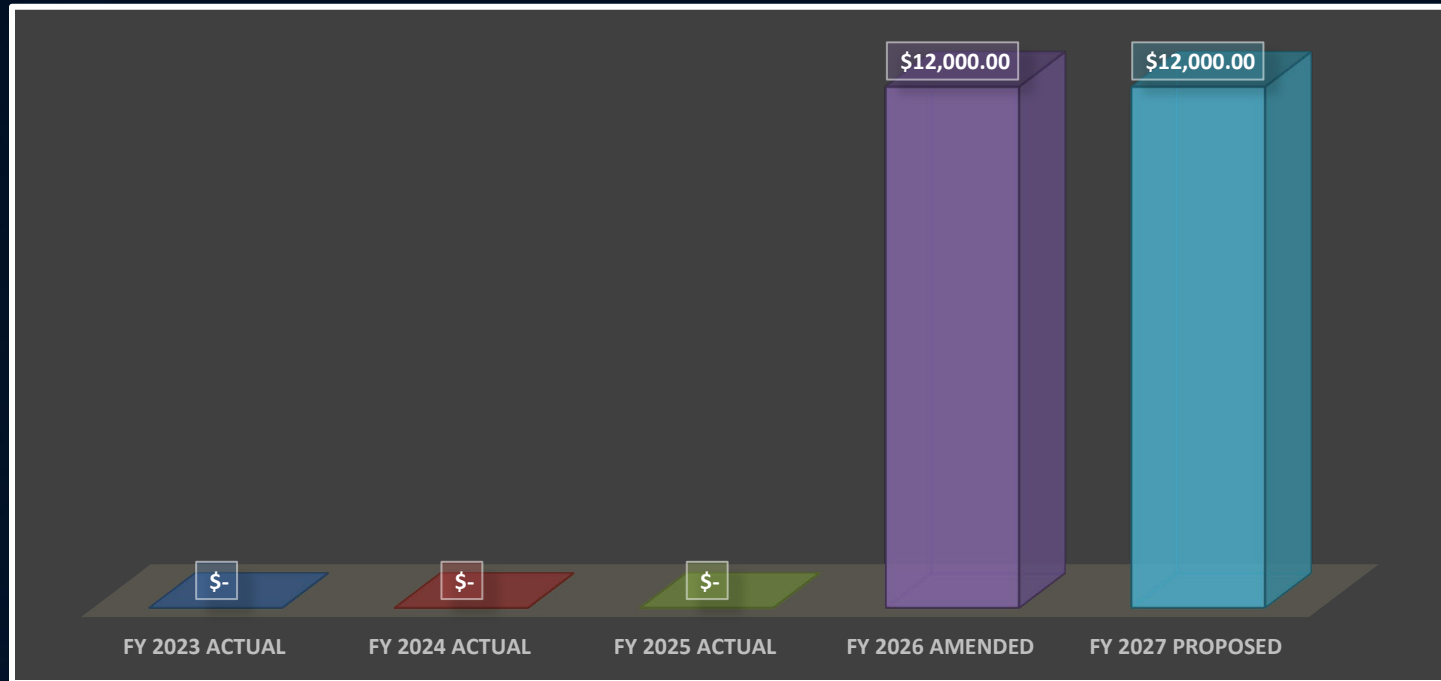
L. 72 – Holiday Decorations – Dec. \$3,000 based on contractual terms

L. 75 – Annuals – Dec. \$37,093 reduction due to Board of Supervisors having perennial plant material installed at monument entrances

L. 79 – Rust Prevention – Inc. \$1,814. Board is reviewing contract for all services currently being provided and will enter into a new agreement with provider

K-BAR RANCH II

ROAD & STREET FACILITIES - \$12,000



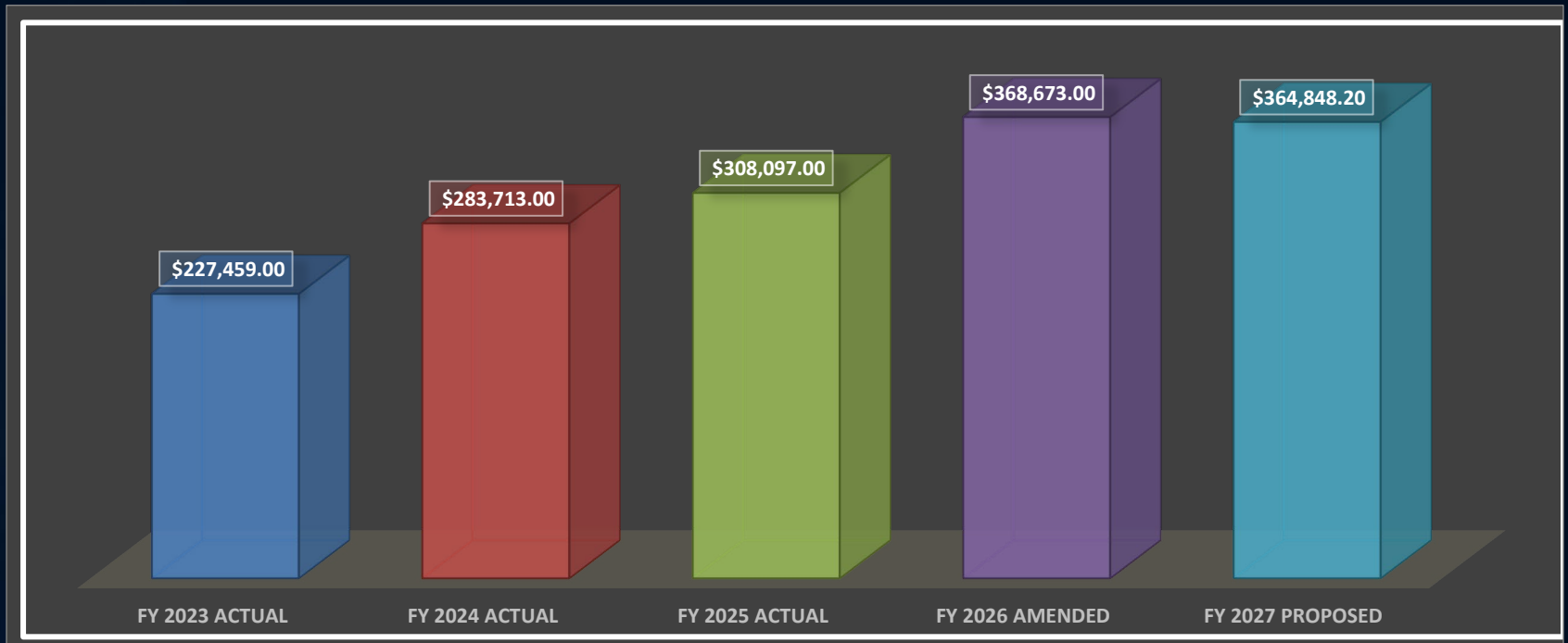
ROAD & STREET FACILITIES -0.57% NO CHANGE FROM FY 2026

Budget Highlights Road & Street Facilities

NO CHANGE

K-BAR RANCH II

PARKS & RECREATION - \$364,848



PARKS & RECREATION – 17.27%

DECREASE OF \$3,825

Budget Highlights Park & Recreation:

L. 88 - Management Contract – Dec. \$14,679 based on new contract with Haven Management

L. 89 – Lighting Replacement – Dec., \$1,000 based on anticipated need

L. 90 - Maint & Repair – Inc. \$5,000 for anticipated repair and maintenance of facility items by new team

L. 92 – Tennis Court Maint & Supplies - Inc. \$3,000 for anticipated need due to night play being advanced and court play being increased

L. 94 – Pool Svc Contract – Inc. \$1,363 based on contractual stipulations with service provider

L. 99 – Playground Equipment Maint – Inc. \$2,000 based on anticipated need by the amenity team

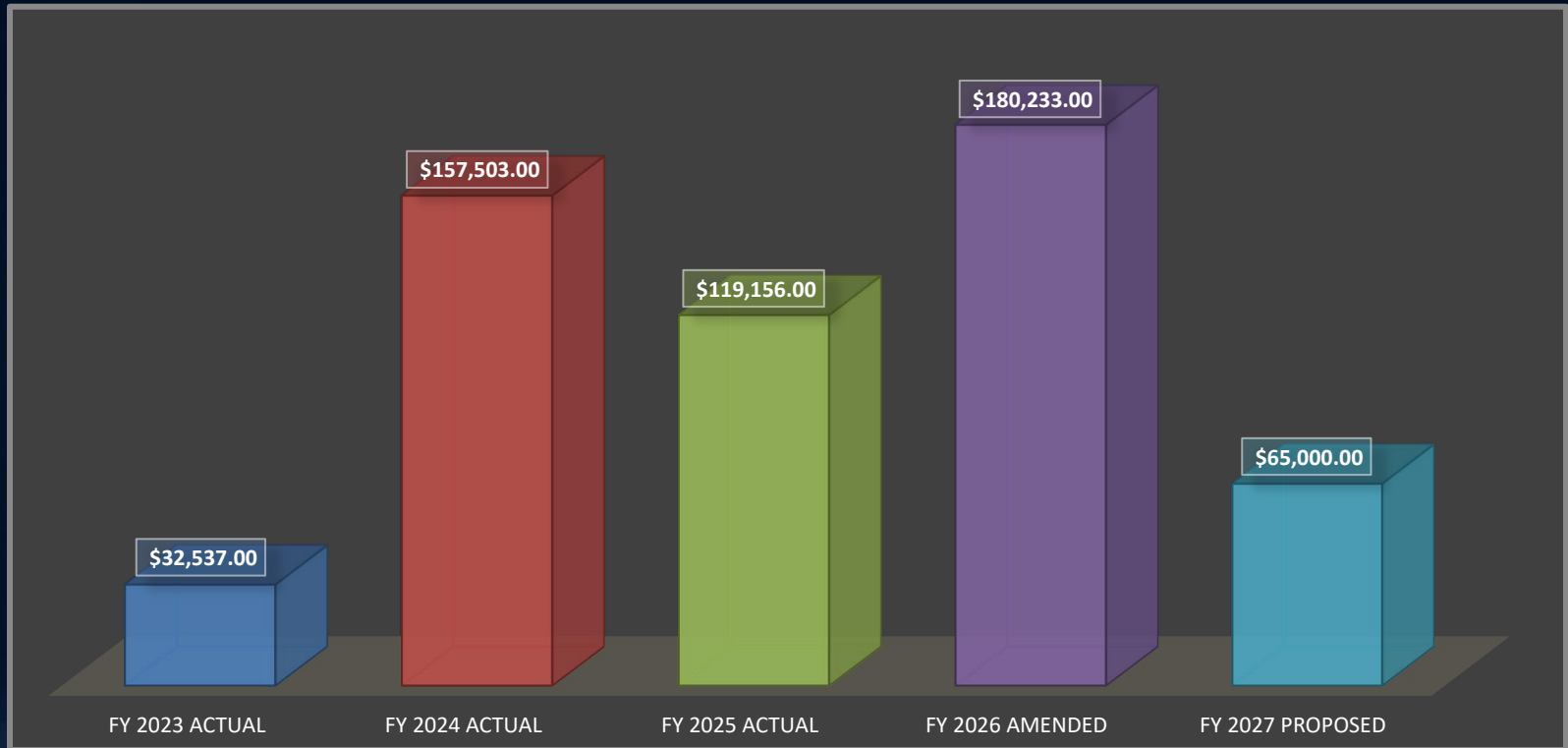
L. 102 – Pest Control - Dec. \$2,009 based on historical expenditure and contract stipulations

L. 104 – Utility Cart - Inc. \$2,000 based on estimated need from the amenity team

L. 105 – Dog Waste – Dec. \$500 based on anticipated need

K-BAR RANCH II

SPECIAL EVENTS & CONTINGENCY: \$65,000



SPECIAL EVENTS & CONTINGENCY – 3.08 % DECREASE OF \$115,233

Budget Highlights Special Events & Contingency:
**Overall Fund Balance Forward Decreased Due to
Projects Being Addressed in FY 26:**

- 1. Tweener Lights & Gate Access for Tennis
Court Amenity**
- 2. Monument Landscape & Fence
Enhancements**
- 3. Sidewalk Remediation**

K-BAR RANCH II

TRANSFER TO RESERVES Transfer to Capital
Reserve Fund – Inc. \$180,254

Transfers to the reserve fund - the District owns and maintains infrastructure and amenities that will eventually need significant repair or replacement. The reserve fund potentially mitigates the need for special capital assessments **later**

QUESTIONS/COMMENTS

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET



STATEMENT 1

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FY 2027 PROPOSED BUDGET

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
1 REVENUES							
2 SPECIAL ASSESSMENTS							
3 SPECIAL ASSESSMENTS VIA TAX ROLL	1,695,515	1,867,963	2,049,022	2,004,580	1,952,760	2,004,580	-
4 TAX ROLL FOR TRANSFER TO RESERVE FUND	-	-	-	-	-	201,903	201,903
5 SPECIAL ASSESSMENTS Total	1,695,515	1,867,963	2,049,022	2,004,580	1,952,760	2,206,483	201,903
6 INTEREST INCOME							
7 INTEREST INCOME	12,676	27,514	39,218	-	22,714	-	-
8 INTEREST INCOME Total	12,676	27,514	39,218	-	22,714	-	-
9 PRIOR YEAR BALANCE							
10 FUND BALANCE FORWARD - UNASSIGNED	-	-	-	495,233	-	-	(495,233)
11 PRIOR YEAR BALANCE Total	-	-	-	495,233	-	-	(495,233)
12 OTHER MISC. REVENUES							
13 MISCELLANEOUS REVENUES	37,682	18,525	14,861	-	7,488	-	-
14 OTHER MISC. REVENUES Total	37,682	18,525	14,861	-	7,488	-	-
15 REVENUES Total	1,745,873	1,914,002	2,103,101	2,499,813	1,982,962	2,206,483	(293,330)
16 EXPENDITURES							
17 FINANCE AND ADMINISTRATIVE							
18 SUPERVISORS FEES	8,342	8,800	13,400	13,000	5,200	14,000	1,000
19 ADMINISTRATIVE SERVICES	4,820	5,061	5,061	5,213	2,404	2,404	(2,809)
20 DISTRICT MANAGEMENT	21,563	22,352	22,642	23,321	11,317	21,234	(2,087)
21 DISTRICT ENGINEER	8,998	18,605	26,971	17,000	25,658	32,000	15,000
22 ASSESSMENT ROLL	5,200	5,460	5,460	5,624	5,187	5,187	(437)
23 FINANCIAL & REVENUE COLLECTIONS	5,200	5,460	5,460	5,624	2,594	5,187	(437)
24 ACCOUNTING SERVICES	19,282	20,246	20,246	20,853	9,617	19,234	(1,619)
25 AUDITING SERVICES	6,000	4,840	4,800	5,000	-	5,500	500
26 MISCELLANEOUS FEES & MAILINGS	996	-	-	-	-	1,500	1,500
27 PUBLIC OFFICIALS LIABILITY INSURANCE	2,733	2,829	3,027	4,105	3,209	3,519	(586)
28 BANK FEES & CREDIT CARD FEES	1,417	1,007	1,308	1,100	1,168	1,400	300
29 DUES, LICENSES & FEES	242	175	1,571	500	375	2,250	1,750
30 LEGAL ADVERTISING	8,633	4,987	1,309	5,000	302	1,500	(3,500)
31 WEBSITE FEES & FOR REMEDIATION	3,001	2,737	2,738	4,378	2,138	2,800	(1,578)

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
32	DISTRICT COUNSEL	44,135	84,481	116,276	35,000	22,166	55,000	20,000
33	LITIGATION.MEDIATION	-	-	-	75,000	140,281	-	(75,000)
34	FINANCE AND ADMINISTRATIVE Total	140,562	187,040	230,269	220,718	231,616	172,715	(48,003)
35	DEBT ADMINISTRATION							
36	DISSEMINATION AGENT	6,000	6,000	6,000	6,000	3,000	2,404	(3,596)
37	TRUSTEE FEES	7,927	10,961	11,044	10,040	10,034	6,500	(3,540)
38	ARBITRAGE REBATE CALCULATION	900	900	450	900	-	900	-
39	DEBT ADMINISTRATION Total	14,827	17,861	17,494	16,940	13,034	9,804	(7,136)
40	SECURITY OPERATIONS							
41	GATE MAINTENANCE & REPAIRS	40,567	52,068	69,995	60,000	9,122	25,000	(35,000)
42	GATE INTERNET	-	-	-	-	9,964	15,000	15,000
43	SECURITY MONITORING SERVICES	140,967	134,480	32,029	51,734	23,351	51,224	(510)
44	SECURITY OPERATION Total	181,534	186,548	102,024	111,734	42,437	91,224	(20,510)
45	ELECTRIC UTILITY SERVICES							
46	UTILITY SERVICES	80,313	92,973	86,344	95,000	38,395	97,850	2,850
47	UTILITY-RECREATION FACILITIES	17,998	18,804	15,046	40,000	7,060	40,800	800
48	UTILITY-STREET LIGHTS	149,049	147,955	180,416	175,000	96,149	183,750	8,750
49	ELECTRIC UTILITY SERVICES Total	247,360	259,732	281,806	310,000	141,604	322,400	12,400
50	GARBAGE/SOLID WASTE CONTROL SERVICES							
51	GARBAGE-RECREATION FACILITY	2,925	3,198	5,798	6,000	4,266	8,700	2,700
52	GARBAGE/SOLID WASTE CONTROL SERVICES Total	2,925	3,198	5,798	6,000	4,266	8,700	2,700
53	WATER-SEWER COMBINATION SERVICES							
54	UTILITY SERVICES - WATER	1,913	2,319	9,634	3,500	13,253	28,800	25,300
55	WATER-SEWER COMBINATION SERVICES Total	1,913	2,319	9,634	3,500	13,253	28,800	25,300
56	STORM WATER CONTROL							
57	AQUATIC MAINTENANCE	44,460	49,253	58,320	58,320	29,160	60,653	2,333
58	LAKE/POND BANK MAINTENANCE & REPAIR	4,600	1,490	908	5,000	908	5,000	-
59	STORMWATER ASSESSMENTS	-	-	-	-	9,070	9,100	9,100
60	WETLAND MONITORING & MAINTENANCE	4,739	4,308	-	5,000	-	5,000	-
61	STORM WATER CONTROL Total	53,799	55,051	59,228	68,320	39,138	79,753	11,433

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
62	OTHER PHYSICAL ENVIRONMENT							
63	PROPERTY INSURANCE	28,300	42,791	42,221	50,099	41,688	41,584	(8,515)
64	GENERAL LIABILITY INSURANCE	3,341	3,458	3,700	4,163	3,996	3,530	(633)
65	ENTRY AND WALLS REPAIRS & MAINTENANCE	10,375	4,698	-	8,000	-	8,000	-
66	LANDSCAPE MAINTENANCE	425,206	376,872	437,416	400,000	239,285	459,063	59,063
67	WELL MAINTENANCE	37,924	9,509	11,438	15,000	-	15,000	-
68	TREE REMOVAL	-	-	-	25,000	-	25,000	-
69	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	12,749	21,901	7,827	25,000	6,506	25,000	-
70	LANDSCAPE INSPECTION SERVICES	-	10,800	12,000	13,200	6,600	9,600	(3,600)
71	FIRE ANT TREATMENT	-	8,125	7,625	10,000	-	10,000	-
72	HOLIDAY DECORATIONS	16,750	19,148	21,448	25,000	20,198	25,000	-
73	STORM CLEANUP	-	-	-	50,000	-	50,000	-
74	LANDSCAPE- MULCH	42,456	50,000	53,550	55,000	9,360	55,000	-
75	LANDSCAPE ANNUALS	24,411	22,974	43,442	47,093	31,060	40,950	(6,143)
76	FIELD SERVICES	8,800	-	-	-	-	-	-
77	IRRIGATION REPAIR	25,592	20,207	13,042	25,000	8,517	25,000	-
78	WILDLIFE MANAGEMENT SERVICES	-	-	-	5,000	-	5,000	-
79	RUST PREVENTION	19,700	16,900	26,520	19,140	11,890	28,454	9,314
80	OTHER PHYSICAL ENVIRONMENT Total	655,604	607,383	680,229	776,695	379,100	826,182	49,487
81	ROAD & STREET FACILITIES							
82	PARKING LOT REPAIR & MAINTENANCE	-	-	-	1,500	-	1,500	-
83	ROADWAY REPAIR & MAINTENANCE	-	-	-	5,000	-	5,000	-
84	SIDEWALK MAINTENANCE & REPAIR	-	-	-	5,000	-	5,000	-
85	STREET SIGN REPAIR & MAINTENANCE	-	-	-	500	-	500	-
86	ROAD & STREET FACILITIES Total	-	-	-	12,000	-	12,000	-

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
87	PARK & RECREATION							
88	MANAGEMENT CONTRACT	180,822	214,591	210,333	278,284	79,032	263,605	(14,679)
89	LIGHTING REPLACEMENT	627	3,997	22	2,500	28	2,500	-
90	CLUBHOUSE MAINTENANCE & REPAIR	5,528	11,465	20,845	10,000	1,386	15,000	5,000
91	OFFICE SUPPLIES	3,140	3,536	2,160	2,500	3,408	2,500	-
92	TENNIS COURT MAINTENANCE & SUPPLIES	869	-	-	-	-	3,000	3,000
93	CLUBHOUSE- FACILITY JANITORIAL SERVICE	2,728	-	-	-	-	-	-
94	POOL SERVICE CONTRACT	19,800	27,240	34,080	34,080	17,040	35,443	1,363
95	POOL PERMITS	275	275	275	300	-	300	-
96	POOL REPAIR & MAINTENANCE	239	4,955	11,962	6,500	147	6,500	-
97	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	3,314	1,198	18,413	3,500	-	3,500	-
98	FURNITURE REPAIR/REPLACEMENT	140	-	117	12,500	-	12,500	-
99	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	-	-	-	500	6,415	2,500	2,000
100	TELEPHONE, CABLE & INTERNET	3,939	3,190	3,480	4,000	1,993	4,000	-
101	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE	240	7,456	944	5,000	304	5,000	-
102	PEST CONTROL & TERMITE BOND	1,165	1,099	996	3,509	426	1,500	(2,009)
103	CLUBHOUSE SUPPLIES	4,423	3,486	2,297	3,500	1,581	3,500	-
104	UTILITY GOLF CART MAINTENANCE	-	1,225	1,119	1,500	154	3,500	2,000
105	DOG WASTE STATION SUPPLIES & MAINTENANCE	210	-	1,054	500	465	1,000	500
106	PARK & RECREATION Total	227,459	283,713	308,097	368,673	112,379	365,848	(2,825)
107	SPECIAL EVENTS & CONTINGENCY							
108	CLUBHOUSE-SPECIAL EVENTS	4,968	7,570	6,337	15,000	4,289	15,000	-
109	MISCELLANEOUS CONTINGENCY	27,569	9,880	1,354	165,233	7,407	72,154	(93,079)
110	CAPITAL OUTLAY	-	140,053	111,465	-	-	-	-
111	SPECIAL EVENTS & CONTINGENCY Total	32,537	157,503	119,156	180,233	11,696	87,154	(93,079)
112	TOTAL EXPENDITURES BEFORE OTHER FINANCING	1,558,520	1,760,348	1,813,735	2,074,813	988,524	2,004,580	(70,233)
113	ADDITIONAL SOURCES/(USES) OF FUNDS							
114	OTHER FINANCING							
115	Special	-	-	139,968	-	-	-	-
116	INTERFUND TRANSFER (EXPENSE)			(23,396)	425,000	-	201,903	(223,097)
117	ASSET PURCHASE			(329,170)	-	-	-	-
118	OTHER FINANCING Total	-	-	(212,598)	425,000	-	201,903	(223,097)
119	TOTAL EXPENDITURES	1,558,520	1,760,348	2,026,333	2,499,813	988,524	2,206,483	(293,330)
120								
121	NET CHANGE IN FUND BALANCE	187,353	153,654	76,768	-	994,438	0	0

STATEMENT 2

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

	FY 2026 AMENDED	FY 2027 PROPOSED	VARIANCE
REVENUES			
INTEREST	-	-	-
SPECIAL ASSESSMENTS	120,000	-	(120,000)
REVENUES Total	120,000	-	(120,000)
EXPENDITURES			
CAPITAL RESERVES	-	-	-
INCREASE IN FUND BALANCE	545,000	201,903	(343,097)
EXPENDITURES Total	545,000	201,903	(343,097)
OTHER FINANCING SOURCES & USES			
TRANSFER IN - GENERAL FUND	425,000	201,903	(223,097)
OTHER FINANCING SOURCES & USES Total	425,000	201,903	(223,097)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	-	-	-
FUND BALANCES			
FUND BALANCE BEGINNING	300,112	965,112	
INCREASE IN FUND BALANCE	665,000	201,903	
FUND BALANCES Total	965,112	1,167,015	
Balance Recommended by Reserve Study	1,107,199	1,306,095	
Underfunded	142,087	139,080	

STATEMENT 3

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	DESCRIPTION	AMOUNT
16	EXPENDITURES	
17	FINANCE AND ADMINISTRATIVE	
18	SUPERVISORS FEES	
	Compensation paid to elected members of the CDD Board of Supervisors for attending officially scheduled meetings, as authorized by Florida Statutes.	14,000
19	ADMINISTRATIVE SERVICES	
	Costs associated with providing administrative support to the District, including preparation of meeting agendas, minutes, correspondence, and records management.	2,404
20	DISTRICT MANAGEMENT	
	Professional management services provided by a licensed firm responsible for overseeing the District's day-to-day operations, vendor coordination, board support, and statutory compliance.	21,234
21	DISTRICT ENGINEER	
	Fees for the District's consulting engineer who provides technical services including infrastructure inspections, preparation of bid specifications, project oversight, and compliance with regulatory requirements.	32,000
22	ASSESSMENT ROLL	
	Expenses related to the preparation and certification of the annual assessment roll, which determines each property owner's share of the District's operating and debt service costs.	5,187
23	FINANCIAL & REVENUE COLLECTIONS	
	Costs incurred for the administration and collection of assessments, including coordination with the county tax collector and monitoring of payments.	5,187
24	ACCOUNTING SERVICES	
	Charges for preparing the District's financial statements, general ledger maintenance, accounts payable processing, and financial reporting in accordance with governmental standards.	19,234
25	AUDITING SERVICES	
	Professional fees for the annual independent audit of the District's financial records, as required by Florida Statutes.	5,500
26	MISCELLANEOUS MAILINGS	
	Postage and material costs for District-wide mailings such as public hearing notices, budget summaries, meeting announcements, and regulatory correspondence.	1,500
27	PUBLIC OFFICIALS LIABILITY INSURANCE	
	Insurance coverage protecting the District and its Board members from claims arising from alleged wrongful acts while performing their official duties.	3,519

	DESCRIPTION	AMOUNT
28	BANK FEES & CREDIT CARD FEES	
	Charges incurred for banking services, including account maintenance, check processing, wire transfers, and other financial transactions related to District operations.	1,400
29	DUES, LICENSES & FEES	
	Annual fees required for the District to remain in good standing with state and regulatory entities, including Florida Department of Economic Opportunity (DEO) and other applicable agencies such as Hillsborough County Tax Collector	2,250
30	LEGAL ADVERTISING	
	Costs for publishing statutorily required public notices in a local newspaper, such as budget hearings, meeting schedules, and rule adoptions, in compliance with Florida law.	1,500
31	WEBSITE FEES & FOR REMEDIATION	
	Expenses for hosting, maintaining, and updating the District's official website, as well as remediating documents to ensure ongoing ADA compliance.	2,800
32	DISTRICT COUNSEL	
	Legal services provided by the District's attorney, including contract reviews, legal guidance to the Board, and representation in matters related to governance and operations.	55,000
33	LITIGATION.MEDIATION	
	Legal services provided by the District's attorney for litigation	-
34	FINANCE AND ADMINISTRATIVE Total	172,715
	Fees paid to a designated agent responsible for submitting the District's financial and operating disclosures to bondholders and regulatory agencies, as required by continuing disclosure agreements.	2,404
37	TRUSTEE FEES	
	Annual fees paid to the bond trustee (usually a bank or financial institution) for administering the District's bond accounts, processing debt service payments, and maintaining compliance with trust indenture provisions.	6,500
38	ARBITRAGE REBATE CALCULATION	
	Professional services for calculating arbitrage liability on tax-exempt bonds to ensure the District remains compliant with IRS regulations and avoids penalties.	900
39	DEBT ADMINISTRATION Total	9,804
40	SECURITY OPERATIONS	
41	GATE MAINTENANCE & REPAIRS	
	Costs associated with hiring local law enforcement officers to provide supplemental security patrols and community presence during peak hours or special events and serve in the off duty capacity	25,000
42	GATE INTERNET	
	Costs Associated with the Internet Provided at the Gates For Access	15,000
43	SECURITY MONITORING SERVICES	
	Costs associated with maintaining the security monitoring service in the District The monthly amount is \$3,602 and a quarterly billing is \$2,000 for preventive guard maintenance	51,224

	DESCRIPTION	AMOUNT
44	SECURITY OPERATION Total	91,224
45	ELECTRIC UTILITY SERVICES	
46	UTILITY SERVICES	
	Expenses for electric, water, and other utility services required for the general operation of District infrastructure and common areas.	97,850
47	UTILITY-RECREATION FACILITIES	
	Utility charges specifically related to the operation of recreation amenities such as clubhouses, pools, and sports courts.	40,800
48	UTILITY-STREET LIGHTS	
	Electric service fees for streetlights throughout the District to ensure roadway and pedestrian safety.	183,750
49	ELECTRIC UTILITY SERVICES Total	322,400
50	GARBAGE/SOLID WASTE CONTROL SERVICES	
51	GARBAGE-RECREATION FACILITY	
	Trash collection services dedicated to recreation facilities, including the clubhouse, pools, and parks. Amount increased December 2025	8,700
52	GARBAGE/SOLID WASTE CONTROL SERVICES Total	8,700
53	WATER-SEWER COMBINATION SERVICES	
54	UTILITY SERVICES - WATER	
	Water needed for the continuous operation of District utilities	28,800
55	WATER-SEWER COMBINATION SERVICES Total	28,800
56	STORM WATER CONTROL	
57	AQUATIC MAINTENANCE	
	Ongoing maintenance and treatment of community lakes and ponds to control algae, maintain water quality, and preserve aquatic health. Contract is for \$4,860 monthly with a CPI increase annually. Contract will need to be renewed in March 2027. adjusted for a 4% CPI increase	60,653
58	LAKE/POND BANK MAINTENANCE & REPAIR	
	Repairs and restoration of lake and pond banks due to erosion or storm damage, ensuring structural integrity and aesthetic appeal.	5,000
59	STORMWATER ASSESSMENTS	
	Assessment expenditures from Hillsborough County	9,100
60	WETLAND MONITORING & MAINTENANCE	
	Professional monitoring and upkeep of the District's designated wetland areas to ensure environmental compliance and ecological health.	5,000
61	STORM WATER CONTROL Total	79,753
62	OTHER PHYSICAL ENVIRONMENT	
63	PROPERTY INSURANCE	
	Premiums for property insurance coverage on District-owned facilities and assets, protecting against damage or loss due to fire, weather, or vandalism.	41,584
64	GENERAL LIABILITY INSURANCE	
	Premiums for general liability insurance to protect the District against claims of bodily injury, property damage, or personal injury occurring on District property.	3,530
65	ENTRY AND WALLS REPAIRS & MAINTENANCE	
	Repair and upkeep of community entrance features, perimeter walls, and signage to preserve appearance and structural condition.	8,000
66	LANDSCAPE MAINTENANCE	
	Ongoing landscaping services including mowing, trimming, fertilization, and plant bed maintenance throughout District common areas.	459,063

	DESCRIPTION	AMOUNT
67	WELL MAINTENANCE	
	Routine maintenance and repairs for irrigation wells that support the District's landscape and common area irrigation systems.	15,000
68	TREE REMOVAL	
	The removal of dead or dying trees thruout the District	25,000
69	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	-
	Replacement of damaged, diseased, or aging plants, shrubs, and trees within common areas and along community roadways.	25,000
70	LANDSCAPE INSPECTION SERVICES	-
	Third-party inspections and reporting to ensure the landscape contractor is meeting performance standards and maintenance expectations.	9,600
71	FIRE ANT TREATMENT	-
	Treatment and control of fire ant infestations within common areas, parks, and recreational spaces to protect residents and property.	10,000
72	HOLIDAY DECORATIONS	-
	Purchase, installation, and removal of holiday lights and decorations at community entrances and designated common areas. Track lighting contract was entered into with a five year term in September 2023. The annual payment is \$12,898. The remaining annual payment amount of \$6,250 is related to additional wreath decorations thruout the District. An additinal amount is set aside for any other decorations that may be deemed necessary.	25,000
73	STORM CLEANUP	-
	The cleanup associated with the impacts of storms and hurricanes on District property	50,000
74	LANDSCAPE- MULCH	-

DESCRIPTION		AMOUNT
	Periodic application of mulch to plant beds for weed control, moisture retention, and enhancement of community aesthetics.	55,000
75	LANDSCAPE ANNUALS	-
	Installation and seasonal replacement of flowering annual plants in high-visibility locations such as entrances and amenity centers. Contractor shall install 500 (4") annuals up to 4 times per year	40,950
76	FIELD SERVICES	-
	This category is no longer utilized as it has moved to landscape inspection services	-
77	IRRIGATION REPAIR	
	Costs for the repair and replacement of irrigation system components, including valves, pumps, sprinkler heads, and controllers.	25,000
78	WILDLIFE MANAGEMENT SERVICES	
	Contracted services for the humane removal, relocation, or management of wildlife that may pose safety or property concerns within the District.	5,000
79	RUST PREVENTION	
	Treatment systems and products used to prevent rust staining on buildings, sidewalks, and landscape features caused by irrigation using well water.	28,454
80	OTHER PHYSICAL ENVIRONMENT Total	826,182
81	ROAD & STREET FACILITIES	
82	PARKING LOT REPAIR & MAINTENANCE	
	Expenses related to the repair and maintenance of the amenity parking lot	1,500
83	ROADWAY REPAIR & MAINTENANCE	
	Expenses for the repair and upkeep of community roadways, including asphalt patching, signage, striping, and minor resurfacing work.	5,000
84	SIDEWALK MAINTENANCE & REPAIR	
	Expenses related to the maintenance and repairs of District owned sidewalks	5,000
85	STREET SIGN REPAIR & MAINTENANCE	
	Expenses related to the maintenance and repairs of District owned signage	500
86	ROAD & STREET FACILITIES Total	12,000
87	PARK & RECREATION	
88	MANAGEMENT CONTRACT	-
	Payment for professional management services provided under contract to oversee the District's operations, vendors, compliance, and Board support.	263,605
89	LIGHTING REPLACEMENT	-
	Expenses related to the repairs and maintenance of the lighting at the amenity center	2,500
90	CLUBHOUSE MAINTENANCE & REPAIR	-
	General maintenance and repair for clubhouse items	15,000
91	OFFICE SUPPLIES	-
	The costs related to purchase of basic office supplies for the amenity center	2,500
92	TENNIS COURT MAINTENANCE & SUPPLIES	-
	Expenses related to the maintenance and repair of the infrastructure related to the tennis facility	3,000
93	CLUBHOUSE- FACILITY JANITORIAL SERVICE	-
	Routine janitorial services for cleaning and sanitizing the clubhouse facilities, including restrooms, floors, and common areas.	-
94	POOL SERVICE CONTRACT	-

DESCRIPTION		AMOUNT
	Contracted services for regular cleaning, chemical balancing, and maintenance of community pools to ensure safety and regulatory compliance. Th District contracts with Suncoast for \$2,300 per month	35,443
95	POOL PERMITS Permit fees required by local or state health departments for operation of public swimming pools within the District.	300
96	POOL REPAIR & MAINTENANCE Expenses related to maaintenance and repair of pool related needs	-
97	FACILITY A/C & HEATING MAINTENANCE & REPAIRS Scheduled service and emergency repairs for HVAC systems in District-owned facilities to ensure climate control and equipment efficiency.	6,500
98	FURNITURE REPAIR/REPLACEMENT Costs for repairing or replacing worn or damaged furniture in community amenities, including the clubhouse and common areas.	3,500
99	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS Repairs and upkeep of playground structures, surfacing, and safety features to maintain usability and comply with safety standards.	12,500
100	TELEPHONE, CABLE & INTERNET Monthly service charges and equipment support for telephone, fax, and internet connections at District facilities and amenities. Brighthouse approximates \$750 per month	-
101	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE Ongoing maintenance and minor repairs of athletic courts, parks, and decorative fountains to ensure usability and visual appeal.	4,000
102	PEST CONTROL & TERMITE BOND Scheduled pest control services and termite protection to safeguard District facilities and landscaped areas from infestation and structural damage. Contract provides for quarterly payment of \$142. Additional expenses for any additional pest control services that may be warranted	-
103	CLUBHOUSE SUPPLIES Purchase of general cleaning supplies for the maintenance of the clubhouse area	1,500
104	UTILITY GOLF CART MAINTENANCE Routine maintenance and repair costs for District-owned vehicles used by staff for community operations and inspections. Inclusive of gas for the cart	-
105	DOG WASTE STATION SUPPLIES & MAINTENANCE Expenses for purchasing and restocking dog waste bags and supplies for community dog waste stations to support cleanliness and resident compliance.	3,500
		<u>1,000</u>

	DESCRIPTION	AMOUNT
106	PARK & RECREATION Total	365,848
107	SPECIAL EVENTS & CONTINGENCY	
108	CLUBHOUSE-SPECIAL EVENTS	-
	Funding for resident-oriented events and programs held at the clubhouse or community areas, including holiday celebrations, socials, and activities.	15,000
109	MISCELLANEOUS CONTINGENCY	-
	Unallocated reserve funds set aside to cover unforeseen or miscellaneous expenses not specifically budgeted elsewhere.	72,154
110	CAPITAL OUTLAY	-
	Funds allocated for significant purchases or construction projects involving new assets or major facility improvements. Includes an amount of \$36,272 for fence	-
111	SPECIAL EVENTS & CONTINGENCY Total	87,154
112	TOTAL EXPENDITURES BEFORE OTHER FINANCING	2,004,580
113	ADDITIONAL SOURCES/(USES) OF FUNDS	
114	OTHER FINANCING	
	INTERFUND TRANSFER (REVENUE)	
	Transfer of funds from other funds to the general operating fund	-
116	INTERFUND TRANSFER (EXPENSE)	
	Transfer of funds from the general operating fund to other funds	201,903
117	ASSET PURCHASE	
	The purchase of assets for the District	-
	OTHER FINANCING Total	201,903
	ADDITIONAL SOURCES/(USES) OF FUNDS Total	

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
40' Phase 3: 17A-3				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,082.76	\$2,143.83 (2)	\$61.07	2.93%
Total	\$3,053.21	\$3,114.28	\$61.07	2.00%
50' Phase 1: 17A-1				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,698.65	\$3,792.17	\$93.52	2.53%
50' Phase 2, 3: 17A-3				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,698.65	\$3,792.17	\$93.52	2.53%
50' Parcels I,G: 21				
Debt Service	\$1,169.94	\$1,169.94 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,699.37	\$3,792.89	\$93.52	2.53%
65' Phase 1: 17A-1				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
Total	\$4,719.43	\$4,861.61	\$142.18	3.01%
65' Phase 2, 3: 17A-3				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
Total	\$4,719.43	\$4,861.61	\$142.18	3.01%
65' Parcels D,G: 21				
Debt Service	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63	\$142.18	4.44%
Total	\$4,720.37	\$4,862.55	\$142.18	3.01%
Villa Phase 1: 17A-1				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$1,636.08	\$1,664.72 (2)	\$28.64	1.75%
Total	\$2,606.53	\$2,635.17	\$28.64	1.10%

(1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

	FY 2027 ADMIN. BUDGET	FY 2027 FIELD BUDGET	FY 2027 TOTAL BUDGET
FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$182,519.00	2,023,963.60	\$2,206,482.60
COLLECTION COSTS @ 6.00%	\$11,650.15	\$129,189.17	\$140,839.31
TOTAL GROSS FY 2027 O&M ASSESSMENT	\$194,169.15	\$2,153,152.77	\$2,347,321.91

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

LOT SIZE		ALLOCATION OF ADMININISTRATIVE ASSESSMENT						ALLOCATION OF FIELD ASSESSMENT							
BOND SERIES		TOTAL UNITS		TOTAL	% TOTAL	TOTAL	ADMIN.		TOTAL	% TOTAL	TOTAL	FIELD	TOTAL	FY 2027 O&M	
REFERENCE	LOT/UNIT SIZE & PHASE	ASSESSED	EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT		EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT	O&M BUDGET	PER LOT
40' 17A-3	Phase 2,3 SF 40'	78	1.00	78.00	9.13%	\$17,734.42	\$227.36		0.80	62.40	6.94%	\$149,484.57	\$1,916.47	\$167,218.99	\$2,143.83
50' 17A-1	Phase 1 SF 50'	71	1.00	71.00	8.31%	\$16,142.87	\$227.36		1.00	71.00	7.90%	\$170,086.61	\$2,395.59	\$186,229.48	\$2,622.95
50' 17A-3	Phase 2,3 SF 50'	190	1.00	190.00	22.25%	\$43,199.23	\$227.36		1.00	190.00	21.14%	\$455,161.35	\$2,395.59	\$498,360.58	\$2,622.95
50' 21	Parcel I D G SF 50'	183	1.00	183.00	21.43%	\$41,607.67	\$227.36		1.00	183.00	20.36%	\$438,392.25	\$2,395.59	\$479,999.93	\$2,622.95
65' 17A-1	Phase 1 SF 65'	101	1.00	101.00	11.83%	\$22,963.80	\$227.36		1.30	131.30	14.61%	\$314,540.45	\$3,114.26	\$337,504.25	\$3,341.63
65' 17A-3	Phase 2,3 SF 65'	80	1.00	80.00	9.37%	\$18,189.15	\$227.36		1.30	104.00	11.57%	\$249,140.95	\$3,114.26	\$267,330.10	\$3,341.63
65' 21	Parcel I D G SF 65'	95	1.00	95.00	11.12%	\$21,599.61	\$227.36		1.30	123.50	13.74%	\$295,854.88	\$3,114.26	\$317,454.49	\$3,341.63
Villa 17A-1	Phase 1 Villa	56	1.00	56.00	6.56%	\$12,732.40	\$227.36		0.60	33.60	3.74%	\$80,491.69	\$1,437.35	\$93,224.10	\$1,664.72
TOTAL		854		854.00	100.00%	\$194,169.15				898.80	100.00%	\$2,153,152.77		\$2,347,321.91	
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$11,650.15)						(\$129,189.17)		(\$140,839.31)	
NET REVENUE TO BE COLLECTED						\$182,519.00						\$2,023,963.60		\$2,206,482.60	

TOTAL DEBT SERVICE REVENUE

LOT SIZE		TOTAL # OF LOTS ASSESSED			TOTAL EXPECTED REVENUE		
BOND SERIES		SERIES	SERIES	SERIES	SERIES	SERIES	SERIES
REFERENCE	LOT/UNIT SIZE & PHASE	2017 A-1	2017 A-3	2021	2017 A-1	2017 A-3	2021
40' 17A-3	Phase 2,3 SF 40'	0	78	0	\$0.00	\$75,695.10	\$0.00
50' 17A-1	Phase 1 SF 50'	70	0	0	\$81,845.40	\$0.00	\$0.00
50' 17A-3	Phase 2,3 SF 50'	0	190	0	\$0.00	\$222,151.80	\$0.00
50' 21	Parcel I D G SF 50'	0	0	183	\$0.00	\$0.00	\$214,099.02
65' 17A-1	Phase 1 SF 65'	101	0	0	\$153,517.98	\$0.00	\$0.00
65' 17A-3	Phase 2,3 SF 65'	0	80	0	\$0.00	\$121,598.40	\$0.00
65' 21	Parcel I D G SF 65'	0	0	95	\$0.00	\$0.00	\$144,487.40
Villa 17A-1	Phase 1 Villa	56	0	0	\$54,345.20	\$0.00	\$0.00
TOTAL		227	348	278	\$289,708.58	\$419,445.30	\$358,586.42
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)					(\$17,382.51)	(\$25,166.72)	(\$21,515.19)
NET REVENUE TO BE COLLECTED					\$272,326.07	\$394,278.58	\$337,071.23

FY 2027 PER UNIT ANNUAL ASSESSMENTS

LOT/UNIT SIZE & PHASE	DEBT SERVICE (1)			FY 2027 O&M	TOTAL (2)
	SERIES 2017 A-1	SERIES 2017 A-3	SERIES 2021		
Phase 2,3 SF 40'	\$0.00	\$970.45	\$0.00	\$2,143.83	\$3,114.28
Phase 1 SF 50'	\$1,169.22	\$0.00	\$0.00	\$2,622.95	\$3,792.17
Phase 2,3 SF 50'	\$0.00	\$1,169.22	\$0.00	\$2,622.95	\$3,792.17
Parcel I D G SF 50'	\$0.00	\$0.00	\$1,169.94	\$2,622.95	\$3,792.89
Phase 1 SF 65'	\$1,519.98	\$0.00	\$0.00	\$3,341.63	\$4,861.61
Phase 2,3 SF 65'	\$0.00	\$1,519.98	\$0.00	\$3,341.63	\$4,861.61
Parcel I D G SF 65'	\$0.00	\$0.00	\$1,520.92	\$3,341.63	\$4,862.55
Phase 1 Villa	\$970.45	\$0.00	\$0.00	\$1,664.72	\$2,635.17

(2) Annual assessment that will appear on the November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

EXHIBIT 27

RETURN TO AGENDA

RESOLUTION 2026-16
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the K-Bar Ranch II Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes* [ALTERNATIVE IF NEW CDD W/O WEBSITE YET: the District Manager will post the Proposed Budget on the District's website in accordance with Chapter 189, *Florida Statutes*]; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the K-Bar Ranch II Community Development District for the Fiscal Year Ending September 30, 2027."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 19 DAY OF August, 2026.

ATTEST:

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

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET



STATEMENT 1

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FY 2027 PROPOSED BUDGET

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
1 REVENUES							
2 SPECIAL ASSESSMENTS							
3 SPECIAL ASSESSMENTS VIA TAX ROLL	1,695,515	1,867,963	2,049,022	2,004,580	1,952,760	2,004,580	-
4 TAX ROLL FOR TRANSFER TO RESERVE FUND	-	-	-	-	-	201,903	201,903
5 SPECIAL ASSESSMENTS Total	1,695,515	1,867,963	2,049,022	2,004,580	1,952,760	2,206,483	201,903
6 INTEREST INCOME							
7 INTEREST INCOME	12,676	27,514	39,218	-	22,714	-	-
8 INTEREST INCOME Total	12,676	27,514	39,218	-	22,714	-	-
9 PRIOR YEAR BALANCE							
10 FUND BALANCE FORWARD - UNASSIGNED	-	-	-	495,233	-	-	(495,233)
11 PRIOR YEAR BALANCE Total	-	-	-	495,233	-	-	(495,233)
12 OTHER MISC. REVENUES							
13 MISCELLANEOUS REVENUES	37,682	18,525	14,861	-	7,488	-	-
14 OTHER MISC. REVENUES Total	37,682	18,525	14,861	-	7,488	-	-
15 REVENUES Total	1,745,873	1,914,002	2,103,101	2,499,813	1,982,962	2,206,483	(293,330)
16 EXPENDITURES							
17 FINANCE AND ADMINISTRATIVE							
18 SUPERVISORS FEES	8,342	8,800	13,400	13,000	5,200	14,000	1,000
19 ADMINISTRATIVE SERVICES	4,820	5,061	5,061	5,213	2,404	2,404	(2,809)
20 DISTRICT MANAGEMENT	21,563	22,352	22,642	23,321	11,317	21,234	(2,087)
21 DISTRICT ENGINEER	8,998	18,605	26,971	17,000	25,658	32,000	15,000
22 ASSESSMENT ROLL	5,200	5,460	5,460	5,624	5,187	5,187	(437)
23 FINANCIAL & REVENUE COLLECTIONS	5,200	5,460	5,460	5,624	2,594	5,187	(437)
24 ACCOUNTING SERVICES	19,282	20,246	20,246	20,853	9,617	19,234	(1,619)
25 AUDITING SERVICES	6,000	4,840	4,800	5,000	-	5,500	500
26 MISCELLANEOUS FEES & MAILINGS	996	-	-	-	-	1,500	1,500
27 PUBLIC OFFICIALS LIABILITY INSURANCE	2,733	2,829	3,027	4,105	3,209	3,519	(586)
28 BANK FEES & CREDIT CARD FEES	1,417	1,007	1,308	1,100	1,168	1,400	300
29 DUES, LICENSES & FEES	242	175	1,571	500	375	2,250	1,750
30 LEGAL ADVERTISING	8,633	4,987	1,309	5,000	302	1,500	(3,500)
31 WEBSITE FEES & FOR REMEDIATION	3,001	2,737	2,738	4,378	2,138	2,800	(1,578)

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
32	DISTRICT COUNSEL	44,135	84,481	116,276	35,000	22,166	55,000	20,000
33	LITIGATION.MEDIATION	-	-	-	75,000	140,281	-	(75,000)
34	FINANCE AND ADMINISTRATIVE Total	140,562	187,040	230,269	220,718	231,616	172,715	(48,003)
35	DEBT ADMINISTRATION							
36	DISSEMINATION AGENT	6,000	6,000	6,000	6,000	3,000	2,404	(3,596)
37	TRUSTEE FEES	7,927	10,961	11,044	10,040	10,034	6,500	(3,540)
38	ARBITRAGE REBATE CALCULATION	900	900	450	900	-	900	-
39	DEBT ADMINISTRATION Total	14,827	17,861	17,494	16,940	13,034	9,804	(7,136)
40	SECURITY OPERATIONS							
41	GATE MAINTENANCE & REPAIRS	40,567	52,068	69,995	60,000	9,122	25,000	(35,000)
42	GATE INTERNET	-	-	-	-	9,964	15,000	15,000
43	SECURITY MONITORING SERVICES	140,967	134,480	32,029	51,734	23,351	51,224	(510)
44	SECURITY OPERATION Total	181,534	186,548	102,024	111,734	42,437	91,224	(20,510)
45	ELECTRIC UTILITY SERVICES							
46	UTILITY SERVICES	80,313	92,973	86,344	95,000	38,395	97,850	2,850
47	UTILITY-RECREATION FACILITIES	17,998	18,804	15,046	40,000	7,060	40,800	800
48	UTILITY-STREET LIGHTS	149,049	147,955	180,416	175,000	96,149	183,750	8,750
49	ELECTRIC UTILITY SERVICES Total	247,360	259,732	281,806	310,000	141,604	322,400	12,400
50	GARBAGE/SOLID WASTE CONTROL SERVICES							
51	GARBAGE-RECREATION FACILITY	2,925	3,198	5,798	6,000	4,266	8,700	2,700
52	GARBAGE/SOLID WASTE CONTROL SERVICES Total	2,925	3,198	5,798	6,000	4,266	8,700	2,700
53	WATER-SEWER COMBINATION SERVICES							
54	UTILITY SERVICES - WATER	1,913	2,319	9,634	3,500	13,253	28,800	25,300
55	WATER-SEWER COMBINATION SERVICES Total	1,913	2,319	9,634	3,500	13,253	28,800	25,300
56	STORM WATER CONTROL							
57	AQUATIC MAINTENANCE	44,460	49,253	58,320	58,320	29,160	60,653	2,333
58	LAKE/POND BANK MAINTENANCE & REPAIR	4,600	1,490	908	5,000	908	5,000	-
59	STORMWATER ASSESSMENTS	-	-	-	-	9,070	9,100	9,100
60	WETLAND MONITORING & MAINTENANCE	4,739	4,308	-	5,000	-	5,000	-
61	STORM WATER CONTROL Total	53,799	55,051	59,228	68,320	39,138	79,753	11,433

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
62	OTHER PHYSICAL ENVIRONMENT							
63	PROPERTY INSURANCE	28,300	42,791	42,221	50,099	41,688	41,584	(8,515)
64	GENERAL LIABILITY INSURANCE	3,341	3,458	3,700	4,163	3,996	3,530	(633)
65	ENTRY AND WALLS REPAIRS & MAINTENANCE	10,375	4,698	-	8,000	-	8,000	-
66	LANDSCAPE MAINTENANCE	425,206	376,872	437,416	400,000	239,285	459,063	59,063
67	WELL MAINTENANCE	37,924	9,509	11,438	15,000	-	15,000	-
68	TREE REMOVAL	-	-	-	25,000	-	25,000	-
69	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	12,749	21,901	7,827	25,000	6,506	25,000	-
70	LANDSCAPE INSPECTION SERVICES	-	10,800	12,000	13,200	6,600	9,600	(3,600)
71	FIRE ANT TREATMENT	-	8,125	7,625	10,000	-	10,000	-
72	HOLIDAY DECORATIONS	16,750	19,148	21,448	25,000	20,198	25,000	-
73	STORM CLEANUP	-	-	-	50,000	-	50,000	-
74	LANDSCAPE- MULCH	42,456	50,000	53,550	55,000	9,360	55,000	-
75	LANDSCAPE ANNUALS	24,411	22,974	43,442	47,093	31,060	40,950	(6,143)
76	FIELD SERVICES	8,800	-	-	-	-	-	-
77	IRRIGATION REPAIR	25,592	20,207	13,042	25,000	8,517	25,000	-
78	WILDLIFE MANAGEMENT SERVICES	-	-	-	5,000	-	5,000	-
79	RUST PREVENTION	19,700	16,900	26,520	19,140	11,890	28,454	9,314
80	OTHER PHYSICAL ENVIRONMENT Total	655,604	607,383	680,229	776,695	379,100	826,182	49,487
81	ROAD & STREET FACILITIES							
82	PARKING LOT REPAIR & MAINTENANCE	-	-	-	1,500	-	1,500	-
83	ROADWAY REPAIR & MAINTENANCE	-	-	-	5,000	-	5,000	-
84	SIDEWALK MAINTENANCE & REPAIR	-	-	-	5,000	-	5,000	-
85	STREET SIGN REPAIR & MAINTENANCE	-	-	-	500	-	500	-
86	ROAD & STREET FACILITIES Total	-	-	-	12,000	-	12,000	-

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
87	PARK & RECREATION							
88	MANAGEMENT CONTRACT	180,822	214,591	210,333	278,284	79,032	263,605	(14,679)
89	LIGHTING REPLACEMENT	627	3,997	22	2,500	28	2,500	-
90	CLUBHOUSE MAINTENANCE & REPAIR	5,528	11,465	20,845	10,000	1,386	15,000	5,000
91	OFFICE SUPPLIES	3,140	3,536	2,160	2,500	3,408	2,500	-
92	TENNIS COURT MAINTENANCE & SUPPLIES	869	-	-	-	-	3,000	3,000
93	CLUBHOUSE- FACILITY JANITORIAL SERVICE	2,728	-	-	-	-	-	-
94	POOL SERVICE CONTRACT	19,800	27,240	34,080	34,080	17,040	35,443	1,363
95	POOL PERMITS	275	275	275	300	-	300	-
96	POOL REPAIR & MAINTENANCE	239	4,955	11,962	6,500	147	6,500	-
97	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	3,314	1,198	18,413	3,500	-	3,500	-
98	FURNITURE REPAIR/REPLACEMENT	140	-	117	12,500	-	12,500	-
99	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	-	-	-	500	6,415	2,500	2,000
100	TELEPHONE, CABLE & INTERNET	3,939	3,190	3,480	4,000	1,993	4,000	-
101	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE	240	7,456	944	5,000	304	5,000	-
102	PEST CONTROL & TERMITE BOND	1,165	1,099	996	3,509	426	1,500	(2,009)
103	CLUBHOUSE SUPPLIES	4,423	3,486	2,297	3,500	1,581	3,500	-
104	UTILITY GOLF CART MAINTENANCE	-	1,225	1,119	1,500	154	3,500	2,000
105	DOG WASTE STATION SUPPLIES & MAINTENANCE	210	-	1,054	500	465	1,000	500
106	PARK & RECREATION Total	227,459	283,713	308,097	368,673	112,379	365,848	(2,825)
107	SPECIAL EVENTS & CONTINGENCY							
108	CLUBHOUSE-SPECIAL EVENTS	4,968	7,570	6,337	15,000	4,289	15,000	-
109	MISCELLANEOUS CONTINGENCY	27,569	9,880	1,354	165,233	7,407	72,154	(93,079)
110	CAPITAL OUTLAY	-	140,053	111,465	-	-	-	-
111	SPECIAL EVENTS & CONTINGENCY Total	32,537	157,503	119,156	180,233	11,696	87,154	(93,079)
112	TOTAL EXPENDITURES BEFORE OTHER FINANCING	1,558,520	1,760,348	1,813,735	2,074,813	988,524	2,004,580	(70,233)
113	ADDITIONAL SOURCES/(USES) OF FUNDS							
114	OTHER FINANCING							
115	Special	-	-	139,968	-	-	-	-
116	INTERFUND TRANSFER (EXPENSE)			(23,396)	425,000	-	201,903	(223,097)
117	ASSET PURCHASE			(329,170)	-	-	-	-
118	OTHER FINANCING Total	-	-	(212,598)	425,000	-	201,903	(223,097)
119	TOTAL EXPENDITURES	1,558,520	1,760,348	2,026,333	2,499,813	988,524	2,206,483	(293,330)
120								
121	NET CHANGE IN FUND BALANCE	187,353	153,654	76,768	-	994,438	0	0

STATEMENT 2

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

	FY 2026 AMENDED	FY 2027 PROPOSED	VARIANCE
REVENUES			
INTEREST	-	-	-
SPECIAL ASSESSMENTS	120,000	-	(120,000)
REVENUES Total	120,000	-	(120,000)
EXPENDITURES			
CAPITAL RESERVES	-	-	-
INCREASE IN FUND BALANCE	545,000	201,903	(343,097)
EXPENDITURES Total	545,000	201,903	(343,097)
OTHER FINANCING SOURCES & USES			
TRANSFER IN - GENERAL FUND	425,000	201,903	(223,097)
OTHER FINANCING SOURCES & USES Total	425,000	201,903	(223,097)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	-	-	-
FUND BALANCES			
FUND BALANCE BEGINNING	300,112	965,112	
INCREASE IN FUND BALANCE	665,000	201,903	
FUND BALANCES Total	965,112	1,167,015	
Balance Recommended by Reserve Study	1,107,199	1,306,095	
Underfunded	142,087	139,080	

STATEMENT 3

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	DESCRIPTION	AMOUNT
16	EXPENDITURES	
17	FINANCE AND ADMINISTRATIVE	
18	SUPERVISORS FEES	
	Compensation paid to elected members of the CDD Board of Supervisors for attending officially scheduled meetings, as authorized by Florida Statutes.	14,000
19	ADMINISTRATIVE SERVICES	
	Costs associated with providing administrative support to the District, including preparation of meeting agendas, minutes, correspondence, and records management.	2,404
20	DISTRICT MANAGEMENT	
	Professional management services provided by a licensed firm responsible for overseeing the District's day-to-day operations, vendor coordination, board support, and statutory compliance.	21,234
21	DISTRICT ENGINEER	
	Fees for the District's consulting engineer who provides technical services including infrastructure inspections, preparation of bid specifications, project oversight, and compliance with regulatory requirements.	32,000
22	ASSESSMENT ROLL	
	Expenses related to the preparation and certification of the annual assessment roll, which determines each property owner's share of the District's operating and debt service costs.	5,187
23	FINANCIAL & REVENUE COLLECTIONS	
	Costs incurred for the administration and collection of assessments, including coordination with the county tax collector and monitoring of payments.	5,187
24	ACCOUNTING SERVICES	
	Charges for preparing the District's financial statements, general ledger maintenance, accounts payable processing, and financial reporting in accordance with governmental standards.	19,234
25	AUDITING SERVICES	
	Professional fees for the annual independent audit of the District's financial records, as required by Florida Statutes.	5,500
26	MISCELLANEOUS MAILINGS	
	Postage and material costs for District-wide mailings such as public hearing notices, budget summaries, meeting announcements, and regulatory correspondence.	1,500
27	PUBLIC OFFICIALS LIABILITY INSURANCE	
	Insurance coverage protecting the District and its Board members from claims arising from alleged wrongful acts while performing their official duties.	3,519

	DESCRIPTION	AMOUNT
28	BANK FEES & CREDIT CARD FEES	
	Charges incurred for banking services, including account maintenance, check processing, wire transfers, and other financial transactions related to District operations.	1,400
29	DUES, LICENSES & FEES	
	Annual fees required for the District to remain in good standing with state and regulatory entities, including Florida Department of Economic Opportunity (DEO) and other applicable agencies such as Hillsborough County Tax Collector	2,250
30	LEGAL ADVERTISING	
	Costs for publishing statutorily required public notices in a local newspaper, such as budget hearings, meeting schedules, and rule adoptions, in compliance with Florida law.	1,500
31	WEBSITE FEES & FOR REMEDIATION	
	Expenses for hosting, maintaining, and updating the District's official website, as well as remediating documents to ensure ongoing ADA compliance.	2,800
32	DISTRICT COUNSEL	
	Legal services provided by the District's attorney, including contract reviews, legal guidance to the Board, and representation in matters related to governance and operations.	55,000
33	LITIGATION.MEDIATION	
	Legal services provided by the District's attorney for litigation	-
34	FINANCE AND ADMINISTRATIVE Total	172,715
	Fees paid to a designated agent responsible for submitting the District's financial and operating disclosures to bondholders and regulatory agencies, as required by continuing disclosure agreements.	2,404
37	TRUSTEE FEES	
	Annual fees paid to the bond trustee (usually a bank or financial institution) for administering the District's bond accounts, processing debt service payments, and maintaining compliance with trust indenture provisions.	6,500
38	ARBITRAGE REBATE CALCULATION	
	Professional services for calculating arbitrage liability on tax-exempt bonds to ensure the District remains compliant with IRS regulations and avoids penalties.	900
39	DEBT ADMINISTRATION Total	9,804
40	SECURITY OPERATIONS	
41	GATE MAINTENANCE & REPAIRS	
	Costs associated with hiring local law enforcement officers to provide supplemental security patrols and community presence during peak hours or special events and serve in the off duty capacity	25,000
42	GATE INTERNET	
	Costs Associated with the Internet Provided at the Gates For Access	15,000
43	SECURITY MONITORING SERVICES	
	Costs associated with maintaining the security monitoring service in the District The monthly amount is \$3,602 and a quarterly billing is \$2,000 for preventive guard maintenance	51,224

	DESCRIPTION	AMOUNT
44	SECURITY OPERATION Total	91,224
45	ELECTRIC UTILITY SERVICES	
46	UTILITY SERVICES	
	Expenses for electric, water, and other utility services required for the general operation of District infrastructure and common areas.	97,850
47	UTILITY-RECREATION FACILITIES	
	Utility charges specifically related to the operation of recreation amenities such as clubhouses, pools, and sports courts.	40,800
48	UTILITY-STREET LIGHTS	
	Electric service fees for streetlights throughout the District to ensure roadway and pedestrian safety.	183,750
49	ELECTRIC UTILITY SERVICES Total	322,400
50	GARBAGE/SOLID WASTE CONTROL SERVICES	
51	GARBAGE-RECREATION FACILITY	
	Trash collection services dedicated to recreation facilities, including the clubhouse, pools, and parks. Amount increased December 2025	8,700
52	GARBAGE/SOLID WASTE CONTROL SERVICES Total	8,700
53	WATER-SEWER COMBINATION SERVICES	
54	UTILITY SERVICES - WATER	
	Water needed for the continuous operation of District utilities	28,800
55	WATER-SEWER COMBINATION SERVICES Total	28,800
56	STORM WATER CONTROL	
57	AQUATIC MAINTENANCE	
	Ongoing maintenance and treatment of community lakes and ponds to control algae, maintain water quality, and preserve aquatic health. Contract is for \$4,860 monthly with a CPI increase annually. Contract will need to be renewed in March 2027. adjusted for a 4% CPI increase	60,653
58	LAKE/POND BANK MAINTENANCE & REPAIR	
	Repairs and restoration of lake and pond banks due to erosion or storm damage, ensuring structural integrity and aesthetic appeal.	5,000
59	STORMWATER ASSESSMENTS	
	Assessment expenditures from Hillsborough County	9,100
60	WETLAND MONITORING & MAINTENANCE	
	Professional monitoring and upkeep of the District's designated wetland areas to ensure environmental compliance and ecological health.	5,000
61	STORM WATER CONTROL Total	79,753
62	OTHER PHYSICAL ENVIRONMENT	
63	PROPERTY INSURANCE	
	Premiums for property insurance coverage on District-owned facilities and assets, protecting against damage or loss due to fire, weather, or vandalism.	41,584
64	GENERAL LIABILITY INSURANCE	
	Premiums for general liability insurance to protect the District against claims of bodily injury, property damage, or personal injury occurring on District property.	3,530
65	ENTRY AND WALLS REPAIRS & MAINTENANCE	
	Repair and upkeep of community entrance features, perimeter walls, and signage to preserve appearance and structural condition.	8,000
66	LANDSCAPE MAINTENANCE	
	Ongoing landscaping services including mowing, trimming, fertilization, and plant bed maintenance throughout District common areas.	459,063

	DESCRIPTION	AMOUNT
67	WELL MAINTENANCE	
	Routine maintenance and repairs for irrigation wells that support the District's landscape and common area irrigation systems.	15,000
68	TREE REMOVAL	
	The removal of dead or dying trees thruout the District	25,000
69	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	-
	Replacement of damaged, diseased, or aging plants, shrubs, and trees within common areas and along community roadways.	25,000
70	LANDSCAPE INSPECTION SERVICES	-
	Third-party inspections and reporting to ensure the landscape contractor is meeting performance standards and maintenance expectations.	9,600
71	FIRE ANT TREATMENT	-
	Treatment and control of fire ant infestations within common areas, parks, and recreational spaces to protect residents and property.	10,000
72	HOLIDAY DECORATIONS	-
	Purchase, installation, and removal of holiday lights and decorations at community entrances and designated common areas. Track lighting contract was entered into with a five year term in September 2023. The annual payment is \$12,898. The remaining annual payment amount of \$6,250 is related to additional wreath decorations thruout the District. An additinal amount is set aside for any other decorations that may be deemed necessary.	25,000
73	STORM CLEANUP	-
	The cleanup associated with the impacts of storms and hurricanes on District property	50,000
74	LANDSCAPE- MULCH	-

DESCRIPTION		AMOUNT
	Periodic application of mulch to plant beds for weed control, moisture retention, and enhancement of community aesthetics.	55,000
75	LANDSCAPE ANNUALS	-
	Installation and seasonal replacement of flowering annual plants in high-visibility locations such as entrances and amenity centers. Contractor shall install 500 (4") annuals up to 4 times per year	40,950
76	FIELD SERVICES	-
	This category is no longer utilized as it has moved to landscape inspection services	-
77	IRRIGATION REPAIR	
	Costs for the repair and replacement of irrigation system components, including valves, pumps, sprinkler heads, and controllers.	25,000
78	WILDLIFE MANAGEMENT SERVICES	
	Contracted services for the humane removal, relocation, or management of wildlife that may pose safety or property concerns within the District.	5,000
79	RUST PREVENTION	
	Treatment systems and products used to prevent rust staining on buildings, sidewalks, and landscape features caused by irrigation using well water.	28,454
80	OTHER PHYSICAL ENVIRONMENT Total	826,182
81	ROAD & STREET FACILITIES	
82	PARKING LOT REPAIR & MAINTENANCE	
	Expenses related to the repair and maintenance of the amenity parking lot	1,500
83	ROADWAY REPAIR & MAINTENANCE	
	Expenses for the repair and upkeep of community roadways, including asphalt patching, signage, striping, and minor resurfacing work.	5,000
84	SIDEWALK MAINTENANCE & REPAIR	
	Expenses related to the maintenance and repairs of District owned sidewalks	5,000
85	STREET SIGN REPAIR & MAINTENANCE	
	Expenses related to the maintenance and repairs of District owned signage	500
86	ROAD & STREET FACILITIES Total	12,000
87	PARK & RECREATION	
88	MANAGEMENT CONTRACT	-
	Payment for professional management services provided under contract to oversee the District's operations, vendors, compliance, and Board support.	263,605
89	LIGHTING REPLACEMENT	-
	Expenses related to the repairs and maintenance of the lighting at the amenity center	2,500
90	CLUBHOUSE MAINTENANCE & REPAIR	-
	General maintenance and repair for clubhouse items	15,000
91	OFFICE SUPPLIES	-
	The costs related to purchase of basic office supplies for the amenity center	2,500
92	TENNIS COURT MAINTENANCE & SUPPLIES	-
	Expenses related to the maintenance and repair of the infrastructure related to the tennis facility	3,000
93	CLUBHOUSE- FACILITY JANITORIAL SERVICE	-
	Routine janitorial services for cleaning and sanitizing the clubhouse facilities, including restrooms, floors, and common areas.	-
94	POOL SERVICE CONTRACT	-

DESCRIPTION		AMOUNT
	Contracted services for regular cleaning, chemical balancing, and maintenance of community pools to ensure safety and regulatory compliance. Th District contracts with Suncoast for \$2,300 per month	35,443
95	POOL PERMITS	
	Permit fees required by local or state health departments for operation of public swimming pools within the District.	300
96	POOL REPAIR & MAINTENANCE	-
	Expenses related to maaintenance and repair of pool related needs	6,500
97	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	
	Scheduled service and emergency repairs for HVAC systems in District-owned facilities to ensure climate control and equipment efficiency.	3,500
98	FURNITURE REPAIR/REPLACEMENT	
	Costs for repairing or replacing worn or damaged furniture in community amenities, including the clubhouse and common areas.	12,500
99	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	-
	Repairs and upkeep of playground structures, surfacing, and safety features to maintain usability and comply with safety standards.	2,500
100	TELEPHONE, CABLE & INTERNET	-
	Monthly service charges and equipment support for telephone, fax, and internet connections at District facilities and amenities. Brighthouse approximates \$750 per month	4,000
101	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE	-
	Ongoing maintenance and minor repairs of athletic courts, parks, and decorative fountains to ensure usability and visual appeal.	5,000
102	PEST CONTROL & TERMITE BOND	-
	Scheduled pest control services and termite protection to safeguard District facilities and landscaped areas from infestation and structural damage. Contract provides for quarterly payment of \$142. Additional expenses for any additional pest control services that may be warranted	1,500
103	CLUBHOUSE SUPPLIES	-
	Purchase of general cleaning supplies for the maintenance of the clubhouse area	3,500
104	UTILITY GOLF CART MAINTENANCE	-
	Routine maintenance and repair costs for District-owned vehicles used by staff for community operations and inspections. Inclusive of gas for the cart	3,500
105	DOG WASTE STATION SUPPLIES & MAINTENANCE	
	Expenses for purchasing and restocking dog waste bags and supplies for community dog waste stations to support cleanliness and resident compliance.	1,000

	DESCRIPTION	AMOUNT
106	PARK & RECREATION Total	365,848
107	SPECIAL EVENTS & CONTINGENCY	
108	CLUBHOUSE-SPECIAL EVENTS	-
	Funding for resident-oriented events and programs held at the clubhouse or community areas, including holiday celebrations, socials, and activities.	15,000
109	MISCELLANEOUS CONTINGENCY	-
	Unallocated reserve funds set aside to cover unforeseen or miscellaneous expenses not specifically budgeted elsewhere.	72,154
110	CAPITAL OUTLAY	-
	Funds allocated for significant purchases or construction projects involving new assets or major facility improvements. Includes an amount of \$36,272 for fence	-
111	SPECIAL EVENTS & CONTINGENCY Total	87,154
112	TOTAL EXPENDITURES BEFORE OTHER FINANCING	2,004,580
113	ADDITIONAL SOURCES/(USES) OF FUNDS	
114	OTHER FINANCING	
	INTERFUND TRANSFER (REVENUE)	
	Transfer of funds from other funds to the general operating fund	-
116	INTERFUND TRANSFER (EXPENSE)	
	Transfer of funds from the general operating fund to other funds	201,903
117	ASSET PURCHASE	
	The purchase of assets for the District	-
	OTHER FINANCING Total	201,903
	ADDITIONAL SOURCES/(USES) OF FUNDS Total	

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
40' Phase 3: 17A-3				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,082.76	\$2,143.83 (2)	\$61.07	2.93%
Total	\$3,053.21	\$3,114.28	\$61.07	2.00%
50' Phase 1: 17A-1				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,698.65	\$3,792.17	\$93.52	2.53%
50' Phase 2, 3: 17A-3				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,698.65	\$3,792.17	\$93.52	2.53%
50' Parcels I,G: 21				
Debt Service	\$1,169.94	\$1,169.94 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,699.37	\$3,792.89	\$93.52	2.53%
65' Phase 1: 17A-1				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
Total	\$4,719.43	\$4,861.61	\$142.18	3.01%
65' Phase 2, 3: 17A-3				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
Total	\$4,719.43	\$4,861.61	\$142.18	3.01%
65' Parcels D,G: 21				
Debt Service	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63	\$142.18	4.44%
Total	\$4,720.37	\$4,862.55	\$142.18	3.01%
Villa Phase 1: 17A-1				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$1,636.08	\$1,664.72 (2)	\$28.64	1.75%
Total	\$2,606.53	\$2,635.17	\$28.64	1.10%

(1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

	FY 2027 ADMIN. BUDGET	FY 2027 FIELD BUDGET	FY 2027 TOTAL BUDGET
FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$182,519.00	2,023,963.60	\$2,206,482.60
COLLECTION COSTS @ 6.00%	\$11,650.15	\$129,189.17	\$140,839.31
TOTAL GROSS FY 2027 O&M ASSESSMENT	\$194,169.15	\$2,153,152.77	\$2,347,321.91

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

LOT SIZE		ALLOCATION OF ADMININISTRATIVE ASSESSMENT						ALLOCATION OF FIELD ASSESSMENT							
BOND SERIES		TOTAL UNITS		TOTAL	% TOTAL	TOTAL	ADMIN.		TOTAL	% TOTAL	TOTAL	FIELD	TOTAL	FY 2027 O&M	
REFERENCE	LOT/UNIT SIZE & PHASE	ASSESSED	EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT		EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT	O&M BUDGET	PER LOT
40' 17A-3	Phase 2,3 SF 40'	78	1.00	78.00	9.13%	\$17,734.42	\$227.36		0.80	62.40	6.94%	\$149,484.57	\$1,916.47	\$167,218.99	\$2,143.83
50' 17A-1	Phase 1 SF 50'	71	1.00	71.00	8.31%	\$16,142.87	\$227.36		1.00	71.00	7.90%	\$170,086.61	\$2,395.59	\$186,229.48	\$2,622.95
50' 17A-3	Phase 2,3 SF 50'	190	1.00	190.00	22.25%	\$43,199.23	\$227.36		1.00	190.00	21.14%	\$455,161.35	\$2,395.59	\$498,360.58	\$2,622.95
50' 21	Parcel I D G SF 50'	183	1.00	183.00	21.43%	\$41,607.67	\$227.36		1.00	183.00	20.36%	\$438,392.25	\$2,395.59	\$479,999.93	\$2,622.95
65' 17A-1	Phase 1 SF 65'	101	1.00	101.00	11.83%	\$22,963.80	\$227.36		1.30	131.30	14.61%	\$314,540.45	\$3,114.26	\$337,504.25	\$3,341.63
65' 17A-3	Phase 2,3 SF 65'	80	1.00	80.00	9.37%	\$18,189.15	\$227.36		1.30	104.00	11.57%	\$249,140.95	\$3,114.26	\$267,330.10	\$3,341.63
65' 21	Parcel I D G SF 65'	95	1.00	95.00	11.12%	\$21,599.61	\$227.36		1.30	123.50	13.74%	\$295,854.88	\$3,114.26	\$317,454.49	\$3,341.63
Villa 17A-1	Phase 1 Villa	56	1.00	56.00	6.56%	\$12,732.40	\$227.36		0.60	33.60	3.74%	\$80,491.69	\$1,437.35	\$93,224.10	\$1,664.72
TOTAL		854		854.00	100.00%	\$194,169.15				898.80	100.00%	\$2,153,152.77		\$2,347,321.91	
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$11,650.15)						(\$129,189.17)		(\$140,839.31)	
NET REVENUE TO BE COLLECTED						\$182,519.00						\$2,023,963.60		\$2,206,482.60	

TOTAL DEBT SERVICE REVENUE

LOT SIZE		TOTAL # OF LOTS ASSESSED			TOTAL EXPECTED REVENUE		
BOND SERIES		SERIES	SERIES	SERIES	SERIES	SERIES	SERIES
REFERENCE	LOT/UNIT SIZE & PHASE	2017 A-1	2017 A-3	2021	2017 A-1	2017 A-3	2021
40' 17A-3	Phase 2,3 SF 40'	0	78	0	\$0.00	\$75,695.10	\$0.00
50' 17A-1	Phase 1 SF 50'	70	0	0	\$81,845.40	\$0.00	\$0.00
50' 17A-3	Phase 2,3 SF 50'	0	190	0	\$0.00	\$222,151.80	\$0.00
50' 21	Parcel I D G SF 50'	0	0	183	\$0.00	\$0.00	\$214,099.02
65' 17A-1	Phase 1 SF 65'	101	0	0	\$153,517.98	\$0.00	\$0.00
65' 17A-3	Phase 2,3 SF 65'	0	80	0	\$0.00	\$121,598.40	\$0.00
65' 21	Parcel I D G SF 65'	0	0	95	\$0.00	\$0.00	\$144,487.40
Villa 17A-1	Phase 1 Villa	56	0	0	\$54,345.20	\$0.00	\$0.00
TOTAL		227	348	278	\$289,708.58	\$419,445.30	\$358,586.42
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)					(\$17,382.51)	(\$25,166.72)	(\$21,515.19)
NET REVENUE TO BE COLLECTED					\$272,326.07	\$394,278.58	\$337,071.23

FY 2027 PER UNIT ANNUAL ASSESSMENTS

LOT/UNIT SIZE & PHASE	DEBT SERVICE (1)			FY 2027 O&M	TOTAL (2)
	SERIES 2017 A-1	SERIES 2017 A-3	SERIES 2021		
Phase 2,3 SF 40'	\$0.00	\$970.45	\$0.00	\$2,143.83	\$3,114.28
Phase 1 SF 50'	\$1,169.22	\$0.00	\$0.00	\$2,622.95	\$3,792.17
Phase 2,3 SF 50'	\$0.00	\$1,169.22	\$0.00	\$2,622.95	\$3,792.17
Parcel 1 D G SF 50'	\$0.00	\$0.00	\$1,169.94	\$2,622.95	\$3,792.89
Phase 1 SF 65'	\$1,519.98	\$0.00	\$0.00	\$3,341.63	\$4,861.61
Phase 2,3 SF 65'	\$0.00	\$1,519.98	\$0.00	\$3,341.63	\$4,861.61
Parcel 1 D G SF 65'	\$0.00	\$0.00	\$1,520.92	\$3,341.63	\$4,862.55
Phase 1 Villa	\$970.45	\$0.00	\$0.00	\$1,664.72	\$2,635.17

(1) Annual debt service assessment per lot adopted in connection with the K-Bar Ranch II CDD Series 2017A-1, Series 2017A-3 and Series 2021 bond issues. Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

EXHIBIT 28

RETURN TO AGENDA

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
40' Phase 3: 17A-3				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,082.76	\$2,053.94 (2)	(\$28.82)	-1.38%
Total	\$3,053.21	\$3,024.39	(\$28.82)	-0.94%
50' Phase 1: 17A-1				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,512.15 (2)	(\$17.28)	-0.68%
Total	\$3,698.65	\$3,681.37	(\$17.28)	-0.47%
50' Phase 2, 3: 17A-3				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,512.15 (2)	(\$17.28)	-0.68%
Total	\$3,698.65	\$3,681.37	(\$17.28)	-0.47%
50' Parcels I,G: 21				
Debt Service	\$1,169.94	\$1,169.94 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,512.15 (2)	(\$17.28)	-0.68%
Total	\$3,699.37	\$3,682.09	(\$17.28)	-0.47%
65' Phase 1: 17A-1				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,199.45 (2)	(\$0.00)	0.00%
Total	\$4,719.43	\$4,719.43	(\$0.00)	0.00%
65' Phase 2, 3: 17A-3				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,199.45 (2)	(\$0.00)	0.00%
Total	\$4,719.43	\$4,719.43	(\$0.00)	0.00%
65' Parcels D,G: 21				
Debt Service	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,199.45	(\$0.00)	0.00%
Total	\$4,720.37	\$4,720.37	(\$0.00)	0.00%
Villa Phase 1: 17A-1				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$1,636.08	\$1,595.74 (2)	(\$40.34)	-2.47%
Total	\$2,606.53	\$2,566.19	(\$40.34)	-1.55%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
(1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.				
(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Hillsborough County collection costs and early payment discount costs.				

EXHIBIT 29

RETURN TO AGENDA

RESOLUTION 2026-17
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19 DAY OF AUGUST, 2026.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET



STATEMENT 1

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FY 2027 PROPOSED BUDGET

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
1 REVENUES							
2 SPECIAL ASSESSMENTS							
3 SPECIAL ASSESSMENTS VIA TAX ROLL	1,695,515	1,867,963	2,049,022	2,004,580	1,952,760	2,004,580	-
4 TAX ROLL FOR TRANSFER TO RESERVE FUND	-	-	-	-	-	201,903	201,903
5 SPECIAL ASSESSMENTS Total	1,695,515	1,867,963	2,049,022	2,004,580	1,952,760	2,206,483	201,903
6 INTEREST INCOME							
7 INTEREST INCOME	12,676	27,514	39,218	-	22,714	-	-
8 INTEREST INCOME Total	12,676	27,514	39,218	-	22,714	-	-
9 PRIOR YEAR BALANCE							
10 FUND BALANCE FORWARD - UNASSIGNED	-	-	-	495,233	-	-	(495,233)
11 PRIOR YEAR BALANCE Total	-	-	-	495,233	-	-	(495,233)
12 OTHER MISC. REVENUES							
13 MISCELLANEOUS REVENUES	37,682	18,525	14,861	-	7,488	-	-
14 OTHER MISC. REVENUES Total	37,682	18,525	14,861	-	7,488	-	-
15 REVENUES Total	1,745,873	1,914,002	2,103,101	2,499,813	1,982,962	2,206,483	(293,330)
16 EXPENDITURES							
17 FINANCE AND ADMINISTRATIVE							
18 SUPERVISORS FEES	8,342	8,800	13,400	13,000	5,200	14,000	1,000
19 ADMINISTRATIVE SERVICES	4,820	5,061	5,061	5,213	2,404	2,404	(2,809)
20 DISTRICT MANAGEMENT	21,563	22,352	22,642	23,321	11,317	21,234	(2,087)
21 DISTRICT ENGINEER	8,998	18,605	26,971	17,000	25,658	32,000	15,000
22 ASSESSMENT ROLL	5,200	5,460	5,460	5,624	5,187	5,187	(437)
23 FINANCIAL & REVENUE COLLECTIONS	5,200	5,460	5,460	5,624	2,594	5,187	(437)
24 ACCOUNTING SERVICES	19,282	20,246	20,246	20,853	9,617	19,234	(1,619)
25 AUDITING SERVICES	6,000	4,840	4,800	5,000	-	5,500	500
26 MISCELLANEOUS FEES & MAILINGS	996	-	-	-	-	1,500	1,500
27 PUBLIC OFFICIALS LIABILITY INSURANCE	2,733	2,829	3,027	4,105	3,209	3,519	(586)
28 BANK FEES & CREDIT CARD FEES	1,417	1,007	1,308	1,100	1,168	1,400	300
29 DUES, LICENSES & FEES	242	175	1,571	500	375	2,250	1,750
30 LEGAL ADVERTISING	8,633	4,987	1,309	5,000	302	1,500	(3,500)
31 WEBSITE FEES & FOR REMEDIATION	3,001	2,737	2,738	4,378	2,138	2,800	(1,578)

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
32	DISTRICT COUNSEL	44,135	84,481	116,276	35,000	22,166	55,000	20,000
33	LITIGATION.MEDIATION	-	-	-	75,000	140,281	-	(75,000)
34	FINANCE AND ADMINISTRATIVE Total	140,562	187,040	230,269	220,718	231,616	172,715	(48,003)
35	DEBT ADMINISTRATION							
36	DISSEMINATION AGENT	6,000	6,000	6,000	6,000	3,000	2,404	(3,596)
37	TRUSTEE FEES	7,927	10,961	11,044	10,040	10,034	6,500	(3,540)
38	ARBITRAGE REBATE CALCULATION	900	900	450	900	-	900	-
39	DEBT ADMINISTRATION Total	14,827	17,861	17,494	16,940	13,034	9,804	(7,136)
40	SECURITY OPERATIONS							
41	GATE MAINTENANCE & REPAIRS	40,567	52,068	69,995	60,000	9,122	25,000	(35,000)
42	GATE INTERNET	-	-	-	-	9,964	15,000	15,000
43	SECURITY MONITORING SERVICES	140,967	134,480	32,029	51,734	23,351	51,224	(510)
44	SECURITY OPERATION Total	181,534	186,548	102,024	111,734	42,437	91,224	(20,510)
45	ELECTRIC UTILITY SERVICES							
46	UTILITY SERVICES	80,313	92,973	86,344	95,000	38,395	97,850	2,850
47	UTILITY-RECREATION FACILITIES	17,998	18,804	15,046	40,000	7,060	40,800	800
48	UTILITY-STREET LIGHTS	149,049	147,955	180,416	175,000	96,149	183,750	8,750
49	ELECTRIC UTILITY SERVICES Total	247,360	259,732	281,806	310,000	141,604	322,400	12,400
50	GARBAGE/SOLID WASTE CONTROL SERVICES							
51	GARBAGE-RECREATION FACILITY	2,925	3,198	5,798	6,000	4,266	8,700	2,700
52	GARBAGE/SOLID WASTE CONTROL SERVICES Total	2,925	3,198	5,798	6,000	4,266	8,700	2,700
53	WATER-SEWER COMBINATION SERVICES							
54	UTILITY SERVICES - WATER	1,913	2,319	9,634	3,500	13,253	28,800	25,300
55	WATER-SEWER COMBINATION SERVICES Total	1,913	2,319	9,634	3,500	13,253	28,800	25,300
56	STORM WATER CONTROL							
57	AQUATIC MAINTENANCE	44,460	49,253	58,320	58,320	29,160	60,653	2,333
58	LAKE/POND BANK MAINTENANCE & REPAIR	4,600	1,490	908	5,000	908	5,000	-
59	STORMWATER ASSESSMENTS	-	-	-	-	9,070	9,100	9,100
60	WETLAND MONITORING & MAINTENANCE	4,739	4,308	-	5,000	-	5,000	-
61	STORM WATER CONTROL Total	53,799	55,051	59,228	68,320	39,138	79,753	11,433

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
62	OTHER PHYSICAL ENVIRONMENT							
63	PROPERTY INSURANCE	28,300	42,791	42,221	50,099	41,688	41,584	(8,515)
64	GENERAL LIABILITY INSURANCE	3,341	3,458	3,700	4,163	3,996	3,530	(633)
65	ENTRY AND WALLS REPAIRS & MAINTENANCE	10,375	4,698	-	8,000	-	8,000	-
66	LANDSCAPE MAINTENANCE	425,206	376,872	437,416	400,000	239,285	459,063	59,063
67	WELL MAINTENANCE	37,924	9,509	11,438	15,000	-	15,000	-
68	TREE REMOVAL	-	-	-	25,000	-	25,000	-
69	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	12,749	21,901	7,827	25,000	6,506	25,000	-
70	LANDSCAPE INSPECTION SERVICES	-	10,800	12,000	13,200	6,600	9,600	(3,600)
71	FIRE ANT TREATMENT	-	8,125	7,625	10,000	-	10,000	-
72	HOLIDAY DECORATIONS	16,750	19,148	21,448	25,000	20,198	25,000	-
73	STORM CLEANUP	-	-	-	50,000	-	50,000	-
74	LANDSCAPE- MULCH	42,456	50,000	53,550	55,000	9,360	55,000	-
75	LANDSCAPE ANNUALS	24,411	22,974	43,442	47,093	31,060	40,950	(6,143)
76	FIELD SERVICES	8,800	-	-	-	-	-	-
77	IRRIGATION REPAIR	25,592	20,207	13,042	25,000	8,517	25,000	-
78	WILDLIFE MANAGEMENT SERVICES	-	-	-	5,000	-	5,000	-
79	RUST PREVENTION	19,700	16,900	26,520	19,140	11,890	28,454	9,314
80	OTHER PHYSICAL ENVIRONMENT Total	655,604	607,383	680,229	776,695	379,100	826,182	49,487
81	ROAD & STREET FACILITIES							
82	PARKING LOT REPAIR & MAINTENANCE	-	-	-	1,500	-	1,500	-
83	ROADWAY REPAIR & MAINTENANCE	-	-	-	5,000	-	5,000	-
84	SIDEWALK MAINTENANCE & REPAIR	-	-	-	5,000	-	5,000	-
85	STREET SIGN REPAIR & MAINTENANCE	-	-	-	500	-	500	-
86	ROAD & STREET FACILITIES Total	-	-	-	12,000	-	12,000	-

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
87	PARK & RECREATION							
88	MANAGEMENT CONTRACT	180,822	214,591	210,333	278,284	79,032	263,605	(14,679)
89	LIGHTING REPLACEMENT	627	3,997	22	2,500	28	2,500	-
90	CLUBHOUSE MAINTENANCE & REPAIR	5,528	11,465	20,845	10,000	1,386	15,000	5,000
91	OFFICE SUPPLIES	3,140	3,536	2,160	2,500	3,408	2,500	-
92	TENNIS COURT MAINTENANCE & SUPPLIES	869	-	-	-	-	3,000	3,000
93	CLUBHOUSE- FACILITY JANITORIAL SERVICE	2,728	-	-	-	-	-	-
94	POOL SERVICE CONTRACT	19,800	27,240	34,080	34,080	17,040	35,443	1,363
95	POOL PERMITS	275	275	275	300	-	300	-
96	POOL REPAIR & MAINTENANCE	239	4,955	11,962	6,500	147	6,500	-
97	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	3,314	1,198	18,413	3,500	-	3,500	-
98	FURNITURE REPAIR/REPLACEMENT	140	-	117	12,500	-	12,500	-
99	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	-	-	-	500	6,415	2,500	2,000
100	TELEPHONE, CABLE & INTERNET	3,939	3,190	3,480	4,000	1,993	4,000	-
101	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE	240	7,456	944	5,000	304	5,000	-
102	PEST CONTROL & TERMITE BOND	1,165	1,099	996	3,509	426	1,500	(2,009)
103	CLUBHOUSE SUPPLIES	4,423	3,486	2,297	3,500	1,581	3,500	-
104	UTILITY GOLF CART MAINTENANCE	-	1,225	1,119	1,500	154	3,500	2,000
105	DOG WASTE STATION SUPPLIES & MAINTENANCE	210	-	1,054	500	465	1,000	500
106	PARK & RECREATION Total	227,459	283,713	308,097	368,673	112,379	365,848	(2,825)
107	SPECIAL EVENTS & CONTINGENCY							
108	CLUBHOUSE-SPECIAL EVENTS	4,968	7,570	6,337	15,000	4,289	15,000	-
109	MISCELLANEOUS CONTINGENCY	27,569	9,880	1,354	165,233	7,407	72,154	(93,079)
110	CAPITAL OUTLAY	-	140,053	111,465	-	-	-	-
111	SPECIAL EVENTS & CONTINGENCY Total	32,537	157,503	119,156	180,233	11,696	87,154	(93,079)
112	TOTAL EXPENDITURES BEFORE OTHER FINANCING	1,558,520	1,760,348	1,813,735	2,074,813	988,524	2,004,580	(70,233)
113	ADDITIONAL SOURCES/(USES) OF FUNDS							
114	OTHER FINANCING							
115	Special	-	-	139,968	-	-	-	-
116	INTERFUND TRANSFER (EXPENSE)			(23,396)	425,000	-	201,903	(223,097)
117	ASSET PURCHASE			(329,170)	-	-	-	-
118	OTHER FINANCING Total	-	-	(212,598)	425,000	-	201,903	(223,097)
119	TOTAL EXPENDITURES	1,558,520	1,760,348	2,026,333	2,499,813	988,524	2,206,483	(293,330)
120								
121	NET CHANGE IN FUND BALANCE	187,353	153,654	76,768	-	994,438	0	0

STATEMENT 2

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

	FY 2026 AMENDED	FY 2027 PROPOSED	VARIANCE
REVENUES			
INTEREST	-	-	-
SPECIAL ASSESSMENTS	120,000	-	(120,000)
REVENUES Total	120,000	-	(120,000)
EXPENDITURES			
CAPITAL RESERVES	-	-	-
INCREASE IN FUND BALANCE	545,000	201,903	(343,097)
EXPENDITURES Total	545,000	201,903	(343,097)
OTHER FINANCING SOURCES & USES			
TRANSFER IN - GENERAL FUND	425,000	201,903	(223,097)
OTHER FINANCING SOURCES & USES Total	425,000	201,903	(223,097)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	-	-	-
FUND BALANCES			
FUND BALANCE BEGINNING	300,112	965,112	
INCREASE IN FUND BALANCE	665,000	201,903	
FUND BALANCES Total	965,112	1,167,015	
Balance Recommended by Reserve Study	1,107,199	1,306,095	
Underfunded	142,087	139,080	

STATEMENT 3

K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	DESCRIPTION	AMOUNT
16	EXPENDITURES	
17	FINANCE AND ADMINISTRATIVE	
18	SUPERVISORS FEES	
	Compensation paid to elected members of the CDD Board of Supervisors for attending officially scheduled meetings, as authorized by Florida Statutes.	14,000
19	ADMINISTRATIVE SERVICES	
	Costs associated with providing administrative support to the District, including preparation of meeting agendas, minutes, correspondence, and records management.	2,404
20	DISTRICT MANAGEMENT	
	Professional management services provided by a licensed firm responsible for overseeing the District's day-to-day operations, vendor coordination, board support, and statutory compliance.	21,234
21	DISTRICT ENGINEER	
	Fees for the District's consulting engineer who provides technical services including infrastructure inspections, preparation of bid specifications, project oversight, and compliance with regulatory requirements.	32,000
22	ASSESSMENT ROLL	
	Expenses related to the preparation and certification of the annual assessment roll, which determines each property owner's share of the District's operating and debt service costs.	5,187
23	FINANCIAL & REVENUE COLLECTIONS	
	Costs incurred for the administration and collection of assessments, including coordination with the county tax collector and monitoring of payments.	5,187
24	ACCOUNTING SERVICES	
	Charges for preparing the District's financial statements, general ledger maintenance, accounts payable processing, and financial reporting in accordance with governmental standards.	19,234
25	AUDITING SERVICES	
	Professional fees for the annual independent audit of the District's financial records, as required by Florida Statutes.	5,500
26	MISCELLANEOUS MAILINGS	
	Postage and material costs for District-wide mailings such as public hearing notices, budget summaries, meeting announcements, and regulatory correspondence.	1,500
27	PUBLIC OFFICIALS LIABILITY INSURANCE	
	Insurance coverage protecting the District and its Board members from claims arising from alleged wrongful acts while performing their official duties.	3,519

	DESCRIPTION	AMOUNT
28	BANK FEES & CREDIT CARD FEES	
	Charges incurred for banking services, including account maintenance, check processing, wire transfers, and other financial transactions related to District operations.	1,400
29	DUES, LICENSES & FEES	
	Annual fees required for the District to remain in good standing with state and regulatory entities, including Florida Department of Economic Opportunity (DEO) and other applicable agencies such as Hillsborough County Tax Collector	2,250
30	LEGAL ADVERTISING	
	Costs for publishing statutorily required public notices in a local newspaper, such as budget hearings, meeting schedules, and rule adoptions, in compliance with Florida law.	1,500
31	WEBSITE FEES & FOR REMEDIATION	
	Expenses for hosting, maintaining, and updating the District's official website, as well as remediating documents to ensure ongoing ADA compliance.	2,800
32	DISTRICT COUNSEL	
	Legal services provided by the District's attorney, including contract reviews, legal guidance to the Board, and representation in matters related to governance and operations.	55,000
33	LITIGATION.MEDIATION	
	Legal services provided by the District's attorney for litigation	-
34	FINANCE AND ADMINISTRATIVE Total	172,715
	Fees paid to a designated agent responsible for submitting the District's financial and operating disclosures to bondholders and regulatory agencies, as required by continuing disclosure agreements.	2,404
37	TRUSTEE FEES	
	Annual fees paid to the bond trustee (usually a bank or financial institution) for administering the District's bond accounts, processing debt service payments, and maintaining compliance with trust indenture provisions.	6,500
38	ARBITRAGE REBATE CALCULATION	
	Professional services for calculating arbitrage liability on tax-exempt bonds to ensure the District remains compliant with IRS regulations and avoids penalties.	900
39	DEBT ADMINISTRATION Total	9,804
40	SECURITY OPERATIONS	
41	GATE MAINTENANCE & REPAIRS	
	Costs associated with hiring local law enforcement officers to provide supplemental security patrols and community presence during peak hours or special events and serve in the off duty capacity	25,000
42	GATE INTERNET	
	Costs Associated with the Internet Provided at the Gates For Access	15,000
43	SECURITY MONITORING SERVICES	
	Costs associated with maintaining the security monitoring service in the District The monthly amount is \$3,602 and a quarterly billing is \$2,000 for preventive guard maintenance	51,224

	DESCRIPTION	AMOUNT
44	SECURITY OPERATION Total	91,224
45	ELECTRIC UTILITY SERVICES	
46	UTILITY SERVICES	
	Expenses for electric, water, and other utility services required for the general operation of District infrastructure and common areas.	97,850
47	UTILITY-RECREATION FACILITIES	
	Utility charges specifically related to the operation of recreation amenities such as clubhouses, pools, and sports courts.	40,800
48	UTILITY-STREET LIGHTS	
	Electric service fees for streetlights throughout the District to ensure roadway and pedestrian safety.	183,750
49	ELECTRIC UTILITY SERVICES Total	322,400
50	GARBAGE/SOLID WASTE CONTROL SERVICES	
51	GARBAGE-RECREATION FACILITY	
	Trash collection services dedicated to recreation facilities, including the clubhouse, pools, and parks. Amount increased December 2025	8,700
52	GARBAGE/SOLID WASTE CONTROL SERVICES Total	8,700
53	WATER-SEWER COMBINATION SERVICES	
54	UTILITY SERVICES - WATER	
	Water needed for the continuous operation of District utilities	28,800
55	WATER-SEWER COMBINATION SERVICES Total	28,800
56	STORM WATER CONTROL	
57	AQUATIC MAINTENANCE	
	Ongoing maintenance and treatment of community lakes and ponds to control algae, maintain water quality, and preserve aquatic health. Contract is for \$4,860 monthly with a CPI increase annually. Contract will need to be renewed in March 2027. adjusted for a 4% CPI increase	60,653
58	LAKE/POND BANK MAINTENANCE & REPAIR	
	Repairs and restoration of lake and pond banks due to erosion or storm damage, ensuring structural integrity and aesthetic appeal.	5,000
59	STORMWATER ASSESSMENTS	
	Assessment expenditures from Hillsborough County	9,100
60	WETLAND MONITORING & MAINTENANCE	
	Professional monitoring and upkeep of the District's designated wetland areas to ensure environmental compliance and ecological health.	5,000
61	STORM WATER CONTROL Total	79,753
62	OTHER PHYSICAL ENVIRONMENT	
63	PROPERTY INSURANCE	
	Premiums for property insurance coverage on District-owned facilities and assets, protecting against damage or loss due to fire, weather, or vandalism.	41,584
64	GENERAL LIABILITY INSURANCE	
	Premiums for general liability insurance to protect the District against claims of bodily injury, property damage, or personal injury occurring on District property.	3,530
65	ENTRY AND WALLS REPAIRS & MAINTENANCE	
	Repair and upkeep of community entrance features, perimeter walls, and signage to preserve appearance and structural condition.	8,000
66	LANDSCAPE MAINTENANCE	
	Ongoing landscaping services including mowing, trimming, fertilization, and plant bed maintenance throughout District common areas.	459,063

	DESCRIPTION	AMOUNT
67	WELL MAINTENANCE	
	Routine maintenance and repairs for irrigation wells that support the District's landscape and common area irrigation systems.	15,000
68	TREE REMOVAL	
	The removal of dead or dying trees thruout the District	25,000
69	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	-
	Replacement of damaged, diseased, or aging plants, shrubs, and trees within common areas and along community roadways.	25,000
70	LANDSCAPE INSPECTION SERVICES	-
	Third-party inspections and reporting to ensure the landscape contractor is meeting performance standards and maintenance expectations.	9,600
71	FIRE ANT TREATMENT	-
	Treatment and control of fire ant infestations within common areas, parks, and recreational spaces to protect residents and property.	10,000
72	HOLIDAY DECORATIONS	-
	Purchase, installation, and removal of holiday lights and decorations at community entrances and designated common areas. Track lighting contract was entered into with a five year term in September 2023. The annual payment is \$12,898. The remaining annual payment amount of \$6,250 is related to additional wreath decorations thruout the District. An additinal amount is set aside for any other decorations that may be deemed necessary.	25,000
73	STORM CLEANUP	-
	The cleanup associated with the impacts of storms and hurricanes on District property	50,000
74	LANDSCAPE- MULCH	-

	DESCRIPTION	AMOUNT
	Periodic application of mulch to plant beds for weed control, moisture retention, and enhancement of community aesthetics.	55,000
75	LANDSCAPE ANNUALS	-
	Installation and seasonal replacement of flowering annual plants in high-visibility locations such as entrances and amenity centers. Contractor shall install 500 (4") annuals up to 4 times per year	40,950
76	FIELD SERVICES	-
	This category is no longer utilized as it has moved to landscape inspection services	-
77	IRRIGATION REPAIR	
	Costs for the repair and replacement of irrigation system components, including valves, pumps, sprinkler heads, and controllers.	25,000
78	WILDLIFE MANAGEMENT SERVICES	
	Contracted services for the humane removal, relocation, or management of wildlife that may pose safety or property concerns within the District.	5,000
79	RUST PREVENTION	
	Treatment systems and products used to prevent rust staining on buildings, sidewalks, and landscape features caused by irrigation using well water.	28,454
80	OTHER PHYSICAL ENVIRONMENT Total	826,182
81	ROAD & STREET FACILITIES	
82	PARKING LOT REPAIR & MAINTENANCE	
	Expenses related to the repair and maintenance of the amenity parking lot	1,500
83	ROADWAY REPAIR & MAINTENANCE	
	Expenses for the repair and upkeep of community roadways, including asphalt patching, signage, striping, and minor resurfacing work.	5,000
84	SIDEWALK MAINTENANCE & REPAIR	
	Expenses related to the maintenance and repairs of District owned sidewalks	5,000
85	STREET SIGN REPAIR & MAINTENANCE	
	Expenses related to the maintenance and repairs of District owned signage	500
86	ROAD & STREET FACILITIES Total	12,000
87	PARK & RECREATION	
88	MANAGEMENT CONTRACT	-
	Payment for professional management services provided under contract to oversee the District's operations, vendors, compliance, and Board support.	263,605
89	LIGHTING REPLACEMENT	-
	Expenses related to the repairs and maintenance of the lighting at the amenity center	2,500
90	CLUBHOUSE MAINTENANCE & REPAIR	-
	General maintenance and repair for clubhouse items	15,000
91	OFFICE SUPPLIES	-
	The costs related to purchase of basic office supplies for the amenity center	2,500
92	TENNIS COURT MAINTENANCE & SUPPLIES	-
	Expenses related to the maintenance and repair of the infrastructure related to the tennis facility	3,000
93	CLUBHOUSE- FACILITY JANITORIAL SERVICE	-
	Routine janitorial services for cleaning and sanitizing the clubhouse facilities, including restrooms, floors, and common areas.	-
94	POOL SERVICE CONTRACT	-

DESCRIPTION		AMOUNT
	Contracted services for regular cleaning, chemical balancing, and maintenance of community pools to ensure safety and regulatory compliance. Th District contracts with Suncoast for \$2,300 per month	35,443
95	POOL PERMITS	
	Permit fees required by local or state health departments for operation of public swimming pools within the District.	300
96	POOL REPAIR & MAINTENANCE	-
	Expenses related to maaintenance and repair of pool related needs	6,500
97	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	
	Scheduled service and emergency repairs for HVAC systems in District-owned facilities to ensure climate control and equipment efficiency.	3,500
98	FURNITURE REPAIR/REPLACEMENT	
	Costs for repairing or replacing worn or damaged furniture in community amenities, including the clubhouse and common areas.	12,500
99	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	-
	Repairs and upkeep of playground structures, surfacing, and safety features to maintain usability and comply with safety standards.	2,500
100	TELEPHONE, CABLE & INTERNET	-
	Monthly service charges and equipment support for telephone, fax, and internet connections at District facilities and amenities. Brighthouse approximates \$750 per month	4,000
101	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE	-
	Ongoing maintenance and minor repairs of athletic courts, parks, and decorative fountains to ensure usability and visual appeal.	5,000
102	PEST CONTROL & TERMITE BOND	-
	Scheduled pest control services and termite protection to safeguard District facilities and landscaped areas from infestation and structural damage. Contract provides for quarterly payment of \$142. Additional expenses for any additional pest control services that may be warranted	1,500
103	CLUBHOUSE SUPPLIES	-
	Purchase of general cleaning supplies for the maintenance of the clubhouse area	3,500
104	UTILITY GOLF CART MAINTENANCE	-
	Routine maintenance and repair costs for District-owned vehicles used by staff for community operations and inspections. Inclusive of gas for the cart	3,500
105	DOG WASTE STATION SUPPLIES & MAINTENANCE	
	Expenses for purchasing and restocking dog waste bags and supplies for community dog waste stations to support cleanliness and resident compliance.	1,000

	DESCRIPTION	AMOUNT
106	PARK & RECREATION Total	365,848
107	SPECIAL EVENTS & CONTINGENCY	
108	CLUBHOUSE-SPECIAL EVENTS	-
	Funding for resident-oriented events and programs held at the clubhouse or community areas, including holiday celebrations, socials, and activities.	15,000
109	MISCELLANEOUS CONTINGENCY	-
	Unallocated reserve funds set aside to cover unforeseen or miscellaneous expenses not specifically budgeted elsewhere.	72,154
110	CAPITAL OUTLAY	-
	Funds allocated for significant purchases or construction projects involving new assets or major facility improvements. Includes an amount of \$36,272 for fence	-
111	SPECIAL EVENTS & CONTINGENCY Total	87,154
112	TOTAL EXPENDITURES BEFORE OTHER FINANCING	2,004,580
113	ADDITIONAL SOURCES/(USES) OF FUNDS	
114	OTHER FINANCING	
	INTERFUND TRANSFER (REVENUE)	
	Transfer of funds from other funds to the general operating fund	-
116	INTERFUND TRANSFER (EXPENSE)	
	Transfer of funds from the general operating fund to other funds	201,903
117	ASSET PURCHASE	
	The purchase of assets for the District	-
	OTHER FINANCING Total	201,903
	ADDITIONAL SOURCES/(USES) OF FUNDS Total	

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
40' Phase 3: 17A-3				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,082.76	\$2,143.83 (2)	\$61.07	2.93%
Total	\$3,053.21	\$3,114.28	\$61.07	2.00%
50' Phase 1: 17A-1				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,698.65	\$3,792.17	\$93.52	2.53%
50' Phase 2, 3: 17A-3				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,698.65	\$3,792.17	\$93.52	2.53%
50' Parcels I,G: 21				
Debt Service	\$1,169.94	\$1,169.94 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
Total	\$3,699.37	\$3,792.89	\$93.52	2.53%
65' Phase 1: 17A-1				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
Total	\$4,719.43	\$4,861.61	\$142.18	3.01%
65' Phase 2, 3: 17A-3				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
Total	\$4,719.43	\$4,861.61	\$142.18	3.01%
65' Parcels D,G: 21				
Debt Service	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63	\$142.18	4.44%
Total	\$4,720.37	\$4,862.55	\$142.18	3.01%
Villa Phase 1: 17A-1				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$1,636.08	\$1,664.72 (2)	\$28.64	1.75%
Total	\$2,606.53	\$2,635.17	\$28.64	1.10%

(1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

	FY 2027 ADMIN. BUDGET	FY 2027 FIELD BUDGET	FY 2027 TOTAL BUDGET
FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$182,519.00	2,023,963.60	\$2,206,482.60
COLLECTION COSTS @ 6.00%	\$11,650.15	\$129,189.17	\$140,839.31
TOTAL GROSS FY 2027 O&M ASSESSMENT	\$194,169.15	\$2,153,152.77	\$2,347,321.91

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

LOT SIZE		ALLOCATION OF ADMININISTRATIVE ASSESSMENT						ALLOCATION OF FIELD ASSESSMENT							
BOND SERIES		TOTAL UNITS		TOTAL	% TOTAL	TOTAL	ADMIN.		TOTAL	% TOTAL	TOTAL	FIELD	TOTAL	FY 2027 O&M	
REFERENCE	LOT/UNIT SIZE & PHASE	ASSESSED	EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT		EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT	O&M BUDGET	PER LOT
40' 17A-3	Phase 2,3 SF 40'	78	1.00	78.00	9.13%	\$17,734.42	\$227.36		0.80	62.40	6.94%	\$149,484.57	\$1,916.47	\$167,218.99	\$2,143.83
50' 17A-1	Phase 1 SF 50'	71	1.00	71.00	8.31%	\$16,142.87	\$227.36		1.00	71.00	7.90%	\$170,086.61	\$2,395.59	\$186,229.48	\$2,622.95
50' 17A-3	Phase 2,3 SF 50'	190	1.00	190.00	22.25%	\$43,199.23	\$227.36		1.00	190.00	21.14%	\$455,161.35	\$2,395.59	\$498,360.58	\$2,622.95
50' 21	Parcel I D G SF 50'	183	1.00	183.00	21.43%	\$41,607.67	\$227.36		1.00	183.00	20.36%	\$438,392.25	\$2,395.59	\$479,999.93	\$2,622.95
65' 17A-1	Phase 1 SF 65'	101	1.00	101.00	11.83%	\$22,963.80	\$227.36		1.30	131.30	14.61%	\$314,540.45	\$3,114.26	\$337,504.25	\$3,341.63
65' 17A-3	Phase 2,3 SF 65'	80	1.00	80.00	9.37%	\$18,189.15	\$227.36		1.30	104.00	11.57%	\$249,140.95	\$3,114.26	\$267,330.10	\$3,341.63
65' 21	Parcel I D G SF 65'	95	1.00	95.00	11.12%	\$21,599.61	\$227.36		1.30	123.50	13.74%	\$295,854.88	\$3,114.26	\$317,454.49	\$3,341.63
Villa 17A-1	Phase 1 Villa	56	1.00	56.00	6.56%	\$12,732.40	\$227.36		0.60	33.60	3.74%	\$80,491.69	\$1,437.35	\$93,224.10	\$1,664.72
TOTAL		854		854.00	100.00%	\$194,169.15				898.80	100.00%	\$2,153,152.77		\$2,347,321.91	
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$11,650.15)						(\$129,189.17)		(\$140,839.31)	
NET REVENUE TO BE COLLECTED						\$182,519.00						\$2,023,963.60		\$2,206,482.60	

TOTAL DEBT SERVICE REVENUE

LOT SIZE		TOTAL # OF LOTS ASSESSED			TOTAL EXPECTED REVENUE		
BOND SERIES		SERIES	SERIES	SERIES	SERIES	SERIES	SERIES
REFERENCE	LOT/UNIT SIZE & PHASE	2017 A-1	2017 A-3	2021	2017 A-1	2017 A-3	2021
40' 17A-3	Phase 2,3 SF 40'	0	78	0	\$0.00	\$75,695.10	\$0.00
50' 17A-1	Phase 1 SF 50'	70	0	0	\$81,845.40	\$0.00	\$0.00
50' 17A-3	Phase 2,3 SF 50'	0	190	0	\$0.00	\$222,151.80	\$0.00
50' 21	Parcel I D G SF 50'	0	0	183	\$0.00	\$0.00	\$214,099.02
65' 17A-1	Phase 1 SF 65'	101	0	0	\$153,517.98	\$0.00	\$0.00
65' 17A-3	Phase 2,3 SF 65'	0	80	0	\$0.00	\$121,598.40	\$0.00
65' 21	Parcel I D G SF 65'	0	0	95	\$0.00	\$0.00	\$144,487.40
Villa 17A-1	Phase 1 Villa	56	0	0	\$54,345.20	\$0.00	\$0.00
TOTAL		227	348	278	\$289,708.58	\$419,445.30	\$358,586.42
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)					(\$17,382.51)	(\$25,166.72)	(\$21,515.19)
NET REVENUE TO BE COLLECTED					\$272,326.07	\$394,278.58	\$337,071.23

FY 2027 PER UNIT ANNUAL ASSESSMENTS

LOT/UNIT SIZE & PHASE	DEBT SERVICE (1)			FY 2027 O&M	TOTAL (2)
	SERIES 2017 A-1	SERIES 2017 A-3	SERIES 2021		
Phase 2,3 SF 40'	\$0.00	\$970.45	\$0.00	\$2,143.83	\$3,114.28
Phase 1 SF 50'	\$1,169.22	\$0.00	\$0.00	\$2,622.95	\$3,792.17
Phase 2,3 SF 50'	\$0.00	\$1,169.22	\$0.00	\$2,622.95	\$3,792.17
Parcel 1 D G SF 50'	\$0.00	\$0.00	\$1,169.94	\$2,622.95	\$3,792.89
Phase 1 SF 65'	\$1,519.98	\$0.00	\$0.00	\$3,341.63	\$4,861.61
Phase 2,3 SF 65'	\$0.00	\$1,519.98	\$0.00	\$3,341.63	\$4,861.61
Parcel 1 D G SF 65'	\$0.00	\$0.00	\$1,520.92	\$3,341.63	\$4,862.55
Phase 1 Villa	\$970.45	\$0.00	\$0.00	\$1,664.72	\$2,635.17

(1) Annual debt service assessment per lot adopted in connection with the K-Bar Ranch II CDD Series 2017A-1, Series 2017A-3 and Series 2021 bond issues. Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
40' Phase 3: 17A-3				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,082.76	\$2,053.94 (2)	(\$28.82)	-1.38%
Total	\$3,053.21	\$3,024.39	(\$28.82)	-0.94%
50' Phase 1: 17A-1				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,512.15 (2)	(\$17.28)	-0.68%
Total	\$3,698.65	\$3,681.37	(\$17.28)	-0.47%
50' Phase 2, 3: 17A-3				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,512.15 (2)	(\$17.28)	-0.68%
Total	\$3,698.65	\$3,681.37	(\$17.28)	-0.47%
50' Parcels I,G: 21				
Debt Service	\$1,169.94	\$1,169.94 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,512.15 (2)	(\$17.28)	-0.68%
Total	\$3,699.37	\$3,682.09	(\$17.28)	-0.47%
65' Phase 1: 17A-1				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,199.45 (2)	(\$0.00)	0.00%
Total	\$4,719.43	\$4,719.43	(\$0.00)	0.00%
65' Phase 2, 3: 17A-3				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,199.45 (2)	(\$0.00)	0.00%
Total	\$4,719.43	\$4,719.43	(\$0.00)	0.00%
65' Parcels D,G: 21				
Debt Service	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,199.45	(\$0.00)	0.00%
Total	\$4,720.37	\$4,720.37	(\$0.00)	0.00%
Villa Phase 1: 17A-1				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$1,636.08	\$1,595.74 (2)	(\$40.34)	-2.47%
Total	\$2,606.53	\$2,566.19	(\$40.34)	-1.55%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
(1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.				
(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Hillsborough County collection costs and early payment discount costs.				

EXHIBIT 30

RETURN TO AGENDA

K Bar Ranch II Community Development District

Summary Financial Statements (Unaudited)

July 31, 2026

K Bar Ranch II
Balance Sheet
July 31, 2026

	General Fund	Reserve Fund	Debt Srv 2017 Fund	Debt Srv 2021 Fund	Const. 2017 Fund	Const. 2021 Fund	Total
1 <u>Assets:</u>							
2 Cash - Operating Account Bank United	88,239	-	6,507	3,288	-	-	98,034
3 Cash - Merchant Account Bank United	11,303	-	-	-	-	-	11,303
4 Cash - Operating Southstate	30,862	-	-	-	-	-	30,862
5 Cash - Money Market Southstate	1,128,336	850,446	-	-	-	-	1,978,782
6 Cash - Debit Card	1,451	-	-	-	-	-	1,451
7 Cash - Square Account Southstate	20,301	-	-	-	-	-	20,301
8 Investments:							
9 Revenue Trust Fund	-	-	167,971	91,901	-	-	259,872
10 Interest Fund	-	-	-	-	-	-	-
11 Debt Service Reserve Fund	-	-	334,078	168,700	-	-	502,778
12 Prepayment Fund	-	-	3,263	-	-	-	3,263
13 Construction	-	-	-	-	43,508	48,617	92,125
14 Accounts Receivable	800	-	-	-	-	-	800
15 On-Roll Assessments Receivable	-	-	-	-	-	-	-
16 Due from Other Funds	-	-	24,559	12,408	-	-	36,967
17 Deposits	9,085	-	-	-	-	-	9,085
18 Prepaid Items	1,167	-	-	-	-	-	1,167
19 Total Assets	\$ 1,291,544	\$ 850,446	\$ 536,379	\$ 276,296	\$ 43,508	\$ 48,617	\$ 3,046,791
20 <u>Liabilities:</u>							
21 Accounts Payable	225,813	-	-	-	-	-	225,813
22 Sales Tax Payable	(33)	-	-	-	-	-	(33)
23 Due to Other Funds	36,967	-	-	-	-	-	36,967
24 Deposits Payable	3,860	-	-	-	-	-	3,860
25 Deferred Revenue - On-Roll	-	-	-	-	-	-	-
26 Fund Balance:							
27 Non-Spendable:	8,150	-	-	-	-	-	8,150
28 Assigned - Reserved	425,000	300,112	-	-	-	-	725,112
29 Restricted	-	-	506,335	276,417	37,462	32,985	853,200
29 Unassigned	611,868	-	-	-	-	-	611,868
30 Net Change in Fund Balance	(20,079)	550,334	30,044	(121)	6,046	15,632	581,856
31 Total Liabilities & Fund Balance	\$ 1,291,544	\$ 850,446	\$ 536,379	\$ 276,296	\$ 43,508	\$ 48,617	\$ 3,046,791

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	FY2026 Ameded Budget	FY2026 Budget Year to Date	FY2026 Actual Year to Date	Variance Over/(Under) Budget
1 Revenues:				
2 Special Assessments	\$ 2,004,580	\$ 2,004,580	\$ 2,026,786.32	\$ 22,206
3 Interest Income	-	-	46,167	46,167
4 Miscellaneous Revenue	-	-	21,869	21,869
5 Fund Balance Forward	495,233		-	(495,233)
6 Total Revenues	2,499,813	2,004,580	2,094,822	90,242
7				
8 Expenditures:				Variance (Over) / Under
9 Financial & Administrative				
10 Supervisor Compensation	13,000	10,833	12,400	(1,567)
11 Administrative Services	5,213	4,344	3,205	1,139
12 District Management	23,321	23,321	39,029	(15,708)
13 District Engineer	17,000	17,000	33,084	(16,084)
14 Assessment Roll	5,624	5,187	6,916	(1,729)
15 Financial & Revenue Collections	5,624	4,687	4,323	365
16 Accounting Services	20,853	17,378	16,028	1,350
17 Auditing Services	5,000	4,900	4,900	-
18 Public Officials Liability Insurance	4,105	3,209	3,209	-
19 Bank Fees	1,100	1,100	1,330	(230)
20 Dues, Licenses & Fees	500	500	1,499	(999)
21 Legal Advertising	5,000	4,167	827	3,340
22 Website Fees & For Remediation	4,378	2,138	2,138	-
23 District Counsel	35,000	35,000	83,579	(48,579)
24 Litigation Mediation	75,000	75,000	140,281	(65,281)
25 Total Financial & Administrative	220,718	208,764	352,749	(143,986)
26				
27 Debt Administration				
28 Dissemination Agent	6,000	5,000	3,801	1,199
29 Trustee Fees	10,040	10,040	10,034	6
30 Arbitrage Rebate Calculation	900	-	-	-
31 Total Debt Administration	16,940	15,040	13,836	1,204
32				
33 Security Operations				
34 Gate Maintenance & Repairs	60,000	50,000	22,759	27,241
35 Security Monitoring Services	51,734	43,112	44,585	(1,473)
36 Total Security Operations	111,734	43,112	67,345	25,767
37				
38 Electric Utility Services				
39 Utility Services	95,000	79,167	50,615	28,552
40 Utility - Recreation Facilities	40,000	33,333	7,060	26,273
41 Utility - Streetlights	175,000	145,833	174,050	(28,217)
42 Total Electric Utility Services	310,000	258,333	231,724	26,609
43				
44 Garbage/Solid Waste Control Services				
45 Garbage - Recreation Facilities	6,000	6,000	6,491	(491)
46 Total Garbage/Solid Waste Control Services	6,000	6,000	6,491	(491)

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	FY2026 Ameded Budget	FY2026 Budget Year to Date	FY2026 Actual Year to Date	Variance Over/(Under) Budget
47				
48 Water-Sewer Combination Services				
49 Utility - Recreation Facilities	3,500	3,500	20,396	(16,896)
50 Total Water-Sewer Combination Services	3,500	3,500	20,396	(16,896)
51				
52 Stormwater Control				
53 Aquatic Maintenance	58,320	48,600	48,600	-
54 Lake/Pond Bank Maintenance & Repair	5,000	5,000	22,798	(17,798)
55 Wetland Monitoring & Maintenance	5,000	4,167	-	4,167
56 Total Stormwater Control	68,320	57,767	71,398	(13,631)
57				
58 Other Physical Environment				
59 Property Insurance	50,099	41,688	41,688	-
60 General Liability Insurance	4,163	4,523	4,763	(240)
61 Entry & Walls Maintenance & Repair	8,000	6,667	-	6,667
62 Landscape Maintenance	400,000	333,333	375,981	(42,648)
63 Well Maintenance	15,000	12,500	1,598	10,902
64 Storm Cleanup	50,000	41,667	-	41,667
65 Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	7,676	13,157
66 Landscape Inspection Services	13,200	11,000	8,600	2,400
67 Fire Ant Treatment	10,000	8,333	-	8,333
68 Holiday Decorations	25,000	20,198	20,198	-
69 Tree Removal	25,000	20,833	-	20,833
70 Landscape - Mulch	55,000	55,000	60,024	(5,024)
71 Landscape - Annuals/Flowers	47,093	39,244	31,060	8,184
72 Rust Prevention	19,140	15,950	17,835	(1,885)
73 Irrigation Repair	25,000	20,833	14,664	6,169
74 Wildlife Management Services	5,000	4,167	-	4,167
75 Total Other Physical Environment	776,695	656,769	584,087	72,682
76				
77 Road & Street Facilities				
78 Parking Lot Repair & Maintenance	1,500	1,250	-	1,250
79 Roadway Repair & Maintenance	5,000	4,167	-	4,167
80 Sidewalk Maintenance & Repair	5,000	4,167	-	4,167
81 Street Sign Repair & Maintenance	500	417	-	417
82 Total Road & Street Facilities	12,000	10,001	-	10,001
83				
84 Parks & Recreation				
85 Management Contract	278,284	231,903	156,448	75,455
86 Lighting Replacement	2,500	2,083	28	2,055
87 Clubhouse Maintenance & Repair	10,000	10,000	20,476	(10,476)
88 Office Supplies	2,500	2,500	3,483	(983)
89 Pool Service Contract	34,080	28,400	25,560	2,840
90 Pool Permits	300	250	-	250
91 Pool Repair & Maintenance	6,500	6,500	8,579	(2,079)
92 Facility A/C Heating Maintenance & Repair	3,500	2,917	-	2,917
93 Furniture Repair / Maintenance	12,500	10,417	-	10,417
94 Playground Equipment Maintenance & Repair	500	500	6,415	(5,915)
95 Telephone, Cable, Internet	4,000	3,333	3,506	(173)
96 Athletic Court / Field/ Playground Maintenance	5,000	5,000	16,304	(11,304)
97 Pest Control & Termite Bond	3,509	2,924	923	2,001

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	FY2026 Ameded Budget	FY2026 Budget Year to Date	FY2026 Actual Year to Date	Variance Over/(Under) Budget
98 Clubhouse Supplies	3,500	3,500	7,746	(4,246)
99 Utility Golf Cart Maintenance	1,500	1,250	154	1,096
100 Dog Waste Station Supplies & Maintenance	500	417	465	(48)
101 Total Parks & Recreation	368,673	311,894	250,089	61,805
102				
103 Special Events & Contingency				
104 Clubhouse - Special Events	15,000	12,500	6,585	5,915
105 Miscellaneous Contingency	165,233	137,694	77,053	60,641
106 Total Special Events & Contingency	180,233	150,194	83,638	66,556
107				
108 Total Expenditures Before Other Financing Sources	2,074,813	1,721,373	1,681,752	89,622
109				
110 Total Other Financing Sources (Uses)				
111 Interfund Transfer to Capital Reserve Fund	425,000	425,000	425,000	-
112 Total Other Financing Sources (Uses)	2,499,813	2,146,373	2,106,752	89,622
113				
114 Transfer In			-	
115				
116 Total Excess Expenditures Over (Under) Revenues	-	(141,793)	(11,929)	179,864
117				
118 Fund Balance - Beginning			1,036,868	
119				
120 Fund Balance - Ending			1,024,938	

K Bar Ranch II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	FY026 Amended Budget	FY2026 Actual Year to Date
1 Revenues:		
2 Interest Earnings	\$ -	\$ 5,334
3 Special Assessments	120,000	120,000
4 Total Revenues	120,000	125,334
5 Expenditures:		
6 Increase in Fund Balance	-	-
7 Total Expenditures	-	-
8 Excess Expenditures Over (Under) Revenues	120,000	125,334
9 Other Sources (Uses)		
10 Transfer In from General Fund	425,000	425,000
12 Total Other Sources (Uses)	425,000	425,000
Transfer Out	-	-
13 Fund Balance - Beginning	-	300,112
14		
14 Fund Balance - Ending	545,000	850,446

K Bar Ranch II
Debt Service 2017
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments - On-Roll, Net	\$ 667,172	\$ 675,458
3 Prepayment Revenue	-	-
4 Interest	-	18,436
5		
6 Total Revenues	667,172	693,894
7		
8		
9 Expenditures:		
10		
11 Debt Service Obligation , Net	667,172	658,931
18		
19 Total Expenditures	667,172	658,931
20		
21 Excess Expenditures Over (Under) Revenues	-	34,963
22		
23 Other Sources (Uses)		
24 Transfer In	-	-
25 Transfer Out	-	(4,919)
26 Total Other Sources (Uses)	-	(4,919)
27		
28 Fund Balance - Beginning	-	506,335
29		
30 Fund Balance - Ending	-	536,379

K Bar Ranch II
Debt Service 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments - On-Roll, Net	\$ 337,071	\$ 341,258
3 Prepayment Revenue	-	-
4 Interest	-	8,483
5		
6 Total Revenues	337,071	349,741
7		
8		
9 Expenditures:		
10		
11 Debt Service Obligation , Net	337,071	335,195
18		
19 Total Expenditures	337,071	335,195
20		
21 Excess Expenditures Over (Under) Revenues	-	14,546
22		
23 Other Sources (Uses)		
24 Transfer In	-	-
25 Transfer Out	-	(14,667)
26 Total Other Sources (Uses)	-	(14,667)
27		
28 Fund Balance - Beginning	-	276,417
29		
30 Fund Balance - Ending	-	276,296

K Bar Ranch II
Construction 2017
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments - On-Roll, Net	\$ -	\$ -
3 Prepayment Revenue	-	-
4 Interest	-	1,127
5		
6 Total Revenues	-	1,127
7		
8		
9 Expenditures:		
10		
11 Construction Expense	-	-
12		
13		
14 Total Expenditures	-	-
15		
16 Excess Expenditures Over (Under) Revenues	-	1,127
17		
18 Other Sources (Uses)		
19 Transfer In	-	4,919
20 Transfer Out	-	-
21 Total Other Sources (Uses)	-	4,919
22		
23 Fund Balance - Beginning	-	37,462
24		
25 Fund Balance - Ending	-	43,508

K Bar Ranch II
Construction 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments - On-Roll, Net	\$ -	\$ -
3 Prepayment Revenue	-	-
4 Interest	-	965
5		
6 Total Revenues	-	965
7		
8		
9 Expenditures:		
10		
11 Construction Expense	-	-
12		
13		
14 Total Expenditures	-	-
15		
16 Excess Expenditures Over (Under) Revenues	-	965
17		
18 Other Sources (Uses)		
19 Transfer In	-	14,667
20 Transfer Out	-	-
21 Total Other Sources (Uses)	-	14,667
22		
23 Fund Balance - Beginning	-	32,985
24		
25 Fund Balance - Ending	-	48,617

**K Bar Ranch II
Balance Sheet
July 31, 2026**

Balance per Bank Statement	\$	42,233.00
Plus: Deposits in Transit		-
Less: Outstanding Checks		(11,371.04)
	\$	30,861.96
Beginning Balance		-
Receipts		42,233.00
Disbursements		(11,371.04)
<i>Balance per Book</i>	\$	30,861.96

K Bar Ranch II
Check Register
FY2026

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
3/1/2026		Balance		-	-	-
1. General Fund						
3/19/2026			Funds Transfer	145,389.00		145,389.00
3/20/2026	032026ach	Spectrum	10340 Kbar Ranch Pkwy		170.48	145,218.52
3/24/2026	032426ach2	TECO	Summary Bill		19,197.61	126,020.91
3/24/2026	032426ach1	TECO	10841 Mistflower Ln Gate		86.66	125,934.25
3/24/2026	032426ach4	TECO	K bar ranch parcel I		1,747.02	124,187.23
3/24/2026	032426ach5	TECO	19301 Eage Creek Ln		95.17	124,092.06
3/24/2026	032426ach5	TECO	K Bar Ranch Parcel G		2,255.74	121,836.32
3/24/2026	032426ach7	TECO	10598 K Bar Ranch Pkwy		70.75	121,765.57
3/24/2026	032426ach9	TECO	10580 Kbar Ranch Pkwy		34.02	121,731.55
3/24/2026	3/24/2026	TECO	10598 Kbar Ranch Pkwy		41.43	121,690.12
3/24/2026	3/24/26-2	TECO	10611 Kbar Ranch Pkwy		163.28	121,526.84
3/25/2026	032526ach	Spectrum	19292 Mossy Pine Dr		170.00	121,356.84
3/25/2026	032526ach2	Spectrum	10820 Mistflower Ln		170.00	121,186.84
3/25/2026	032526ach	Southstate Bank	Service Charge		483.92	120,702.92
3/26/2026			Funds Transfer		500.00	120,202.92
3/30/2026	108	Cooper Pools Inc	Pool Maint/Repair		147.09	120,055.83
3/30/2026	109	Business Observer	legal adv		89.69	119,966.14
3/30/2026	033026ach1	Spectrum	10621 Mistflower Ln		170.00	119,796.14
3/30/2026	3/30/2026	Spectrum	10841 Mistflower Ln		160.00	119,636.14
3/31/2026				145,389.00	25,752.86	119,636.14
4/2/2026	102	City of Tampa Utilities	10820 Mistflower Ln		350.19	119,285.95
4/2/2026	103	City of Tampa Utilities	10598 Kbar Ranch Pkwy Trac TM2		1,065.32	118,220.63
4/2/2026	104	City of Tampa Utilities	19339 Eagle Creek Ln		55.00	118,165.63
4/2/2026	105	City of Tampa Utilities	10598 Kbar Ranch Pwky Trac TM1		690.14	117,475.49
4/2/2026	106	City of Tampa Utilities	10352 Kbar Ranch Pkwy		8.80	117,466.69
4/2/2026	107	Haven Management Solutions, llc	April Management Services		4,637.50	112,829.19
4/2/2026	110	Complete IT	Camera Mgt		3,557.00	109,272.19
4/2/2026	111	Cooper Pools Inc	monthly comm svc		2,840.00	106,432.19
4/2/2026	112	Pine Lake Companies	#5857- Renewal		1,098.94	105,333.25
4/2/2026	113	Pine Lake Companies	renewal		2,862.10	102,471.15
4/2/2026	114	Pine Lake Companies	renewal		26,578.66	75,892.49
4/3/2026	116	Christopher Grossenbacher	Dec BOS MTG		200.00	75,692.49
4/3/2026	040326ach	Spectrum	19302 Eage Creek Ln		130.00	75,562.49
4/5/2026	040526ach	Spectrum	10541 K Bar Ranch Pkwy		180.48	75,382.01
4/5/2026	040526ach1	Spectrum	10711 Mistflower Ln		180.48	75,201.53
4/7/2026	117	Johnson Engineering LLC	Engineering Svcs		9,076.75	66,124.78
4/7/2026	118	Anti-Pesto Bug Killers	Pest Control		142.00	65,982.78
4/7/2026	119	Complete IT	gate maint		2,030.00	63,952.78
4/7/2026	120	Complete IT	cameras		502.43	63,450.35
4/7/2026	121	Blue Water Aquatics, Inc.	Pond/waterway treatment		4,860.00	58,590.35
4/7/2026	040726ach1	Spectrum	10820 Mistflower Ln		331.44	58,258.91
4/8/2026			Funds Transfer	100,000.00		158,258.91
4/8/2026	040826ach	Spectrum	19292 Mossy Pine Dr		185.38	158,073.53
4/9/2026	122	Duzianthan Mohanadoss	March & 4.6.26 BOS MTG		400.00	157,673.53
4/9/2026	123	Greg Halstead	March & 4.6.26 BOS MTG		400.00	157,273.53
4/9/2026	124	Michele Emery	March & 4.6.26 BOS MTG		400.00	156,873.53
4/9/2026	125	Venu Reddy	March & 4.6.26 BOS MTG		400.00	156,473.53
4/10/2026	127	Christopher Grossenbacher	March & 4.6.26 BOS MTG		400.00	156,073.53
4/12/2026	128	W.C. Sherrill and Company LLC	surveying		700.00	155,373.53
4/12/2026	129	Complete IT	tech labor		330.00	155,043.53
4/12/2026	130	Pine Lake Companies			48,752.95	106,290.58
4/12/2026	131	Cooper Pools Inc	Pool Maint/Repair		180.00	106,110.58
4/12/2026	041226ach	Spectrum	10820 Mistflower Ln		10.00	106,100.58
4/13/2026			Funds Transfer	150,000.00		256,100.58
4/15/2026	041526ach	Spectrum	10340 K Bar Ranch Pkwy		170.48	255,930.10
4/17/2026	132	Johnson Engineering LLC	Engineering Svcs		6,137.25	249,792.85
4/20/2026	042026ach	Florida Dept of Revenue	Sales Tax March 2026		177.99	249,614.86
4/20/2026	133	Cintas	hydrant inspection		370.25	249,244.61
4/21/2026	134	PC Consultants	labor-tech		112.50	249,132.11
4/21/2026	135	Duzianthan Mohanadoss	04-15-26 BOS MTG		200.00	248,932.11
4/21/2026	136	Greg Halstead	04-15-26 BOSMTG		200.00	248,732.11
4/21/2026	137	Michele Emery	04-15-26 BOS MTG		200.00	248,532.11
4/21/2026	138	Venu Reddy	04-15-26 BOS MTG		200.00	248,332.11
4/21/2026	139	Christopher Grossenbacher	04-15-26 BOS MTG		200.00	248,132.11
4/21/2026	140	City of Tampa Utilities	10598 Kbar Ranch Pkwy Trac TM2		155.26	247,976.85
4/21/2026	141	City of Tampa Utilities	10598 Kbar Ranch Pwky Trac TM1		115.80	247,861.05
4/21/2026	042126ach	TECO	Summary Bill		19,061.23	228,799.82
4/22/2026			Funds Transfer		1,000.00	227,799.82
4/24/2026	143	Business Observer	legal adv		216.56	227,583.26
4/24/2026	042426ach	Waste Management	Waste Services		741.31	226,841.95
4/24/2026			Deposit	178.20		227,020.15
4/27/2026	144	Pine Lake Companies	#5857- Renewal		3,137.50	223,882.65
4/27/2026	042726ach	Spectrum	10841 Mistflower Lane		170.00	223,712.65
4/27/2026	042726ach	Spectrum	10621 Mistflower Ln		180.00	223,532.65
4/29/2026	145	Cooper Pools Inc	deposit-new grids		1,975.00	221,557.65
4/31/26				250,178.20	148,256.69	221,557.65
5/1/2026	146	Complete IT	cameras		3,557.00	218,000.65
5/1/2026	147	Pine Lake Companies	#7417- Valley Inside Common Area		1,098.94	216,901.71
5/1/2026	148	Pine Lake Companies	#6122- renewal woods addendum		2,862.11	214,039.60
5/1/2026	149	Pine Lake Companies	mulch		6,906.90	207,132.70
5/1/2026	150	Haven Management Solutions, llc	May Management Services		4,637.50	202,495.20
5/1/2026	050126ach	Spectrum	10339 k bar ranch pkwy gate		180.43	202,314.77
5/4/2026	151	Grau & Associates	Legal Services		4,900.00	197,414.77
5/4/2026	152	Venu Reddy	Feb BOS MTG		200.00	197,214.77
5/4/2026	153	Complete IT	cameras		1,325.88	195,888.89

5/4/2026	154 Cooper Pools Inc	pool repairs		2,855.00	193,033.89
5/4/2026	155 Kutak Rock LLP	Legal Svc		11,935.35	181,098.54
5/4/2026	156 Business Observer	legal adv		65.63	181,032.91
5/4/2026	157 Business Observer	legal adv		87.50	180,945.41
5/4/2026	158 Business Observer	legal adv		45.94	180,899.47
5/4/2026	159 Business Observer	legal adv		45.94	180,853.53
5/4/2026 050426ach	Spectrum	19302 Eage Creek Ln		130.00	180,723.53
5/5/2026	160 Suncoast Rust Control	water treatment		1,525.00	179,198.53
5/5/2026	161 Suncoast Rust Control	water treatment		685.00	178,513.53
5/6/2026 050626ach	Spectrum	10711 Mistflower Ln		170.43	178,343.10
5/6/2026 050626ach1	Spectrum	10541 K Bar Ranch Pkwy		180.43	178,162.67
5/7/2026	162 Cooper Pools Inc	Final inv-new grids		1,975.00	176,187.67
5/7/2026	163 Pine Lake Companies	#8262 maint contract		33,019.25	143,168.42
5/7/2026		Deposit	8,497.94		151,666.36
5/8/2026 050826ach	Spectrum	10820 Mistflower Ln		321.29	151,345.07
5/9/2026 050926ach	Spectrum	19292 Mossy Pine Dr		170.00	151,175.07
5/10/2026	164 EGIS Insurance Advisors	Policy #100125684		74.00	151,101.07
5/10/2026	165 EGIS Insurance Advisors	Policy #100125684		767.00	150,334.07
5/11/2026	166 PC Consultants	office 365		24.00	150,310.07
5/11/2026 051126ach	TECO	10598 Kbar Ranch Pkwy		72.01	150,238.06
5/11/2026 051126ach9	TECO	10598 Kbar Ranch Pkwy		53.33	150,184.73
5/11/2026 051126ach10	TECO	10841 Mistflower Ln Gate		84.20	150,100.53
5/12/2026	167 Pine Lake Companies	irrigation repairs		659.34	149,441.19
5/12/2026	168 Blue Water Aquatics, Inc.	Pond/waterway treatment		4,860.00	144,581.19
5/12/2026 051226ach	TECO	K Bar Ranch Parcel G		2,246.79	142,334.40
5/12/2026 051226ach1	TECO	19301 Eage Creek Ln		86.56	142,247.84
5/12/2026 051226ach1	TECO	K bar ranch parcel I		1,738.07	140,509.77
5/16/2026	169 Wayne Letson	Gas Reimb		40.00	140,469.77
5/16/2026	170 Cooper Pools Inc	pump		147.09	140,322.68
5/18/2026	171 Arborist Aboard Inc.	tree work		300.00	140,022.68
5/18/2026		Funds Transfer		2,000.00	138,022.68
5/19/2026	173 Anti-Pesto Bug Killers	Pest Control		348.00	137,674.68
5/19/2026	174 Anti-Pesto Bug Killers	Pest Control		149.00	137,525.68
5/19/2026 051926ach	Florida Dept of Revenue	Sales Tax		349.89	137,175.79
5/20/2026	172 Haven Management Solutions, Ilc	Amenity Management Billing		4,814.40	132,361.39
5/20/2026	175 Pine Lake Companies	CH Repair		9,856.99	122,504.40
5/20/2026 052026ach1	TECO	Summary Bill		18,997.77	103,506.63
5/20/2026 052026ach	TECO	10580 Kbar Ranch Pkwy		27.63	103,479.00
5/24/2026 052426ach	Waste Management	Waste Services		741.31	102,737.69
5/26/2026 052626ach	TECO	10611 Kbar Ranch Pkwy		213.13	102,524.56
5/27/2026 052726ach2	Spectrum	10841 Mistflower Lane		160.00	102,364.56
5/28/2026 052826ach	City of Tampa Utilities	10820 Mistflower Ln		421.70	101,942.86
5/29/2026 052926ach	Spectrum	10339 k bar ranch pkwy gate		170.43	101,772.43
5/29/2026 5/29/2026	Spectrum	10621 Mistflower Ln		170.00	101,602.43
5/31/2026			8,497.94	128,453.16	101,602.43
6/1/2026	178 Complete IT	cameras		3,602.00	98,000.43
6/1/2026	179 Blue Water Aquatics, Inc.	Errosion Control		12,000.00	86,000.43
6/1/2026	180 Blue Water Aquatics, Inc.	Errosion Control		9,890.45	76,109.98
6/1/2026	181 Blue Water Aquatics, Inc.	Pond/waterway treatment		4,860.00	71,249.98
6/1/2026	182 Cooper Pools Inc	pool repairs		2,855.00	68,394.98
6/1/2026	183 Pine Lake Companies	#8262 maint contract		33,019.25	35,375.73
6/1/2026	176 Haven Management Solutions, Ilc	June Management Services		4,637.50	30,738.23
6/1/2026	184 Suncoast Rust Control	water treatment		685.00	30,053.23
6/1/2026	185 Suncoast Rust Control	water treatment		1,525.00	28,528.23
6/1/2026		Funds Transfer	100,000.00		128,528.23
6/1/2026	186 Business Observer	legal adv		63.44	128,464.79
6/2/2026	177 Haven Management Solutions, Ilc	Amenity Management Billing		7,804.50	120,660.29
6/2/2026	187 Greg Halstead	05-20-26 BOSMTG		200.00	120,460.29
6/2/2026	188 Michele Emery	05-20-26 BOS MTG		200.00	120,260.29
6/2/2026	189 Venu Reddy	05-20-26 BOS MTG		200.00	120,060.29
6/2/2026	190 Christopher Grossenbacher	05-20-26 BOS MTG		200.00	119,860.29
6/3/2026 060326ACH	Spectrum	19302 Eage Creek Ln		170.00	119,690.29
6/5/2026	201 Rizzetta & Company Inc			45,022.54	74,667.75
6/5/2026		Deposit	8,498.88		83,166.63
6/5/2026 060526ACH	Spectrum	10541 K Bar Ranch Pkwy		160.43	83,006.20
6/5/2026 060526ACH2	Spectrum	10711 Mistflower Ln		160.43	82,845.77
6/7/2026 060726ACH	Spectrum	10820 Mistflower Ln		311.29	82,534.48
6/8/2026 060826ACH	Spectrum	19292 Mossy Pine Dr		160.00	82,374.48
6/9/2026		Funds Transfer	100,000.00		182,374.48
6/9/2026 060926ach	TECO	10580 Kbar Ranch Pkwy		25.07	182,349.41
6/9/2026 060926ach1	TECO	10598 Kbar Ranch Pkwy		35.11	182,314.30
6/10/2026		Funds Transfer	124,721.54		307,035.84
6/10/2026 061026ACH	TECO	K bar ranch parcel I		1,738.07	305,297.77
6/10/2026 061026ACH3	TECO	19301 Eage Creek Ln		90.06	305,207.71
6/10/2026 061026ACH4	TECO	K Bar Ranch Parcel G		2,246.79	302,960.92
6/10/2026 6/10/2026	TECO	Need Backup		79.19	302,881.73
6/10/2026 6/10/26-2	TECO	Need Backup		178.16	302,703.57
6/11/2026	202 Pine Lake Companies	irrigation repairs		1,953.45	300,750.12
6/11/2026	203 Kutak Rock LLP	Legal Svc		12,075.00	288,675.12
6/11/2026	204 Complete IT	gate		1,275.00	287,400.12
6/15/2026	205 Fence Outlet of Tampa Inc.	fence-down payment/deposit		3,978.00	283,422.12
6/15/2026	206 Wayne Letson	Reimb		102.58	283,319.54
6/15/2026 061526ACH	Spectrum	10340 K Bar Ranch Pkwy		170.43	283,149.11
6/16/2026		Funds Transfer		1,000.00	282,149.11
6/17/2026		Deposit	16,996.09		299,145.20
6/19/2026 061926ach	Florida Dept of Revenue	Sales Tax		250.48	298,894.72
6/19/2026 061926ACH	TECO	Summary Bill		19,107.01	279,787.71
6/22/2026	207 Haven Management Solutions, Ilc	Amenity Management Billing		9,304.90	270,482.81
6/24/2026	208 Johnson Engineering LLC	Engineering Svcs		588.50	269,894.31
6/24/2026	209 Cooper Pools Inc	Pool Maint/Repair		727.31	269,167.00
6/24/2026	210 Pine Lake Companies	irrigation repairs		429.37	268,737.63
6/24/2026	211 Pine Lake Companies	irrigation repairs		3,104.77	265,632.86
6/24/2026	212 Duzianthan Mohanadoss	06-17-26 BOS MTG		200.00	265,432.86
6/24/2026	213 Greg Halstead	06-17-26 BOSMTG		200.00	265,232.86

6/24/2026	214 Michele Emery	06-17-26 BOS MTG	200.00	265,032.86
6/24/2026	215 Venu Reddy	06-17-26 BOS MTG	200.00	264,832.86
6/24/2026	216 Christopher Grossenbacher	06-17-26 BOS MTG	200.00	264,632.86
6/25/2026	062526ACH Waste Management	Waste Services	741.31	263,891.55
6/25/2026	6/25/2026 City of Tampa Utilities	10820 Mistflower Ln - Need Backup	183.87	263,707.68
6/27/2026	062726XH Spectrum	10841 Mistflower Lane	160.00	263,547.68
6/27/2026	062726ACH Spectrum	10621 Mistflower Ln	170.00	263,377.68
6/29/2026	217 Blue Water Aquatics, Inc.	Pond/waterway treatment	4,860.00	258,517.68
6/29/2026	062926ACH Spectrum	10339 k bar ranch pkwy gate	170.43	258,347.25
6/30/2026	219 Pevo Sports	sports equipment	5,350.00	252,997.25
6/30/2026	063026ach City of Tampa Utilities	10352 Kbar Ranch Pkwy+svc fee	59.16	252,938.09
6/30/2026	063026ACH2 City of Tampa Utilities	19339 Eagle Creek Ln	170.65	252,767.44
6/30/2026	063026ACH3 City of Tampa Utilities	10598 Kbar Ranch Pwky Trac TM1	2,250.72	250,516.72
6/30/2026	063026ACH4 City of Tampa Utilities	10598 Kbar Ranch Pkwy Trac TM2	3,616.21	246,900.51
6/30/2026			350,216.51	204,918.43
				246,900.51

EXHIBIT 31

RETURN TO AGENDA

**MINUTES OF 07/15/26 REGULAR MEETING
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 Wednesday, June 17, 2026, at 6:00 p.m. at the Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by District Manager Thibault. Roll was called and a quorum was confirmed with the following supervisors present:

Duzianthan Mohan	Board of Supervisors, Chairman
Greg Halstead	Board of Supervisors, Vice Chair
Michele Emery	Board of Supervisors, Assistant Secretary
Chris Grossenbacher.....	Board of Supervisors, Assistant Secretary
Venu Reddy	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, Haven Management Solutions
Kirsten Mood.....	District Counsel, Kutak Rock
Dana Bryant.....	Haven Management Solutions
Michael Sakellarides	Amenity Management, Haven Management Solutions
Greg Woodcock	Stantec

Ms. Thibault called the meeting to order at 6:00 p.m. and conducted roll call. Present were Chairman Mohan, Vice Chair Halstead, Supervisor Emery, Supervisor Reddy, and Supervisor Grossenbacher. It was acknowledged that a quorum was established.

II. Audience Comments (limited to 5 minutes per individual on agenda items)

Residents inquired about several topics which included Bondad training, trash and broken gates. Residents also discussed soccer goals, the safety of children in the neighborhood, and impact to the residents with the soccer goals erected. They requested residents be provided a way to join the meetings virtually. Another resident reported a broken sidewalk.

Ms. Thibault addressed a resident issue regarding the rental agreement and status of the amenity center. The resident addressed their perception of the event and issue. Ms. Thibault closed the audience discussion and opened the discussion to the Board. Ms. Thibault and the Board reviewed the new amenity agreement, noting that it reflected the policies. Mr. Sakellarides described the treatment of the amenity team by the resident/residents involved. Vice Chair Halstead motioned to return the \$1,000 to the resident and suspend their rental ability for one month. Supervisor Grossenbacher seconded the motion. Supervisors Reddy and Emery voted against the motion. Chairman Mohan consulted Mr. Sakellarides before also voting against the motion. The motion failed. Chairman Mohan motioned to return the \$1000 to the resident and take no additional action. Supervisor Reddy seconded the motion. Vice Chir Halstead and Supervisors Emery and Grossenbacher voted against the motion. The motion failed. Supervisor Emery motioned to suspend rentals for one year and keep \$200 of the deposit, refunding \$800 to the resident. The motion did not receive a second and subsequently failed.

On a MOTION by Supervisor Reddy, SECONDED by Vice Chair Halstead, WITH A NAY FROM SUPERVISOR EMERY, the Board Agreed to Return \$950 From the Deposit to the Resident, with \$50 Remaining with the District, and No Suspension for any Future Rentals for the Resident in Question for the K-Bar Ranch II Community Development District.
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The direction from the Board was to push the public hearing to September regarding the policy changes and additional charges for violators.

The Board briefly discussed Bondad Tampa.

On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Grossenbacher, WITH SUPERVISOR REDDY ABSTAINING FROM THE VOTE, the Board Approved Bondad Tampa to Host Kid's Public Speaking and Confidence Building Workshop in the Amenity Center if They Provide COI for the K-Bar Ranch II Community Development District.

Ms. Thibault advised that Supervisor Reddy would need to fill out form 8B, for a conflict of interest.

III. Professional Vendor Presentation

A. Presentation of Team Deliverables

- Ms. Thibault presented the deliverables list to the Board.

B. District Engineering Report – Stantec Engineering – Greg Woodcock

- Mr. Woodcock introduced himself. He reported on the ADA mats and the standing water on the sidewalks at Eagle Creek and detailed the proposed solution for the standing water concerns.

1. Consideration for Approval: Acquisition of Improvements & Work Product; Mistflower Lane Segments 3 & 4, Tracts B & C

- o Mr. Woodcock briefly presented the Acquisition of Improvements.

On a MOTION by Supervisor Grossenbacher, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the Acquisition of Improvements & Work Product for Mistflower Lane Segments 3 & 4 and Tracts B & C for the K-Bar Ranch II Community Development District.

2. Discussion of Sidewalk Matters (addressed before item 1 under District Engineering)

- Precision Sidewalk Safety - \$37,956 - \$39,863

- o Precision Sidewalk Safety presented their proposal. They advised that there were 5 locations that could not be addressed. Ms. Thibault briefly outlined the budget for the proposed project, noting the importance of remaining ADA compliant.

- Roadway Concepts - \$5,099.40

- o Ms. Thibault advised the Roadway Concepts contract would apply to the 5 unidentified locations, and Precision Sidewalk Safety would handle the others.

On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Precision Sidewalk Safety Proposal with a Not-to-Exceed Amount of \$38,125 for the K-Bar Ranch II Community Development District.

On a MOTION by Supervisor Grossenbacher, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved Mr. Woodcock to Install the Flume on the Outbound side of the Eagle Creek Gate for a Not-to-Exceed Amount of \$2,000 for the K-Bar Ranch II Community Development District.

3. Discussion of ADA Mat Status

- Mr. Woodcock reported on the ADA mats and confirmed he would bring a proposal to the next meeting.

C. Blue Water Aquatics

- Ms. Thibault advised that Blue Water did not have any proposals and therefore was not in attendance.

D. Pine Lake Nursery Report

- Mr. Cane presented the Pine Lake updates to the Board.

1. Consideration for Approval Proposal 9219: At Risk Tree Removals – Optional Replacement \$1,421.64 Per Occurrence

- Mr. Cane presented the proposal to the Board. The Board directed Pine Lake to share the report they presented in order to prioritize and look at the budget. Supervisor Grossenbacher reported a lack of sod. Ms. Thibault asked after the well. Mr. Cane advised that he was waiting on a team member regarding the well, but would reach out.

Ms. Thibault asked the Board if they would like to move The Complete IT Security items to be addressed at this time.

E. Security – Complete IT

1. Consideration of Proposals for Signage for Phone Number at Gate - \$450

- Ms. Thibault presented the proposal. Complete IT answered questions from the Board.

On a MOTION by Supervisor Reddy, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the Complete IT Proposal for Phone Number Signage at the Gates for \$450 for the K-Bar Ranch II Community Development District.

2. Discussion & Presentation of Complete IT Quarterly Analysis

- Complete IT presented the quarterly analysis, reporting on the estimates they provided. The Board discussed the potential tampering and repair of the gates with Complete IT.

On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Complete IT Proposal for the Estimates Provided Not-to-Exceed \$8,600 for the K-Bar Ranch II Community Development District.

3. Complete IT Court Access Control: \$8,323 & Monthly Licensing Service \$37.50

- Complete IT presented the proposal, explaining the access control privileges and the service charge.

On a MOTION by Supervisor Emery, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the Complete IT Proposal for the Court Access Control at \$8,323 and the Monthly Licensing Service at \$37.50 for the K-Bar Ranch II Community Development District.

F. Field Services

1. K-Bar Ranch II Community Asset Management Report

- Mr. Bryant presented the report and noted the focal points of the District that needed to be addressed. He expressed his concerns over the status of the turf and discussed the Zoysia and St. Augustine. Mr. Bryant suggested a proposal would be needed for Mossy Pine for St. Augustine and Hawk Valley for the turf.

G. Clubhouse and Amenity Manager

1. Presentation of Amenity Center Report Amenity

- Mr. Sakellarides presented the report. He suggested holding the gate doors open during the day to extend the life of the equipment. The Board discussed concerns with leaving the gate open. The Board agreed to leave the gate open, but not the arm, from 7 am to 6 pm for one month.

- The Board discussed the rules for resident infractions and suspension of privileges. Mr. Sakellarides detailed some of the offenses he and his team had observed. Ms. Thibault advised maintaining an internal listing of smaller infractions. She suggested methods to handle larger infractions.
- Mr. Sakellarides advised that the cost of fobs was increasing. Ms. Thibault advised that the cost to residents be incorporated into the new rules.
- The Board requested a proposal for a fence at the backside of the soccer area.
- Mr. Sakellarides detailed the incident report prepared. The Board discussed the rental agreement for the amenity center with the Amenity Team and District Management. The Board agreed to charge \$100 per safety violation moving forward.

2. Presentation for Discussion; Amazon Installation Agreement for Entry

On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved the Amazon Installation Agreement for Entry for the K-Bar Ranch II Community Development District.

3. Consideration for Approval: Electrical Services for Tweener Lights & Camera Installation

On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Brandon Electric Proposal for \$3,425.09 for the K-Bar Ranch II Community Development District.

4. Discussion & Consideration of Pressure Wash Options

- Ms. Thibault presented the proposals. Mr. Sakellarides elaborated on the Amenity Team proposal and costs. The Board requested the item be brought back next month with more pressure washer sprayers with bigger tank/storage options included.

5. Consideration for Approval: Fire Extinguisher & Hydrant Inspection

- Mr. Sakellarides presented the proposals. The Board requested this item be brought back next month.

6. Consideration of AED Pads - \$69 (one needed)

On a MOTION by Vice Chair Halstead, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the AED Pad for \$69 for the K-Bar Ranch II Community Development District.

7. Presentation and Discussion of Signage for Emergency Parking Spots

- Ms. Thibault presented the proposals. Mr. Sakellarides elaborated on the placement of the signage.

On a MOTION by Supervisor Emery, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the U Channel Post Proposal for \$29.99 per Sign for a Total of 6 Signs for the K-Bar Ranch II Community Development District.

8. Consideration of Proposal of Illuminations Proposal for Repeaters at 7 Entrances - \$3,950

- The Board requested this item be brought back next month for a package deal.

9. Consideration for Approval of File Infrastructure

- The Board Discussed the proposals.

On a MOTION by Chairman Mohan, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Four Drawer Filing Cabinet Proposal for \$179.99 for the K-Bar Ranch II Community Development District.

10. Consideration of Water Dispenser Station for Amenity Breezeway

- Mr. Sakellarides presented the proposals. The Board discussed the options presented.

On a MOTION by Supervisor Emery, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the Brio Load Water Cooler proposal for \$239.99 for the K-Bar Ranch II Community Development District.

11. Consideration of Bench & Concrete Slab Proposals

- Mr. Sakellarides presented the proposals.

On a MOTION by Supervisor Grossenbacher, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the Barco Bench Proposal for \$719 Each, Totaling \$10,785 for 15 for the K-Bar Ranch II Community Development District.

- The Board requested that the concrete slab proposal from JML Industries be brought back next month. Ms. Thibault expressed concerns over the delivery time period.

12. Consideration of Dumpster Proposals

- Ms. Thibault introduced the items. The Board discussed the proposals, noting the size of the dumpsters listed in the proposals.

On a MOTION by Chairman Mohan, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved the Republic Services 8 Yard Dumpster for \$277.76 per Month for the K-Bar Ranch II Community Development District.

F. District Manager

G. District Counsel

1. Consideration of Agreement: Complete IT Continuing Services

- Ms. Mood presented the agreement to the Board, suggesting they approve it in substantial form as the price of the key fob was not included.

On a MOTION by Supervisor Reddy, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Continuation of Complete IT Services in Substantial Form for the K-Bar Ranch II Community Development District.

2. Discussion of Amounts to be Charged for Gate Strike for Rule Development

- Ms. Thibault reported that the Amenity Team was repairing the gate arm and explained that having Complete IT repair it would cost \$165. She detailed the estimated amount of time and cost to have the Amenity Team repair the gate arm.

IV. Administrative Matters

A. Consent Agenda

- Ms. Thibault presented the consent agenda.

On a MOTION by Supervisor Grossenbacher, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved the Consent Agenda for all of the Administrative Items for the K-Bar Ranch II Community Development District.

V. Other Introduced Items

1. Consideration of Vehicle Tag Research

- Ms. Mood elaborated on the service, noting her personal use. Mr. Sakellarides suggested running a trial before entering into a contract.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved the Trial of Bumper Vehicle Tag Research for \$27.99 per Month for the K-Bar Ranch II Community Development District.

2. Consideration & Discussion of Rover Patrol

- Ms. Thibault detailed the proposed new rover patrol regarding vehicles blocking the sidewalks. She suggested employing the security rover patrol in advance of beginning towing services. Ms. Thibault detailed the policies she has in place at other Districts. Mr. Palevich presented the 813 Security proposal.

Ms. Thibault explained the cons of utilizing the law enforcement agencies, noting they had been good at issuing warnings but would not issue citations. Ms. Mood elaborated on the certificates required from the District Engineer by the City of Tampa to get private enforcement from Tampa PD for the full District.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH A NAY FROM SUPERVISOR REDDY, the Board Approved the 813 Security Proposal for 2 Patrol Rotations per Day, 7 Days a Week, at \$2,500 per Month for the K-Bar Ranch II Community Development District.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Motioned to Void the Trial of Bumper Vehicle Tag Research for \$27.99 per Month for the K-Bar Ranch II Community Development District.

3. Presentation of FY 26-27 General Fund operating Budget: Holding the Assessments at Current Level with No Increase

- Ms. Thibault explained that there was not an increase, but they did have to decrease the reserve transfer.

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment

On a MOTION by Supervisor Emery, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Adjourned the Meeting at 11:05 for K-Bar Ranch II Community Development District.

~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman