District: **KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**
Date of Meeting: Wednesday, September 16, 2026
Time: 6:00 PM
Location: Amenities Center located at 10820 Mistflower Lane19037
Tampa, Florida 33647

For the full agenda packet, please contact: ***Patricia@havenmgtsol.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. Discussion of Roadway Concepts Detectable Warnings Proposal **Exhibit 2**

C. Blue Water Aquatics

1. Aquatic Services Report **Exhibit 3**

2. Presentation of Proposal for Aquatic Services **Exhibit 4**

D. Pine Lake - Jeff Cane

1. August Irrigation Inspection **Exhibit 5**

2. Inspection Repairs Proposal for Clocks 1, 3, 4, & 7 - $3,461.54 **Exhibit 6**

E. Field Services **Exhibit 7**

F. 813 Security Services

1. Security Services Report **Exhibit 8**

2. Discussion of 813 Security Agreement **Exhibit 9**

G. Clubhouse and Amenity Manager

1. Amenity Manager Report **Exhibit 10**

2. Discussion Locations for Shed Placement **Exhibit 11**

3. Discussion of Storage

- **20ft Used Container - $999** **Exhibit 12A**
- **40ft Used Container - $1,199** **Exhibit 12B**
- **40ft Used Container - $1,150** **Exhibit 12C**
- **Storage Shed 775 cu ft - $1,137.36** **Exhibit 12D**
- **Storage Shed 1014 - $699.00** **Exhibit 12E**

4. **Presentation of Location for Bike Rack and Pad** — Exhibit 13
5. **Discussion and Consideration of Bike Rack Options**
   - **Global Industrial: 9 Bike Capacity - $344.94 (including shipping - $44.99)** — Exhibit 14A
   - **ULINE Bike Rack: 8 Bike Capacity - $479.34 (including shipping - $54.71)** — Exhibit 14B
   - **Grainger Bike Rack: 9 Bike Capacity - $489,12 (including shipping - $238.99)** — Exhibit 14C
6. **Discussion & Consideration of Pressure Wash Options**
   - **Consideration of JML Services Pressure Wash Proposal: 10 Mailbox Slabs - $3,570** — Exhibit 15A
   - **Skid Sprayer for Pressure Wash - $1,899.99** — Exhibit 15B
   - **Pressure Washer - $479** — Exhibit 15C
   - **Simpson Pressure Washer Information** — Exhibit 15D
   - **Simpson 4200 PSI 4 GPM Gas-Powered Cold-Water Pressure Washer - $ 5,699.99** — Exhibit 15E
7. **Discussion of Tennis Access Gate**
   - **Presentation of Sidewalk to Tennis Court - $1,890** — Exhibit 16
8. **Discussion of Tennis Court Lighting**
   - **10-S Tennis Supply & Dinkshot Pickleball Extension Cables 100ft, 52'6", 17 ft - $659.89** — Exhibit 17A
   - **Brandon Electric Installation of Circuits to Transformers - $2,306.56** — Exhibit 17B
9. **Presentation of Proposed Locations for Fifteen Benches** — Exhibit 18
10. **Consideration of JML Proposal for 15 Four-Inch Concrete Slabs - $5,800.00** — Exhibit 19

H. **District Manager**

I. **District Counsel**

1. **Discussion of Letter sent to Rizzetta Regarding Suncoast Rust Payments** — Exhibit 20
2. **Consideration for Adoption Resolution 2026-18; Adopting Annual Meeting Schedule for FY 2026-2027** — Exhibit 21
3. **Discussion of Well Requisition Accurate Well Proposal for Gilded Woods - $26,920 Plus Electrical**

IV. Administrative Matters

A. Consent Agenda

1. **Consideration for Acceptance: August 2026 Unaudited Financial Statements** **Exhibit 22**
2. **Consideration for Approval: The Minutes of the K-Bar Ranch II Regular Meeting of the Board of Supervisors Held on August 19, 2026** **Exhibit 23**
3. **Consideration for Ratification:**
   - **Complete IT Tech Labor – $330.00** **Exhibit 24A**
   - **Complete IT DITEK RJ45 Female In/Out PoE Surge Protector & Labor - $420.00** **Exhibit 24B**
   - **Complete IT 12 Volt Battery, Viking Gear Box, Ped Gate Hinge & Labor - $1, 445.00** **Exhibit 24C**
   - **Complete IT EEN Camera Turret with Microphone & Labor - $580.00** **Exhibit 24D**
   - **Complete IT 100 Brivo Mobile Passes - $20.00** **Exhibit 24E**
   - **Complete IT LiftMaster Board & Labor - $874.72** **Exhibit 24F**
   - **Complete IT Tech Labor – Diagnosis of Damages and Malfunction - $495.00** **Exhibit 24G**

V. Other Introduced Items

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

VII. Supervisor Requests

1. **Request to Apply for FRDAP Grant** **Exhibit 25**

VIII. 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 anticpated to be needed	**Mitch has already obtained several propos. On 06/10 Getting COI from vendor so contract can be signed. Contract was issued to Fence Outlet and was executed by all parties on 06.15.2026. Install to be completed by early August . COMPLETED**
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. Get a revision from JML for 4 inch slab . Bench locations are on the agenda for Board discussion**
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 . Gate was approved and on the Sept agenda is the sidewalk to the gate**
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 ! Working on Fall Festival**
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. Public hearing pushed based on workshop**
6	04.15.2026	**Mailbox sticker replacement**	Amenity Manager	05.20.26	Replace identifying stickers on the mailboxes at Redwood	**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. First batch has been received and installed , additional stickers will be installed**
7	**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 - filling out site plan**
8	**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 for contract finalization**
9	**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 prpoasal for skid sprayer and storage to agenda**
10	**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 agedna 10A thru 10C along with any updates. Waiting on executed contract**
11	**07.15.2026**	**Illuminations**	Amenity Manager	08.19.2026	Bring back more than one proposal	**Bring back proposal included for repeaters**
12	**06.17.2026**	**Camera for Breezeway**	Amenity Manager	07.07.2026	Get a proposal for Board consideration	**07/07 Complete IT has provided Cost**
13	**07.15.2026**	**Fencing for Soccer Goals**	Amenity Manager	08.19.2026	Bring back proposal for for fencing for the soccer field	**Proposal was awarded to Discount Fence - awaiting install**
14	**06.17.2026**	**Water Cooler Fountain**	ZCOMPLETED	07.07.2026	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**
15	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. Remove items 27 - 31 for the sidewalk repairs as the proposalincluded K Bar Ranch I and then prioritize.**
16	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 Tweener lights h ave been installed. Awaiting gate install for after clubhouse hours access**

17	04.06.2026	**19308 Eagle Creek Ln Sidewalk Flooding**	District Engineer	09.16.2026	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.Proposal is not to include anything inside the gates and a new proposal is to be obtained for the Sept meeting. A discussion with Precision siewalk needed as to the flume and can they grade**
18	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**
19	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	**Greg to review for any K Bar Ranch I and remove and bring back revised proposal to the September meeting**
20	04.06.2026	**Natural area needs to be bush hogged**	District Engineer	09.16.2026	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.**
21	04.06.2026	**Soccer Goal Pricing**	Z COMPLETED	COMPLETED	Get pricing for soccer goals to be delivered once Pine Lake confirrms 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**
22	04.06.2026	**Pressure wash mailbox kiosks and sidewalks**	Z COMPLETED	COMPLETED	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**
23	04.15.2026	**Little library book exchange**	Z COMPLETED	COMPLETED	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**
24	04.15.2026	**Check on the resurfacing of Court 1**	Z COMPLETED	COMPLETED		**05.12.2026 Full inspection of all courts will be completed this week. 06/10 Completed inspection**
25	**06.17.2026**	**Well #4 needs an elecrician**	Z COMPLETED	COMPLETED	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 amentiy team is getting electrician proposals , Electrical panel is completely melted. Proposal to fully repair, $1,598. Electrician has made repair and project is considered completed**
26	**5.20.26**	**Classes**	Z COMPLETED	COMPLETED	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**
27	**5.20.26**	**Grilling area**	Z COMPLETED	COMPLETED	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**
28	**5.20.26**	**Complete IT proposal**	Z COMPLETED	COMPLETED	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 expectted by end of July . Board motioned for 813 Security services to run tag checks . Completed**
29	**5.20.26**	**Court Reservation**	Z COMPLETED	COMPLETED	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**
30	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**
31	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**
32	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 , discussion is on the Sept agenda**
0	03.17.2026	**Proposal for Clubhouse Well Repair**	ZCOMPLETED	COMPLETED	clubhouse well is not operational due to bad VFD control drive. Proposal was sent to prior mamangement company	**Awaiting final approval and exectuion 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**
34	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 - are we good to go ?**
35	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. Is this now complete Al leaning trees and lodge poles have been removed and repaired**

36	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. Irrigation team is evaluating project.**
37	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. Arborist is still to advise**
38	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. Still need a proposal**
39	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 . Most of these areas are coming back since they were frost bit**
40	04.15.2026	**Add labels to the signage on the play structure**	ZCOMPLETED	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 . COMPLETED**
41	**06.17.2026**	**Asphalt Repairs**	ZCOMPLETED	07.07.2026	Areas in parking lot have damaged asphalt	**Potholes have been filled**
42	**07.15.2026.**	**AED Pads**	ZCOMPLETED	08.19.2026	AED Pad install	**Completed**
43	**07.15.2026**	**Emergency Parking Signage**	ZCOMPLETED	08.19.2026		**Installed**
44	**06.17.2026**	**Main Monument Lights Need to be Changes**	ZCOMPLETED	07.07.2026	Change out the lights at the main monument entrance	**Lights were adjusted after the meeting, and adjusted back for Independence Day**
45	**07.15.2026**	**Fobs**	ZCOMPLETED	Completed	What is the actual cost of the fobs for counsel	**Costs are $3.50 per fob**
46	06.15.2026	**Contract addendum**	ZCOMPLETED	Completed	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, this contract has been executed**
47	04.15.2026	**Status on Pond 5 Project**	ZCOMPLETED	COMPLETED	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**
48	04.06.2026	**Pond 221 MES**	ZCOMPLETED	COMPLETED		**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**
49	04.22.2026	**Engineer RFQ**	ZCOMPLETED	COMPLETED	Advertise the RFQ in a newspaper of general circluation	**RFQ was published in the Business Observer and new District Engineer was appointed**
50	04.06.2026	**2 Acre Parcel/Dedicated Play Area/Soccer**	ZCOMPLETED	COMPLETED	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 COMPLETEDconsider 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**
51	04.06.2026	**Parking Permits**	ZCOMPLETED	COMPLETED	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 discused 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**
52	04.15.2026	**Budget Amendment for FY 26 Budget**	ZCOMPLETED	COMPLETED	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**
53	04.06.2026	**Proposal for annuals versus perennials**	ZCOMPLETED	05.20.26	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**
54	04.15.2026	**Resolution 26-10 & New Credit Card**	ZCOMPLETED	COMPLETED	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**
55	04.06.2026	**Playground Drains**	ZCOMPLETED	COMPLETED	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**
56	**5.20.26**	**Easement Encroachment Agreement**	ZCOMPLETED	COMPLETED	Counsel to draft agreement for easement encroachment for 19238 Old Spanish	**Agreement approved at the May meeting**
57	06.17.2026	**Tract Transfer**	ZCOMPLETED	COMPLETED	Kutak to revise the transfer agreement and Stantec to add maps	**Kutak sent on 06.17.26 and Stantec will finalize This has been completed**
58	06.17.2026	**2 Wire Cable**	ZCOMPLETED	COMPLETED	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**
Total						**58**

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EXHIBIT 2

RETURN TO AGENDA

Roadway Concepts
Your Detectable Warning Expert

5196 Le Tourneau Circle, Tampa, FL 33610
Office 813-874-3600

Date 04/10/26

Quote # 04.26-138

Phone #

Terms Net 30

Haven Management Solutions

Project Name: K-Bar Ranch II - Detectable Warnings

Roadway Concepts is an approved SLBE & WBE with the City of Tampa

Description	Qty	U/M	Rate	Total
Top Guard Brand Detectable Warnings (color) - Red	1,250.00	sqft	$ 30.00	$ 37,500.00
Top Guard Brand Truncated Domes are manufactured, installed & warranted by Roadway Concepts certified installers by the square foot. Final invoice and quantities are based upon final field measure of actual product installed following ADA requirements. Detailed measurements are available upon request.				
Mobilization (Included number of MOBs listed. Additional MOB price each, $ 500.00 as needed).	0	each	$ 0.00	$ 0.00
Removal Charge (as needed)		each		$ 0.00
NOTE: **This quote is based upon the completion of the specified work within the mobilization (MOB) quantities listed.** **In the event additional mobilizations are needed to fulfill project requirements (and is no fault to Roadway Concepts), each MOB will be subject to a minimum mobilization charge, equivalent to the mobilization price stated above, per occurrence.**				

	Cell Phone	Web Site
candace@roadwayconcepts.com	813-412-5151	www.RoadwayConcepts.com

Subtotal	$ 37,500.00
Sales Tax (0.0%)	
Total	$ 37,500.00

Roadway Concepts
Your Detectable Warning Expert

TOP GUARD DETECTABLE WARNING CERTIFIED INSTALLATION PROCEDURE

1 PREPARATION & PRIME





2 BASE





3 TRUNCATED DOMES

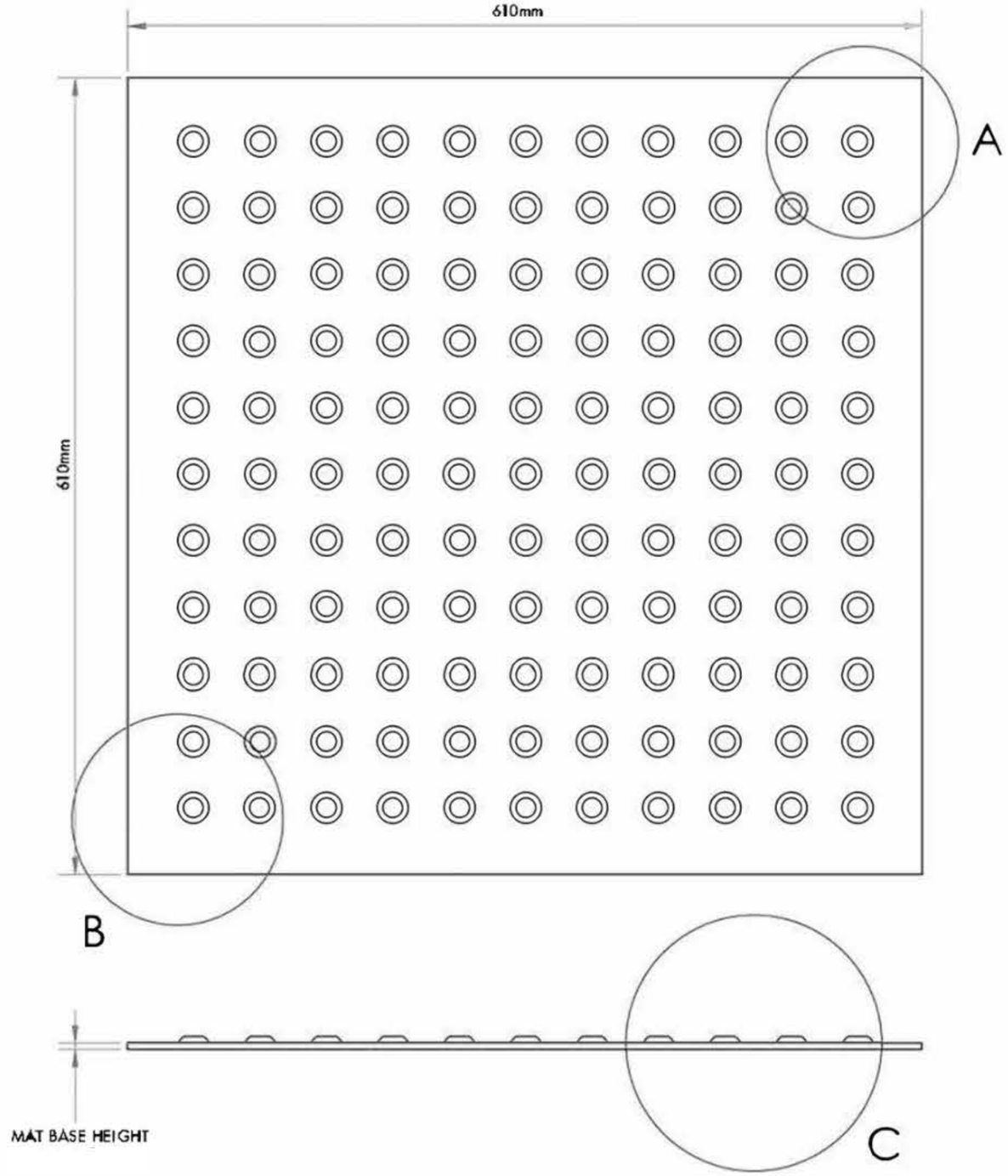


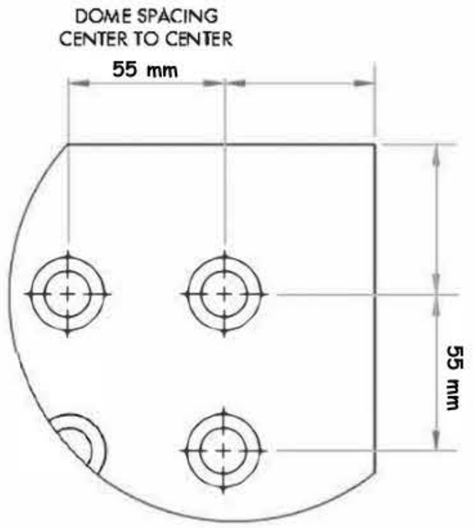


- Installed on new or old Concrete and Asphalt, brick, wood and most every other surface
- Surface to be dry and reasonably cured
- Every DW is formed and made on site. Seamless, no waste, no joints, no glues & screws
- Domes always in direction of travel, never a trip hazard. Open to pedestrians in 20 minutes.

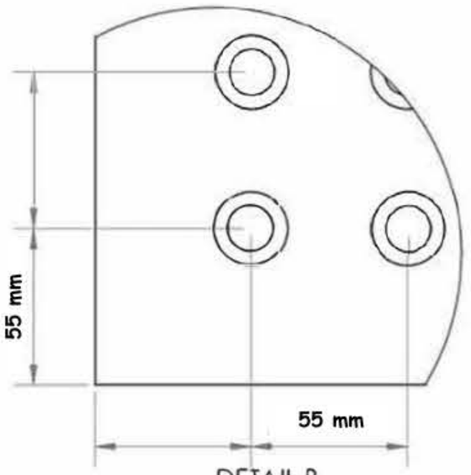
Roadway Concepts - 5196 LeTourneau Circle - Tampa, FL 33610 - 813.874.3600

www.RoadwayConcepts.com - info@roadwayconcepts.com

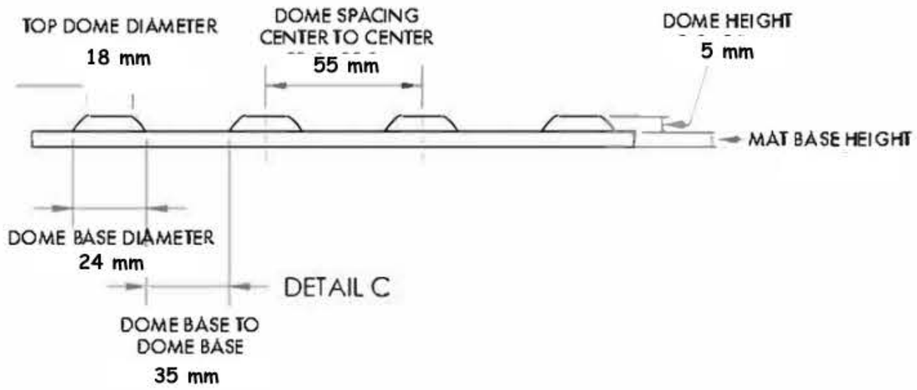




DETAIL A



DETAIL B



DO NOT SCALE DRAWING

TOP GUARD

ROADWAY CONCEPTS
TAMPA, FLORIDA

24X24 INCH MAT

EXHIBIT 3

RETURN TO AGENDA

Aquatic Services Report

Technician
Pete Dennis

Job Details

Service Date	8/7/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	8mph
Temperature	88°
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

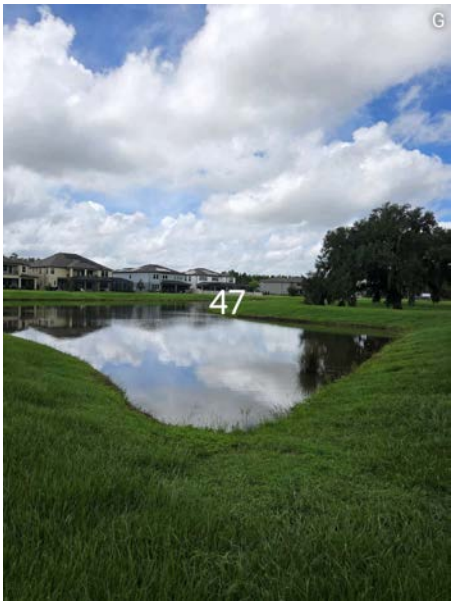
1 of 1

Pond Numbers	20 18,25,27,26 22,23,28,29,34,32,46,55,47,65,66
Service Performed	Treatment
Work Performed	☑ Brush ☑ Cattails ☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	I sprayed the shorelines of all ponds listed, for invasive grasses, and plants.
Pictures	

Aquatic Services Report





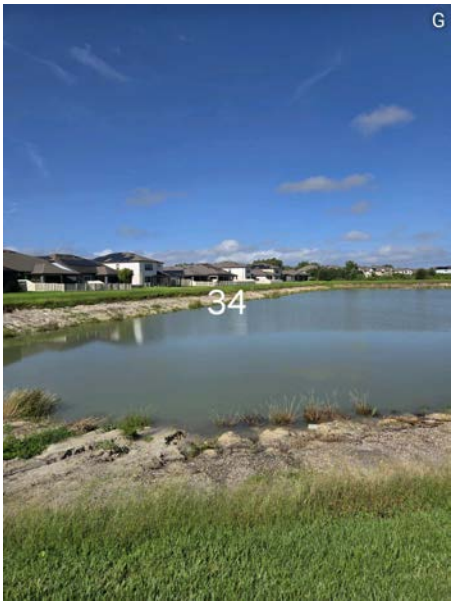




Aquatic Services Report









Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	8/7/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	ENE 9mph
Temperature	95
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

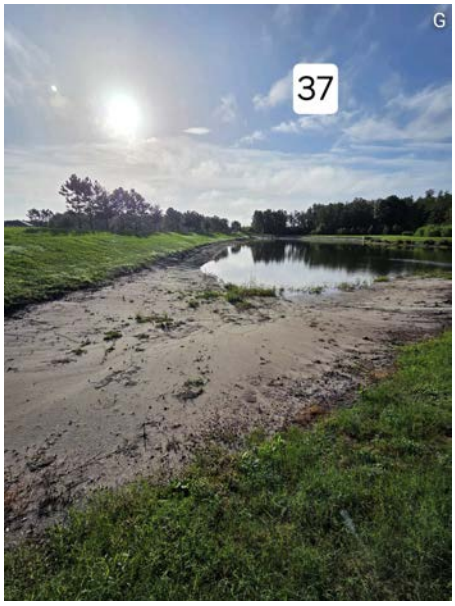
Pond Numbers	1 thru 17, 35, 36. 37, 40 thru 45, 56, 57
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose, dog fennel, sesbania, barnyard grass) as needed.
Pictures	

Aquatic Services Report





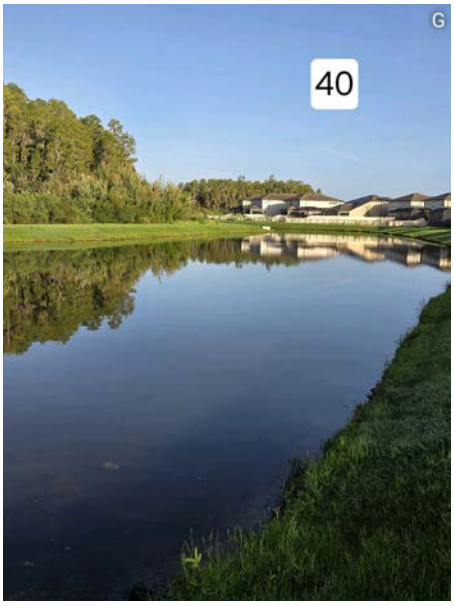




Aquatic Services Report

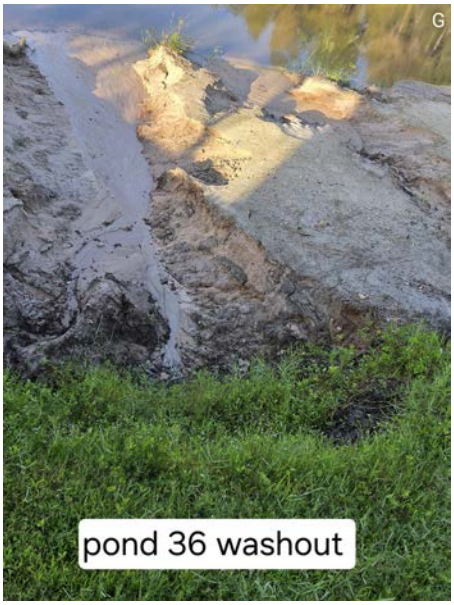


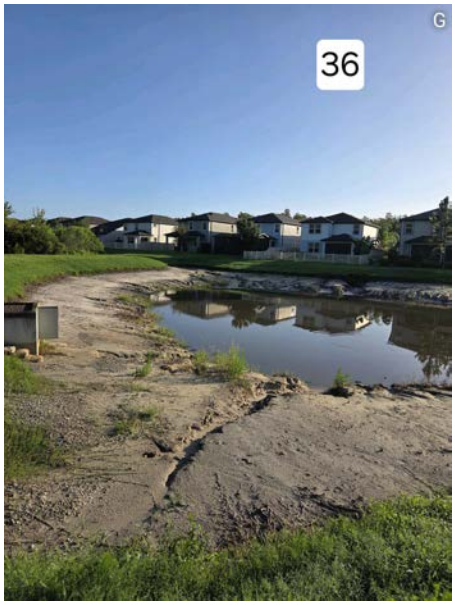






Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	8/21/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	SSW 4mph
Temperature	91
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	1 thru 17, 33, 35, 36, 37, 40 thru 45, 48
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose, dog fennel, sesbania, barnyard grass) as needed.
Pictures	

Aquatic Services Report









Aquatic Services Report









Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	8/13/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	WNW 7mph
Temperature	93
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	58 thru 64, 70, 71, 73, 85 thru 80
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose, dog fennel, West Indian Marsh Grass, sesbania) as needed.Removed trash from the ponds that washed in from the recent rains.
Pictures	

Aquatic Services Report





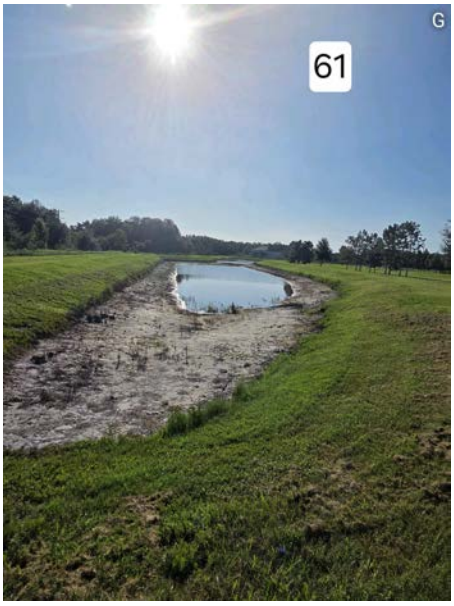




Aquatic Services Report









Aquatic Services Report





2 of 2

Pond Numbers	12
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated site for filamentous algae

EXHIBIT 4

RETURN TO AGENDA

ANNUAL CONTRACT PRICE ADJUSTMENT AMENDMENT

Customer: K-BAR RANCH CDD II
Property Information: c/o Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746
Effective Date of Price Adjustment: October 1, 2026

This Annual Contract Price Adjustment Amendment ("Amendment") is presented to **K-BAR RANCH CDD II** ("Customer") by **Blue Water Aquatics, Inc.** ("Vendor") for the purpose of formally documenting and ratifying the annual contract price adjustment provided for under the existing Agreement between the parties.

The original signed Agreement provides for an annual adjustment to the contract price. In accordance with that provision, the pricing for services performed under the Agreement will be adjusted effective **October 1, 2026**

Annual Price Adjustment

The annual price adjustment for the upcoming contract period is **3.00%**.

Accordingly, the contract pricing will be adjusted as follows:

Current Contract Price: $4,860.00 per month
Annual Adjustment: 3.00%
New Contract Price: $5,006 per month

The new pricing will become effective **October 1, 2026** and will apply to services performed and invoiced on or after that date.

Ratification

By approval of this Amendment, Customer acknowledges and ratifies the above annual price adjustment in accordance with the price-adjustment provisions of the existing Agreement.

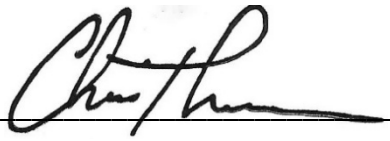
This Amendment is intended to formally document the adjusted pricing and does not otherwise modify the scope of services or the terms and conditions of the original Agreement or any scope of work amendments to the original agreement.

Continuation Effect of Agreement

Except for the pricing specifically identified in this Amendment, all other terms, conditions, obligations, renewal provisions, and service requirements contained in the original Agreement shall remain unchanged and in full force and effect.

Upon approval, this Amendment shall be incorporated into and become part of the original Agreement.

BLUE WATER AQUATICS, INC.

By: 

Name: Chris Thompson

Title: President

Date: 09/02/2026

Acknowledged by Customer:

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT 5

RETURN TO AGENDA

						Job Number:Clock#1							
	JOB NAME: Kbar Ranch					EST#: Hawk Valley					Job Number:Clock#1 Hawk Valley		
	Technician: Ernesto					Clock:	Hunter ACC				EST#:		
	Date: 08/26/2026					Check Rain Sensor: Y / N					Clock:	Hunter ACC	
							good				Check Rain Sensor: Y / N		
			green fixed								wired	good	
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	valve not operating	Other:	Comments				
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		2R						Repair 1/2" to 3/4" lateral line	$71.73	
15	S	20	A								Repalr 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:	
	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.

Total: $

Page # ____of _____

Pine Lake Services

JOB NAME: Kbar Ranch
Technician: Ernesto
Date: 08/26/2026

Job Number:Clock#1
EST#: Hawk Valley
Clock: Hunter ACC
Check Rain Sensor: Y / N
wired good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
25									
26									
27									
28									
29									
30									
31	D	10	C						
32	R	20	B						
33	S	20	A						
34	R	20	B						
35	S	20	A						
36	R	20	B						
37	D	10	C						
38	R	20	B				Bad decoder ICD-100		
39									
40	R	20	B						
41	R	20	B						
42	R	20	B						
43	R	20	B						
44									
45									
46									
47									
48									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:

12:00 AM	A: sprays
12:00 AM	B: Rotors
7:00 PM	C: Drip
6:00 AM	D:Flowers

Run Days:

mon,frid
tue,sat
Mon, wed, frid
Mon, wed, frid,sun

Total: $

Additional Comments:

1

2.___

3.___

Page # ____of _____

Pine Lake Services

Job Number:Clock#1
JOB NAME: Kbar Ranch
EST#: Hawk Valley
Technician: Ernesto
Clock: Hunter ACC
Date: 08/26/2026
Check Rain Sensor: Y / N
wired good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
49									
50									
51	D	10	C						
52	S	20	A						
53	D	10	C				Bad decoder ICD-1		
54	S/Flower	10	D				Bad decoder ICD-1		
55	R	20	B						
56	S	20	A						
57	D	10	C			2 drip			
58									
59									
60									
61									
62									
63									
64									
65									
66									
67									
68									
69									
70									
71									
72									

Start Times:		Run Days:
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	Mon, wed, frid,sun

Additional Comments:

1._____
2._____
3._____
4._____

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical,	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Customer Approval:_____ **Date:**_____

Page # ____ of ____

Pine Lake Services

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/26/2026

Job Number:Clock#2 Redwood Point

EST#:

Clock: Hunter ACC2

Check Rain Sensor: Y / N

wireless good

green fixed | Fixed to bill it | Pending for approval

Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	S	20	A						
2	R	25	B						
3	R	25	B						
4	R	25	B						
5	R	25	B						
6	S	20	B	2					
7	R	5	B						
8	R	25	B						
9									
10									
11	S	20	A	2					
12	R	25	B		1R				
13	R	25	B						
14	R	25	B						
15	S	20	A						
16	R	25	B						
17									
18	R	25	B						
19	D	10	C						
20	D	10	C						
21	S	20	A						
22	S/flower	10	D						
23	S	20	A		1S				
24	D	10	C						

Start Times:		Run Days:	
12:00 AM	A: sprays	RT3:30	Wednesday
12:00 AM	B: Rotors	RT9hrs	Saturday
7:00 PM	C: Drip	RT 1h	Tuesday
6:00 AM	D:Flowers	RT15	M,W,F,S

Additional Comments:

1

2.

3.

4.

Job Number:Clock#1 Hawk Valley

EST#:

Clock: Hunter ACC

Check Rain Sensor: Y / N

wired good

6" rotor head (Installed)	$70.77
Broken shrub riser (Installed)	$25.32
Straighten, Lower or Raise Head	$18.13
Drip line breaks	$8.75
Replace clogged nozzle	$10.05
Replace MP Rotator Nozzle	$17.01
Add 6" pop-up w/ pipe within 10'	$55.00
Add rotor w/ pipe within 10'	$75.00
Add bubbler within 10'	$50.00
Relocate head within 5'	$40.00
Replace solenoid	$156.74
Replace 1" valve (Installed)	$406.92
Replace 1.5" valve (Installed)	$616.73
Replace 2" valve (Installed)	$851.05
Repair 1/2" to 3/4" lateral line	$71.73
Repalr 1" to 1 /4" lateral line	$93.94
Repair 1 1/2" to 2" lateral line	$158.63
Wireless rain/freeze sensor	$310.00
Wired in rain/freeze sensor	$125.00
Rectangular valve box	$140.00
10" round valve box	$60.00
Maxi jet stakes, with nozzle	$40.01
MISC:	$
MISC:	$

Page # ____of _____

	Pine Lake Services					Job Number:Clock#2 Redwo			Qty:	**Description:**	**Cost:**	**Total:**
	JOB NAME: Kbar Ranch					EST#:				General Labor	$80.00 per hr	
	Technician: Ernesto					Clock:	Hunter ACC2			Technical Labor - mainline, electrica	$85.00 per hr	
	Date: 08/26/2026					Check Rain Sensor: Y / N				Emergency, After hours, Overtime	$85.00 per hr	
						wireless	good			6" pop-up spray (Installed)	$34.71	
			green fixed	Fixed to bill it		Pending for approval				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	
25	D	10	C			2Drip					Broken shrub riser (Installed)	$25.32	
26	R	25	B								Straighten, Lower or Raise Head	$18.13	
27	S	20	A								Drip line breaks	$8.75	
28	R	25	B								Replace clogged nozzle	$10.05	
29	R	25	B								Replace MP Rotator Nozzle	$17.01	
30	R	25	B								Add 6" pop-up w/ pipe within 10'	$55.00	
31											Add rotor w/ pipe within 10'	$75.00	
32											Add bubbler within 10'	$50.00	
33											Relocate head within 5'	$40.00	
34											Replace solenoid	$156.74	
35											Replace 1" valve (Installed)	$406.92	
36											Replace 1.5" valve (Installed)	$616.73	
37											Replace 2" valve (Installed)	$851.05	
38											Repair 1/2" to 3/4" lateral line	$71.73	
39											Repalr 1" to 1 /4" lateral line	$93.94	
40											Repair 1 1/2" to 2" lateral line	$158.63	
41											Wireless rain/freeze sensor	$310.00	
42											Wired in rain/freeze sensor	$125.00	
43											Rectangular valve box	$140.00	
44											10" round valve box	$60.00	
45											Maxi jet stakes, with nozzle	$40.01	
46											MISC:	$	
47											MISC:	$	
48													
	Start Times:			Run Days:									
	12:00 AM	A: sprays		RT3:30		mon,wed,frid					Total: $		
	12:00 AM	B: Rotors		RT9hrs		tue, thur, sat							
	7:00 PM	C: Drip		RT 1h		tue, thur, sat							
	6:00 AM	D:Flowers		RT15		daily							
	Additional Comments:												
1													
2.___	_____										Page # ____of _____		
3.___	_____												

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date : 08/26/2026

Job Number:Clock# 3

Eagle Creek

Clock: Hunter I Core

Check Rain Sensor: Yes

green fixed | Fixed to bill it | Pending for approval | wireless | Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	S	10	A						
2	S	10	A						
3	D	10	C						
4	S	10	A						
5									
6	S	10	A						
7	S	0	A	2					
8	S	10	A						
9	S	10	A						
10	S	10	A	2					
11	D	10	C						
12	S	10	A						
13	S	10	A		1S				
14	S	10	A						
15	S	10	A						
16	R	15	B						
17	D	10	C						
18	R	15	B						
19	R	15	B				Bad-ICD 100-1		Broken 2” hunter valv
20	R	15	B						
21	S	10	A						
22	S	10	A						
23	R	15	B						
24	S	10	A						

Start Times:		Run Days:
8:00 PM	A: Sprays	Friday
12:00 AM	B: Rotors	Tuesday
7:00 PM	C:Drips	Thursday
6:00 AM	D:Flowers	M,W,F,S

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical,	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Customer Approval:_____ **Date:**_____

1._____

2._____

3._____

4._____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date : 08/26/2026

Job Number:Clock# 3

Eagle Creek

Clock: Hunter I Core

Check Rain Sensor: Yes

wireless Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
25	R	15	B						
26									
27	R	15	B						
28	R	15	B						
29	R	15	B						
30	D/Flow	10	D						
31	R	15	B		2R				
32									
33	D	10	C						
34	S	10	A						
35									
36	S/Flow	10	D						
63									
98	S	10	A						
99	S	10	A						
100									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical,	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:	
8:00 PM	A: Sprays		mon,wed,frid
12:00 AM	B: Rotors		tue,thu,sat
7:00 PM	C:Drips		tue,thu,sat
6:00 AM	D:Flowers		daily

Total: $

1. _____

2. _____

3. _____

4. _____

Page # 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock#4

Meadow Point

Clock: Hunter ACC 2

Check Rain Sensor: Yes

wireless Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	S	20	A						
2	S	20	A	2					
3	S	20	A						
4	S	20	A	2					
5	D Tree's	10	C						
6	D Tree's	10	C						
7	R	10	B		1R				
8	R	10	B						
9	S	20	A						
10	S	20	A						
11	S	20	A						
12	S	20	A						
13	D/B	20	C						
14									
15									
16					2-1/2" LLx2				
17	S/D	20	A						
18	R	30	B						
19	R	30	B						
20	R	30	B						
21									
22	S	20	A						
23									
24									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical,	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:	
12:00 AM	A: Sprays	RT6hrs	Wednesday
12:00 AM	B: Rotors	RT6hrs	Tuesday
7:00 AM	C:Drip	1h15	Saturday
	D:		

Total: $

Additional Comments:

1.

2. **2" main line fixed-2**

3.

4.

Page # 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock#4

Meadow Point

Clock: Hunter ACC 2

Check Rain Sensor: Yes

wireless Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
25	D	10	C						
26	S	20	A						
27	R	30	B						
28	R	30	B			2-1/2”x1			
29	R	30	B			2” LLx1			
30	S	20	A			2-1/2”x1			
31	D	10	C						
32	D	10	C						
33									
34									
35									
36									
37									
38									
39									
40									
41									
42									
43									
44									
45									
46									
47									
48									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical,	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:	
12:00 AM	A: Sprays	RT4hrs	mon, wed,frid
5:00 AM	B: Rotors	RT4hrs	tue,thur,sat
7:00 AM	C:Drip	RT 50 min	tu,thur,sat
	D:		

Total: $

Additional Comments:

1. 3- slip fix, 3 coupling, 3 tees, 3 Lbows 90, 10 feet 2” and 10 feet 2-1/2”
2. 10 hours labor
3. _____
4. _____

Page # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/27/2026

Job Number:Clock#5

Sundrift

Clock: Hunter ACC 2

Check Rain Sensor: Yes

wireless Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	D/trees	10	C						
2	D	10	C						
3	D	10	C						
4	D	10	C						
5	S	20	A						
6	S	20	A						
7	S	20	A	2					
8	S	20	A						
9	S	20	A						
10	R	30	B						
11	R	30	B						
12	S	20	A	2					
13	S	20	A						
14	S	20	A						
15	S	20	A						
16	S	20	A						
17	R	30	B						
18	R	30	B						
19	R	30	B						
20	S	20	A						
21	S	20	A						
22	S	20	A	1					
23	S	20	A						
24									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:

9:00 PM	A: Sprays	RT 8h10	mon,frid
10:00 PM	B: Rotors	RT 4h35min	tue,sat
7:00 PM	C:Drip/Bubblers	RT 1hr50min	tu,thur,sat
5:00 AM	D: Flowers	RT 20min	daily

Total: $

Customer Approval:_____ **Date:**_____

Additional Comments:

1._____

2._____

3._____

4._____

Page # __ 1 of 2

Pine Lake Services

Monthly Irrigation Report | Job Number:Clock#5
JOB NAME: Kbar Ranch | Sundrift
Technician: Ernesto | Clock: Hunter ACC 2
Date: 08/27/2026 | Check Rain Sensor: Yes

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Good
25	S	20	A					
26	S	20	A					
27								
28								
29								
30	S	20	A					
31	D/trees	10	C					
32	R	30	B					
33	R	30	B					
34	R	30	B					
35	S	20	A					
36	S	20	A					
37	S	20	A					
38	S	20	A					
39	D	10	C					
40	S	20	A					
41	S/Flow	10	D					
42	D	10	C					
43	S	20	A					
44	R	30	B		1R			
45								
46								
47								
48								

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times: | Run Days:

9:00 PM	A: Sprays	RT 8h10	mon,frid
10:00 PM	B: Rotors	RT 4h35min	tue,sat
7:00 PM	C:Drip/Bubblers	RT 1hr50min	tu,thur,sat
5:00 AM	D: Flowers	RT 20min	daily

Total: $

Customer Approval:_____ **Date:**_____

Additional Comments:

1._____

2._____

3._____

4._____

Page # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/27/2026

Job Number:Clock#5

Sundrift

Clock: Hunter ACC 2

Check Rain Sensor: Yes

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Good
49								
50	S	20	A					
51	R	30	B					
52								
53	B	10	C					
54	S/Flowers	10	D					
55	D	10	C					
56	D	10	C					
57	S	20	A	3				
58	S	20	A					
59	B	10	C					
60	R	30	B					
61	S	20	A					
62								
63								
64								
65								
66								
67								
68								
69								
70								
71								
72								

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:	
9:00 PM	A: Sprays	RT 8h10	mon,frid
10:00 PM	B: Rotors	RT 4h35min	tue,sat
7:00 PM	C:Drip/Bubblers	RT 1hr50min	tu,thur,sat
5:00 AM	D: Flowers	RT 20min	daily

Total: $

Customer Approval:_____ **Date:**_____

Additional Comments:

1._____

2._____

3._____

4._____

Page # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch	Job Number:Clock#6
Technician: Ernesto	Club House
Date: 08/25/2026	Clock: Hunter I Core
	Check Rain Sensor: Y/N
	wireless

ju44441

8uujju

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:
1	D/B	10	C					
2	R	30	B					
3	D/Flowers	10	D					
4	R	30	B					
5	S	20	A					
6	B	10	C					
7	S	20	A					
8	S	20	A					
9	B	10	C					
10	R	30	B					
11	S	20	A					
12	S	10	A					
13	D	10	C					
14								
15	D/M/F	10	D					
16	S	20	A					
17	R	30	B					
18	D	10	C					
19	D/M/F	10	D					
20	S	20	A					
21								
22								
23								
24								

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:

Run Days:

11:00 PM	A: Sprays	mon,wed,frid
12:00 AM	B: Rotors	tue,thur,sat
7:00 PM	C:Drip/Bubbler	tu,thur,sat
6:00 AM	D: Flowers	mon,wed,frid,sun

Total: $

Customer Approval:_____ **Date:**_____

Additional Comments:

1. **Clock Hunter, got lightning strike,proposal for new ACC2**
2. _____
3. _____
4. _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock# 7

Mossy Pine

Clock: Hunter I Core

Check Rain Sensor: Yes

Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	D	10	C						
2	S	20	A						
3	S	20	A						
4	S	20	A						
5	R	30	B						
6	D	30	C						
7	S	20	A						
8	S	20	A						
9	S	20	A						
10	R	30	B						
11	R	30	B						
12	S	20	A	3					
13	S	20	A						
14	S	20	A						
15	D	10	C						
16	S	20	A	2					
17	R	30	B						
18									
19									
20									
21									
22	S	20	A						
23	D	10	C						
24	R	30	B						

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical,	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:
10:00 PM	A: Sprays	wed,sun
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

Total: $

Customer Approval:_____ **Date:**_____

1._____

2.___ 2" main line , by peach tree entrance fixed

3._____

4._____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock# 7

Mossy Pine

Clock: Hunter I Core

Check Rain Sensor: Yes

Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
25	S	20	A						
26	S	20	A						
27									
28	S	20	A						
29	S	20	A						
30	S	20	A						
31	S	20	A						
32	S	20	A						
33									
34									
35	S	20	A						
36	S	20	A						
37	S	20	A						
38									
39	S	20	E						
40	B	20	C						
41	S	20	E						
42	S	20	E						
43	R	30	B						
44	R	30	B						
45	B								
46	D	10	C						Bad decoder-1
47	R	30	B		1R				
48	R	30	B						

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:

Run Days:

10:00 PM	A: Sprays	wed,sun
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

Total: $

Customer Approval:_____ **Date:**_____

1._____

2._____

3._____

4._____

Page # 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock# 7

Mossy Pine

Clock: Hunter I Core

Check Rain Sensor: Yes Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
49	R	30	B						
50									
51									
52									
53									
54									
55									
56									
57									
58									
59									
60	D	10	C						
61	S	20	E						
62	S	20	E						
63	S/F	10	D						
64	R	30	B						
65	R	25	E						
66	D	10	C						
67	S/F	20	D						
68	D	10	C						
69	D	10	C						
70	R	30	B						
71	S	20	E						
72	S	20	E						

Start Times:		Run Days:
10:00 PM	A: Sprays	wed,sun
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

1._____

2._____

3._____

4._____

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Customer Approval:_____ Date:_____

Page # __ 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock# 7

Mossy Pine

Clock: Hunter I Core

Check Rain Sensor: Yes

Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
73	S	20	E						
74	S	20	E						
75	S	20	E						
76	S	20	E						Bad decoder-1
77	R	30	B						
78	D	10	C			1Drip			
79	S	20	E						
80	R	30	B						
81	S	20	E						
82	S	20	E						
83	R	30	B						
84	D	10	C						
85	S	20	E						
86	S/F	20	D	2					
87									
88									
89									
90									
91									
92									
93									
94									
95									
96									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:
10:00 PM	A: Sprays	wed,sun
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

Total: $

Customer Approval:_____ **Date:**_____

1._____

2._____

3._____

4._____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch		Job Number:Clock# 8	
Technician: Ernesto		Windsome Manor	
Date: 08/25/2026		Clock:	Hunter ACC
green fixed		Check Rain Sensor:	Yes
			Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	R	30	B						
2	D	10	C						
3	S	20	A						
4	D	10	C						
5	S	20	A						
6	S	20	A						
7	S	20	A						
8	S	20	A						
9	D/F	10	D			2 drip			
10	S	20	A	2					
11	S	20	A						
12	R	30	B						
13	S	20	A						
14	S	20	A						
15	D	10	C						
16	S	20	A						
17	S	20	A						
18	S	20	A						
19	S	20	A						
20	R	30	B						
21	S	20	A						
22	S	20	A		1S				
23	S	20	A						
24	S	20	A						

Start Times:		Run Days:	
10:00 PM	A: Sprays	RT 8.3hrs	mon, frid
10:00 PM	B: Rotors	RT 4hr	tue,thur
7:00 PM	C:Drips		tue,thur
6:00 AM	D:Flowers		Mon,wed,Frid,sund
10:00 PM	E:Spray	RT 8hrs	wed,sun

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Customer Approval:_____ **Date:**_____

1._____

2._____

3._____

4._____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock# 8

Windsome Manor

Clock: Hunter

Check Rain Sensor: Yes

Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
25	S	20	A	2					
26	S	20	A						
27	S	20	A						
28	S	20	A	2					
29	S	20	A						
30	S	20	A						
31	S	20	A						
32	D	10	C			2drip			
33	S	20	A						
34	S	20	E						
35	R	30	B						
36	B	10	C						
37	S	20	E						
38	S	20	E		1S				
39	S	20	E						
40	S	20	E						
41	S	20	E						
42	S	20	E						
43	S	20	E						
44	S	20	E						
45	S	20	E						
46	S	20	E						
47	S	20	E						
48	S	20	E						

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:	
10:00 PM	A: Sprays	RT 8.3hrs	mon, frid
10:00 PM	B: Rotors	RT 4hr	tue,thur,sat
7:00 PM	C:Drips		tue,thur,sat
6:00 AM	D:Flowers		daily
10:00 PM	E:Spray	RT 8hrs	wed,sund

Total: $

Customer Approval:_____ **Date:**_____

1._____

2._____

3._____

4._____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock# 8

Windsome Manor

Clock: Hunter

Check Rain Sensor: Yes

Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
49									
50	S	20	E						
51	R	30	B						
52	S	20	E						
53	S	20	E						
54	S	20	E						
55	D	10	C						
56	S/F	10	D						
57	D	10	C						
58	S	20	E						
59	S	20	E						
60	S	20	E						
61	S	20	E						
62	S	20	E						
63	S	20	E						
64	S	20	E						
65	R	30	B						
66									
67	R	30	B						
68	R	30	B						
69									
70									
71									
72									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:		Run Days:	
10:00 PM	A: Sprays	RT 8.3hrs	mon, frid
10:00 PM	B: Rotors	RT 4hr	tue,thur,sat
7:00 PM	C:Drips		tue,thur,sat
6:00 AM	D:Flowers		daily
10:00 PM	E:Spray	RT 8hrs	wed,sund

Total: $

Customer Approval:_____ **Date:**_____

1._____

2._____

3._____

4._____

Pine Lake Services

Monthly Irrigation Report

Job Number:#9

JOB NAME: Kbar Ranch

EST#: eagle creek inside

Technician: Ernesto

Clock: Hunter XC Hybrid

Date: 08/25/2026

Check Rain Sensor: Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	D	10	A						
2	S	20	A	2					
3	S	20	A						
4	S	20	A						
5	S	20	A	2					
6	S	20	A						
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Start Times: 12:00 AM

Run Days:

A:Sprays tue,sat

B:

C:

D:

Additional Comments:

1.

2.

3.

4.

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Page # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 08/25/2026

Job Number:Clock#10

EST#: Hawk Valley Inside

Clock: Hunter ACC

Check Rain Sensor: Good

wireless

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	B	10	F		1- bubbler				
2	D	20	F						
3	R	20	F						
4	S	15	F	3					
5	R	20	F						

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times: 12:00 AM F:S/R/D

Run Days: wed,sund

Total: $

Customer Approval:_____ **Date:**_____

Additional Comments:

1._____

2._____

3._____

4._____

Page # ____ of _____

Pine Lake Services

Monthly Irrigation Report

Job Number:#11

JOB NAME: Kbar Ranch

EST#: sundrift inside

Technician: Ernesto

Clock: Hunter XL Hybrid

Date: 08/25/2026

Check Rain Sensor: Y / N

bad

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	D	10	A						
2	S	20	A						
3	R	30	A						
4	S	20	A						
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Start Times:

Run Days:

A: 1:00 am — tue,sat

B:

C:

D:

Total: $

Customer Approval:_____ **Date:**_____

Additional Comments:

1. Water meter is locked no water
2.
3.
4.

Page # ____ of ____

EXHIBIT 6

RETURN TO AGENDA

Proposal #9718

Kbar Ranch- Inspection Repairs 8-26

Date 8/28/2026

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 would like to thank you for the opportunity. 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 August 2026 irrigation inspection. The decoders were repaired on clock 1 to get the system running during the inspection. The picture above is of one of the breaks on clock 4 that were repaired as part of last month's repair ticket. After it was repaired it revealed several more from previous construction damage running trenchers through this area.

Irrigation Repair/Installation

Clock 1

Items	Quantity	Unit	Price
Labor Irrigation	2.00	Hr	$159.41
Zone 38- Hunter ICD-100 Decoder	1.00	EA	$349.66
Zone 53- Hunter ICD-100 Decoder	1.00	EA	$349.66
Zone 54- Hunter ICD-100 Decoder	1.00	EA	$349.66
		Clock 1:	$1,208.39

Clock 3

Items	Quantity	Unit	Price
Zone 19- Hunter ICD-100 Decoder	1.00	EA	$349.66
Zone 19- Replace 2" Valve	1.00	EA	$849.27
		Clock 3:	$1,198.93

Clock 4

Items	Quantity	Unit	Price
Zone 16- Repair 2.5" Line	1.00	EA	$54.00
Zone 28- Repair 2.5" Line	1.00	EA	$54.00
Zone 29 - Repair Broken Pipe (Slip-Fix) 2"	1.00	EA	$158.63
Zone 30- Repair 2.5" Line	1.00	EA	$54.00
		Clock 4:	$320.63

Clock 7

Items	Quantity	Unit	Price
Zone 46- Hunter ICD-100 Decoder	1.00	EA	$349.66
Zone 76- Hunter ICD-100 Decoder	1.00	EA	$349.66
		Clock 7:	$699.32

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	$0.00
		Fuel Surcharge:	$34.27
		PROJECT TOTAL:	**$3,461.54**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By		**By**	
	Garrett Macgregor		**Patricia Thibault**
Date	8/28/2026	**Date**	
	Pine Lake Services, LLC		**Haven Management Solutions**

EXHIBIT 7

RETURN TO AGENDA



Monthly Field Report

Main Entry

- Turf color is good, weeds minimum
- Annuals were removed from center island
- Walkways clear and edged



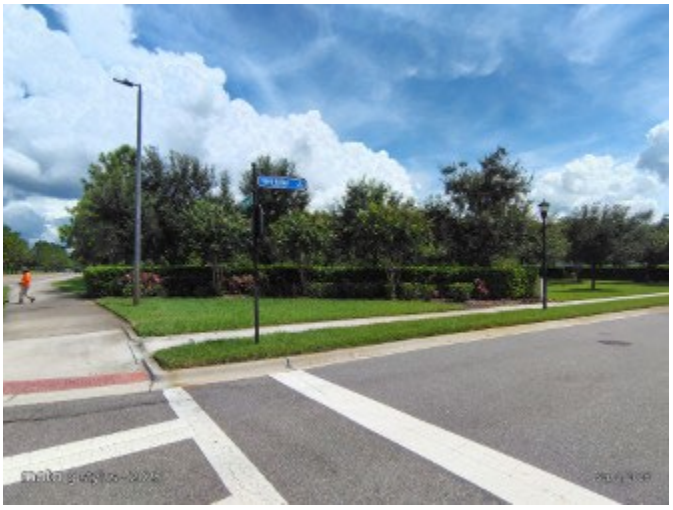






Hawk Valley

- Season color is good, weeds at a minimum
- Copper leaf plants filling in
- Hedges uniform







Hawks Valley Center Island

- Volunteer plants should be removed





Redwood Point

- Seasonal Turf color is good
- Front row shrubs are recovering still but may need attention next spring
- Island Plants are filling in









Redwood Point

- Pond banks are in need of a follow-up treatment
- There is a hole where an Oak Tree used to be on the outbound side that needs to be filled







Eagle Creek Entry

- Seasonal Turf color is off
- Center Island plants are thin, weak, or missing









Eagle Creek Turf Replacement

- Damaged turf on the inbound side needs to be addressed
- Crape Myrtle on the inbound side are weak, Why?



Sundrift Entry

- Inbound Turf, color is off and a little weedy
- Outbound Turf color is good
- Center Island plants are thin









Sundrift West Entry

- Inbound Turf color and density are good
- Outbound Turf color is blotchy
- Oleander not recovering
- Bottlebrush spotty
- Center Island plants are thin







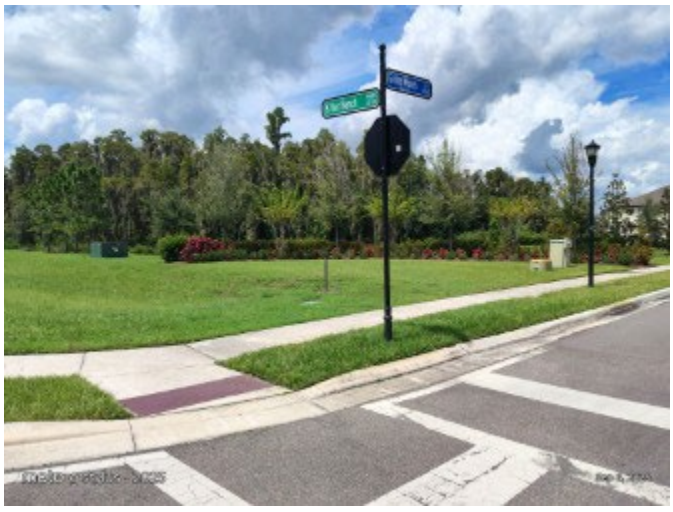


Gilded Woods Entry

- Seasonal Turf color is good
- Edging is clean
- Copper Leaf bushes continuing to recover
- Center Island plants/annuals
- Need attention









Gilded Woods Ponds

- Inbound Pond needs a follow-up treatment
- Outbound side was treated effectively but now there are dead upright skeletons that need to be addressed





Old Spanish Entry

- Turf color inbound is off, outbound looks good
- New fence section installed
- Shortcut around the wall is filling in
- Bottlebrush / Oleander are not recovering
- Center Island plants are weak









Mossy Pine Entry

- Seasonal Turf color is good, consistent
- Center Island plants fuller, healthier
- Outbound pond banks need retreating









Briarbrook Entry

- Inbound overflow structure needs treating
- Seasonal Turf color is okay
- Center Island plants filling in









Windsor Manor Entry

- Seasonal Turf color is good, consistent
- Hedges uniform
- Oleander non-existing
- Center Island plants thin in the middle
- Pond needs algae treated









Amenity Center

- Entry islands look good, clean









Amenity Center

- Front of the facility looks good, clean. Consistent
- Pond and bridge issues were addressed





Amenity Center Pool Area Turf

- The Turf in and around the pool area is inconsistent and weedy
- There should be a plan for restoration / treatment







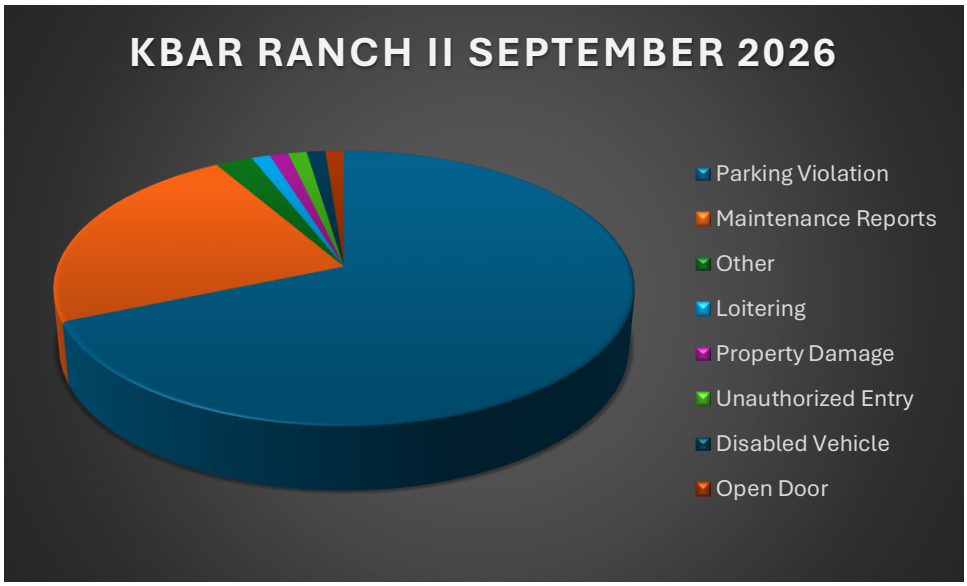
September Inspection

- Overall look of the community is clean and consistent
- Entry ways – those with Oleander have not recovered, the copper leaf plants are bouncing back. The bottle brush plants are 50/50; some look great others are spindly.
- Center Islands – throughout the community the center islands are a mess. Plants are inconsistent, health and choice. Islands can be different plant palates but should be consistent. Getting away from annuals may be a consideration.
- The only item not addressed from last month's report was the Mimosa in the pool area turf.



EXHIBIT 8

RETURN TO AGENDA



813 SECURITY & PROTECTIVE SERVICES

K BAR RANCH II – SECURITY & COMMUNITY PATROL REPORT

Reporting Period: August 1, 2026 – September 8, 2026
Prepared For: K Bar Ranch II
Prepared By: 813 Security and Protective Services LLC
Report Date: September 8, 2026

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813 Security was initially engaged at K Bar Ranch II primarily to address **parking violations and to communicate compliance throughout the community**.

While parking enforcement remains the focus, officers also responded to the security "tip-line" patrolled **all villages, roadways, entrances, and amenity areas**, documenting safety hazards, property concerns, roadway obstructions, lighting issues, and gate malfunctions.

During the reporting period, **83 total reports** were submitted, including:

- **19 Maintenance Reports**
- **64 Incident Reports**

Prepared by:
Vinny 9/8/26

Parking Enforcement

- **57 parking violations** — approximately 89% of all incident reports
- Most parking violations involved **vehicles blocking or obstructing sidewalks**
- Multiple repeat violations were documented, including vehicles receiving additional warnings

7 other/community-safety incidents, including:

- Tailgating through a gate
- Loitering at the clubhouse after hours
- Property/street-sign damage
- Disabled vehicle
- Roadway obstruction
- Vehicle door left open
- Lost-and-found/litter

Maintenance/community observations

- **7 lighting issues**, including multiple streetlights and an Eagle Creek monument light
- **7 repair-related issues**, primarily involving gates
- **5 other infrastructure/community issues**
- Several gate issues were identified at **Sundrift, Eagle Creek, Winsome Manor, Redwood and Gilded Woods**
- Security personnel assisted with securing/removing a damaged gate arm and placed malfunctioning gates in a safe fixed-open/manual-open position until repairs could be completed. (**Labor Day**)

Conclusion

During this reporting period, **83 total reports** were generated, demonstrating that the security presence is serving not only as a parking-compliance resource but also as an additional **community-wide set of eyes and ears**.

813 Security will continue to focus on parking compliance while maintaining proactive patrols throughout K Bar Ranch II to identify and report conditions that may affect the safety, appearance, accessibility, and overall operation of the community.

Respectfully submitted,

Vincent Palevich
Managing Partner
813 Security and Protective Services LLC

Prepared by:
Vinny 9/8/26

EXHIBIT 9

RETURN TO AGENDA

Docusign Envelope ID: B4BE6543-5806-899E-81A8-06AB850157E1

AGREEMENT FOR SECURITY SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into as of the date signed by the last Party below (the "Effective Date"):

K-Bar Ranch II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, Fl 32746 (the "**District**"), and

813 Security & Protective Services, LLC DBA 813 Services, a Florida limited liability company, with a mailing address of 28803 Stormcloud Pass, Wesley Chapel, FL 33543 ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide the roving patrol, response, license plate lookup, and other security services within the boundaries of the District; and

WHEREAS, Contractor represents that it is licensed and qualified to provide the materials and perform the services as provided for herein and has agreed to provide the District with those materials and services; and

WHEREAS, Contractor represents that it has inspected the project site and has incorporate all site conditions into its proposal for services; and

WHEREAS, the District desires to enter into this Agreement to have Contractor provide the materials and perform the services as more particularly described herein.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Duties

A. The Contractor agrees to provide the labor, materials, and services necessary for the provision of the services described in the attached **Exhibit A**, which is incorporated herein by this reference (the "**Services**").

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B. This Agreement grants to Contractor the right to enter the District lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent the Services to be performed require access to private property located adjacent to the District lands, the Contractor acknowledges and agrees the District does not have the right to provide access to such private property and that it is the District's responsibility to seek approval of access from affected property owner(s) prior to start of any Services affecting such private property.

C. 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 District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

D. Contractor shall report directly to the District Manager or his or her designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and work within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.

E. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor.

Section 3. Compensation, Payment, and Retainage.

A. In exchange for completing the Services, the District agrees to pay the Contractor a total amount of **Two Thousand Five Hundred Dollars and 00/100s ($2,500.00)** each month. The Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

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C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which the Parties agree are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement without additional compensation provided therefore.

Section 4. Term and Termination. This Agreement shall become effective on the Effective Date, remain in effect through September 30, 2026, and automatically renew each District fiscal year thereafter for up to seven (7) additional one-year terms, unless terminated earlier in accordance with the terms of this Agreement. The District agrees that the Contractor may terminate this Agreement immediately for cause by providing written notice of termination to the District, provided, however, the District shall be provided a reasonable opportunity to cure any failure under the Agreement. The Contractor shall provide thirty (30) days' written notice of termination without cause. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District 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 District may have against the Contractor ("**Post-Termination Payment**"), and the District shall be entitled to the return of any amounts paid to Contractor prior to the effective termination of this Agreement to the extent such exceeds the Post-Termination Payment amount.

Section 5. Warranty. Contractor hereby covenants to the District that it shall perform the Services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both

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corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

Section 6. Insurance.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

a) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.

3. Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000.00) per accident or disease.

4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and the District's officers, supervisors, agents, and employees shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. Contractor's Certificate of Insurance shall be attached to this Agreement as **Exhibit B** upon execution.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right, but not the obligation, to secure such required insurance, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

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Section 7. Indemnification.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault.

B. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties pursuant to this Section 7 is limited to $1,000,000 regardless of legal basis of recovery or type of claimed damages.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation and/or other expenses including but not limited to attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest all as actually incurred by the District.

Section 8. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

Section 9. Liens and Claims. 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 District'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

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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 District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

Section 10. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

Section 11. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

Section 12. **Successors.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

Section 13. Custom and Usage. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

Section 14. Permits and Licenses. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

Section 15. Independent Contractor. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this

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Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

Section 16. 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 17. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

Section 18. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

Section 19. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

Section 20. Notices. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A.	**If to District:**	K-Bar Ranch II Community Development District c/o Haven Management Solutions 255 Primera Blvd, Suite 160, Lake Mary, Fl 32746 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	813 Services 28803 Stormcloud Pass Wesley Chapel, FL 33543

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business

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day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

Section 21. Enforcement of Agreement. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Section 22. 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 23. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Patricia Thibault ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT,

Docusign Envelope ID: B4BE6543-5806-899E-81A8-06AB850157E1

CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, Fl 32746, (813) 344-4844, (407) 574-3250, PATRICIA@HAVENMGTSOL.COM.

Section 24. 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 25. Counterparts; Electronic Signatures. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

Section 26. Negotiation at Arm's Length. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

Section 27. Construction Defects. PURSUANT TO SECTION 558.005, *FLORIDA STATUTES*, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES.*

Section 28. Assignment. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

Section 29. Compliance with E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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Section 30. Compliance with Section 20.055, *Florida Statutes*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

Section 31. Statement Regarding Public Integrity Laws. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*;

E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*; and

F. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SIGNATURE PAGE FOLLOWS

Docusign Envelope ID: B4BE6543-5806-899E-81A8-06AB850157E1

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

Attest:

Signed by:
03A9518305B2418...

Secretary / Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

☐Chair ☐Vice Chair, Board of Supervisors

Date: 7/20/2026

Witness:

Signed by:
4F1A00D0A503455...

Signature of Witness

Print Name

CONTRACTOR

By: Vinny Palevich MP

Its: Managing Partner

Date: 7/22/2026

Exhibit A Scope of Services
Exhibit B Contractor's Certificate of Insurance

Docusign Envelope ID: B4BE6543-5806-899E-81A8-06AB850157E1

Exhibit A
Services



Security Proposal for KBAR Ranch II CDD

Docusign Envelope ID: B4BE6543-5806-899E-81A8-06AB850157E1

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The 813 Foundation





Who We Are

813 Services is a team-driven organization built on the belief that people are at the center of everything we do. We are a unified group of individuals who work together toward one common goal: delivering exceptional service through professionalism, integrity, and genuine care for the properties we support.

Our values shape who we are. We treat our clients, residents, and guests with respect, consistency, and a commitment to service excellence. Just as importantly, we extend that same respect and support to our own team. We believe that when our staff feel valued, empowered, and backed by leadership, they provide a better experience for every community we serve.

What makes 813 Services different is our culture of teamwork, honesty, and accountability. We don't just show up—we collaborate, communicate, and work side-by-side to ensure every task is completed the right way. Our people, our values, and our dedication to doing things with purpose are what define us.

At 813 Services, we're more than a service provider. We're a team committed to doing things the right way, together.

Mission Statement

Our mission at 813 Services is to deliver exceptional service through teamwork, integrity, and a genuine commitment to the communities we serve. We work as one unified team, empowering every employee with the respect, support, and professionalism they deserve—because when our people succeed, our clients succeed.

We are dedicated to creating safe, welcoming, and well-managed environments by prioritizing communication, reliability, and a resident-first mindset. Every interaction, every shift, and every task reflects our core belief: that true service comes from people who care, work together, and take pride in doing things the right way.

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Training

How we prepare to best serve you



Our staff training program is designed to ensure every team member is fully prepared to represent the community with professionalism, consistency, and a resident-first mindset. We combine hands-on instruction, property-specific education, and ongoing communication training to deliver a service experience that meets the standards of each property we serve.

Exceptional service begins with clear communication. Our training emphasizes:

- Professional, respectful verbal communication
- De-escalation techniques for challenging situations
- Accurate documentation and reporting
- Consistency between shifts to maintain seamless operations

We coach staff on how to interact with residents, guests, vendors, and Board members in a manner that reflects positively on the community. Communication scenarios and role-playing are included to help employees build confidence and understand real-world applications.

Every new team member begins with a thorough review of the property's unique policies and procedures. Because no two communities operate the same way, we tailor our training to include:

- Access control protocols
- Parking and traffic management rules
- Amenity and clubhouse policies
- Emergency response procedures
- Contractor and vendor entry guidelines
- Community-specific expectations set by the Board or management team

We conduct walkthroughs of the property to familiarize staff with key locations, equipment, and operational requirements. This ensures employees understand not only the rules but also why they exist, enabling them to make informed decisions and support the community effectively.

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Proposed Cost of Service

KBAR Ranch II CDD

Our onsite staff are trained in the rules and regulations in place for your community.

For all shifts, staff reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.

Service	Scope	Cost
Roving Patrol & Response	Security personnel to visit the community at random hours, at least two times daily. Will enforce directed scope, including parking violations, trespassing policies, etc. License Plate runs are included with the service when connected with crimes or rule breaking onsite.	$2,500 per month

_____ _____

Signature Date

Invoices are issued monthly in advance.
Termination of contract is 30 days written notice for all parties

813 Security &
Protective Services LLC
dba '813 Services'
B Agency: 3600012
28803 Stormcloud Pass
Wesley Chapel, FL 33543

Included Service

Maintenance Reports:
Our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

Community Tipline:
Included with Roving Patrol. Direct ticket submission form for community members to report problems to our live dispatch team. A phone line included.

Docusign Envelope ID: B4BE6543-5806-899E-81A8-06AB850157E1

Exhibit B
Certificate of Insurance

813SECU-01 SMITHKA1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/22/2026

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	CONTACT NAME:	
Commercial Ins Specialists LLC 3438 Colwell Ave Tampa, FL 33614	PHONE (A/C, No, Ext): (813) 288-1000	FAX (A/C, No): (813) 330-2424
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hamilton Select insurance Inc	
INSURER B : PROGRESSIVE EXPRESS INSURANCE CO.	10193
INSURER C : Kinsale Insurance Company	38920
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
813 Security & Protective Services LLC
28803 Stormcloud Pass
Wesley Chapel, FL 33543-6427

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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			SBHS00248068	1/22/2026	1/22/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ $ 1,000,000 $ 2,000,000 $ Included
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			873767443	5/6/2026	5/6/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			01004491110	5/6/2026	5/6/2027	EACH OCCURRENCE AGGREGATE Annual Aggregat	$ 2,000,000 $ $ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
C	Professional Liab			01004487000	5/6/2026	5/6/2027	Gen Agg - $1,000,000	1,000,000

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

CERTIFICATE HOLDER

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

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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/22/2026

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 FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	CONTACT NAME: FrankCrum Certificate Department	
	PHONE: (727) 799-1229 / FAX:	
	E-MAIL ADDRESS: certs@frankcrum.com	
	INSURERS(S) AFFORDING COVERAGE	**NAIC#**
	INSURER A: **Frank Winston Crum Insurance Company**	**11600**
INSURED FrankCrum L/C/F 813 Security & Protective Services LLC 100 South Missouri Avenue Clearwater, FL 33756	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 1597135 **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 INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURENCE	$
	CLAIMS MADE / OCCUR						DAMAGE TO RENTED PREMISES (Ea occurence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY / PROJECT / LOC						PRODUCTS-COMP/OP AGG	$
	OTHER							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE UNIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURENCE	$
	EXCESS LIAB / CLAIMS MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N/A		WC202600000	01/01/2026	01/01/2027	X PER STATUE / OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?						E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH)						E.L. DISEASE-EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-POLICY LIMIT	$1,000,000

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

Effective 01/17/2026, coverage is for 100% of the employees of FrankCrum leased to 813 Security & Protective Services LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER

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

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 10

RETURN TO AGENDA

Agenda Planned / In Progress Items & Updates:

- Events
    - Takeout Tuesday
        - September 8th – The Meatless Mexican
        - October 13th - TBD
        - Planning a Fall Festival. Details to follow
- Aquatics
    - Large retention on KBAR Parkway and Meadow Point by Gilded Woods we've asked for all nuisance vegetation to be sprayed and removed while the water levels are low
        - A review has been done and much of the material Blue Water has advised is beneficial for the pond
    - Notifying about being mindful using easements to access ponds. Had a complaint from a resident stating they used an easement irresponsibly
- Landscape
    - Been discussing the monument islands and removing the old mulch from the islands with their team while onsite
    - Have discussed concerns of plantings, and needing more color at our entrances and high points.
        - Pine Lake has advised there are no more annuals and moved to Florida Friendly plants as approved by
    - Valve box at Eagle Creek needing repair and notified to Pine Lake
    - Valve repair needed outside Old Spanish coming to the Amenity Center. Notified and fixed. Prior to the fix we had coned off and placed caution tape on the sidewalk
    - Have discussed concerns about the weeds and to have better detail throughout the community. Not to just pull, but to fully remove and detail
- Project Approvals
    - Fencing
        - Fence extensions are mostly completed. We are working with the Fence team to come back onsite and move one area of Mossy Pines fence
    - Cooler in Breezeway
        - Running tests on cooler. There is a bad pressure switch we believe that we are hoping to be able to repair in house
        - Estimated annual cost from getting water jugs to supply we've seen would be around $1,500
    - Benches
        - Will be ordered once slabs are added
        - Locations to be approved before slabs are added

- Gates
    - New gate arms are received and installed
        - Have had several instances of damage and issues
        - Doing daily gate checks, informing Complete IT of all issues that we cannot complete
    - Have identified a couple people associated with equipment damage with Security and are billing back to recover the money associated with the fixes
    - Electricians onsite have not found an issue with the power at Eagle Creek, that they've told us onsite
        - The equipment installed continues to trip randomly
- Complete IT
    - Quarterly maintenance repairs complete
        - Upon the completion of the quarterly repairs there was a knox box identified to not be reconnected
            - Complete IT promptly repaired and reconnected the wiring
    - The district is being charged for every visit, even to quote things without making repairs. The base fee the district is being charged by Complete IT just for a visit to quote is **$330**
- Monument Signs
        - Have received cost for metal lettering at monument signs
        - Asking for Board direction on types of lettering before proceeding with replacements
- Security
    - 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
    - Security Rover was able to assist with several instances this past month during the day and overnight which include responding to gate issues
- Office Update & Questions
    - All residents have been given Brivo access to the Event Room during normal Amenity Hours, as designated in the current adopted policy
    - Keeping a log of repeat offenders who break rules at the Amenities
    - Tweener Lights installed at courts
        - Need one final electrical connection approved to be done for it
        - Waiting for fully executed contract on the gate addition to complete the new gate work at the Court for access
        - Receiving proposals for the sidewalk access to the new gate location
    - A/C is fixed in the office!

- Repaired leak underneath kitchen sink
- Repaired a couple of Door Hinges at the Amenity Center
- Fixed pool shower
- Repaired lighting at the Amenity
- Cleared debris at drains around Amenity center as they were clogging
- Pool Permit updated and posted
- Have a couple more gate strike damages being billed back to the damaging parties
- Ped Sign repaired at Sundrift
- Have posted several project updates, and policy meeting newsletters
    - More to come!
- We would still like to propose holding the gates and arms open during daytime hours. 6a-6p or similar
    - If not, we recommend asking for a proposal to add new relays to each gate so we can hold the swing gates open during that day, at least
    - These recommended measures have been used at many other Districts and significantly reduce wear and tear on the systems
- Parking Permits
    - We have residents requesting Do Not Tows every 10 days for the same vehicles repeatedly
    - Could we consider creating a permanent parking permit made available for residents to request once, so they do not need to continue requesting every 10 days? Could we create a sticker?
- Have a significant uptick in residents pushing the limits and arguing when directed to leave the pool because of lightning in the area, or when drinking alcohol and not being allowed to have any onsite

EXHIBIT 11

RETURN TO AGENDA

Discussion Locations for Shed Placement







EXHIBIT 12A

RETURN TO AGENDA

EVEON

Buy Containers | Rent Containers | Market Monitor New | Industries | Resources | Locations | About | Contact

Delivery in 3 to 5 Business Days | +1 888 606 2818 | Proud Member Of | Most 5-Star Reviews Trustpilot





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 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 8'6" | 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...

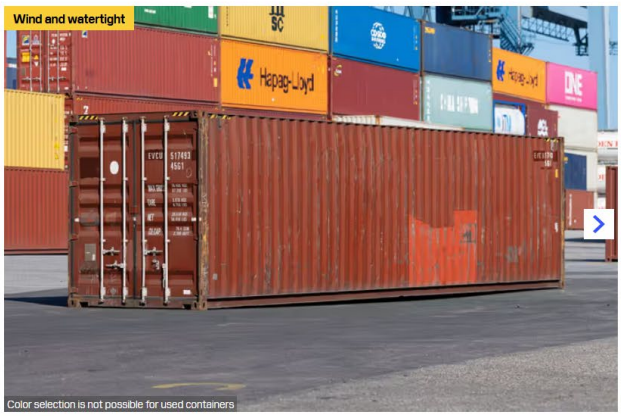
EXHIBIT 12B

RETURN TO AGENDA

EVEON

Buy Containers | Rent Containers | Market Monitor New | Industries | Resources | Locations | About | Contact

Delivery in 3 to 5 Business Days | +1 888 606 2818 | Proud Member Of | Most 5-Star Reviews Trustpilot





40ft Used High Cube Container

Starting at ~~$1,299~~ $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 (New)

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

Step 1: Select a container size

20ft	40ft	40ft HC
20' x 8' x 8' 6"	40' x 8' x 8' 6"	40' x 8' x 9' 6"

Step 2: Enter your zip code

Zip code

Ask me anything...

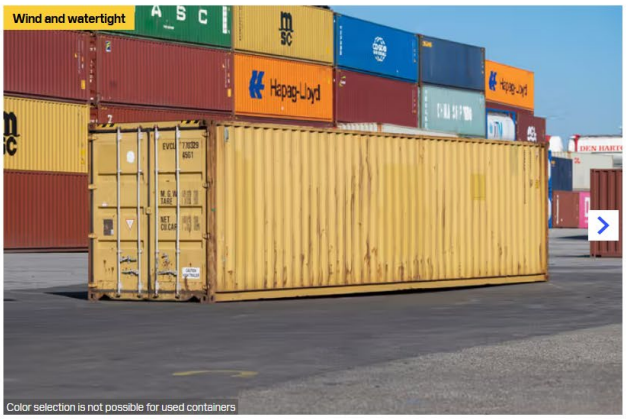
EXHIBIT 12C

RETURN TO AGENDA

EVEON

Buy Containers | Rent Containers | Market Monitor New | Industries | Resources | Locations | About | Contact

Delivery in 3 to 5 Business Days | +1 888 606 2818 | Proud Member Of | Most 5-Star Reviews Trustpilot





40ft Used Container

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

20ft 20' x 8' x 8' 6" | 40ft 40' x 8' x 8' 6" | 40ft HC 40' x 8' x 9' 6"

Step 2: Enter your zip code

Zip code

Step 3: Choose a delivery option

Ask me anything...

EXHIBIT 12D

RETURN TO AGENDA

https://www.grainger.com/product/ARROW-Storage-Shed-123-in-W-x-146-783W51?gucid=N:N:PS:Paid:GGL:CSM-2295:VG93YS:20990506:APZ_1&gclsrc=aw.ds&gad_source=1&gad_campaignid=2381273...

OUTLOOK | Eagle Eye Networks | Brivo | Hillsborough Count... | Login | Mailchimp | PPI Classic List | targ... | KBar Ranch II CDD | Amazon.com. Spen... | 10820 Mistflower Ln... | Lightning Strike Ma... | All Bookmarks

Email | Print



Tap image to zoom.

Product Image Feedback | Compare

Storage Shed: 123 in W x 146 in D x 91 in H, 775 cu ft, Gray

Item **783W51** Mfr. Model **SCG1012FG**

Color **Gray**

Blue | Green | Gray

Web Price
$1,137.36 / each
This item requires special shipping, additional charges may apply.

Qty 1 | Add to Cart

Ship | Pickup

Expected to arrive **Fri. Jul 24.**

Ship to **33601** | Change

Shipping Weight **332 lbs**

Ship Availability Terms

Add to List

Product Details

Catalog Page **N/A** Catalog Group **N1307**

Brand **ARROW**	Overall Exterior Depth **146 in**
Assembled **Unassembled**	Overall Exterior Height **91 in**
Fire Rating **Not Rated**	Overall Exterior Length **123 in**
Includes Lock **Yes**	Includes Floor **No**
Inside Depth **140-1/2 in**	Product Type **Steel Storage Shed**
Inside Height **89-3/8 in**	Door Type **Hinged**
Inside Length **118-1/4 in**	Frame Material **Steel**
Lockable **Yes**	Includes **Door Components; Hardware; Internal Frame Work; Roof Panels; Wall Panels**
Number of Doors **1**	Handle Type **L-Handle**
Resistance Properties **Corrosion Resistant; Rust Resistant**	

Compliance & Restrictions

This item is restricted for international sale.

Customers Also Viewed



Storage Shed: 101 in W x 122 in D x 103 in H, 547 cu ft, Beige, 93 in L x 117 in D x 100 1/2 in H

Item **32XT06**

Compare

Web Price

Top

Agent Chat

EXHIBIT 12E

RETURN TO AGENDA

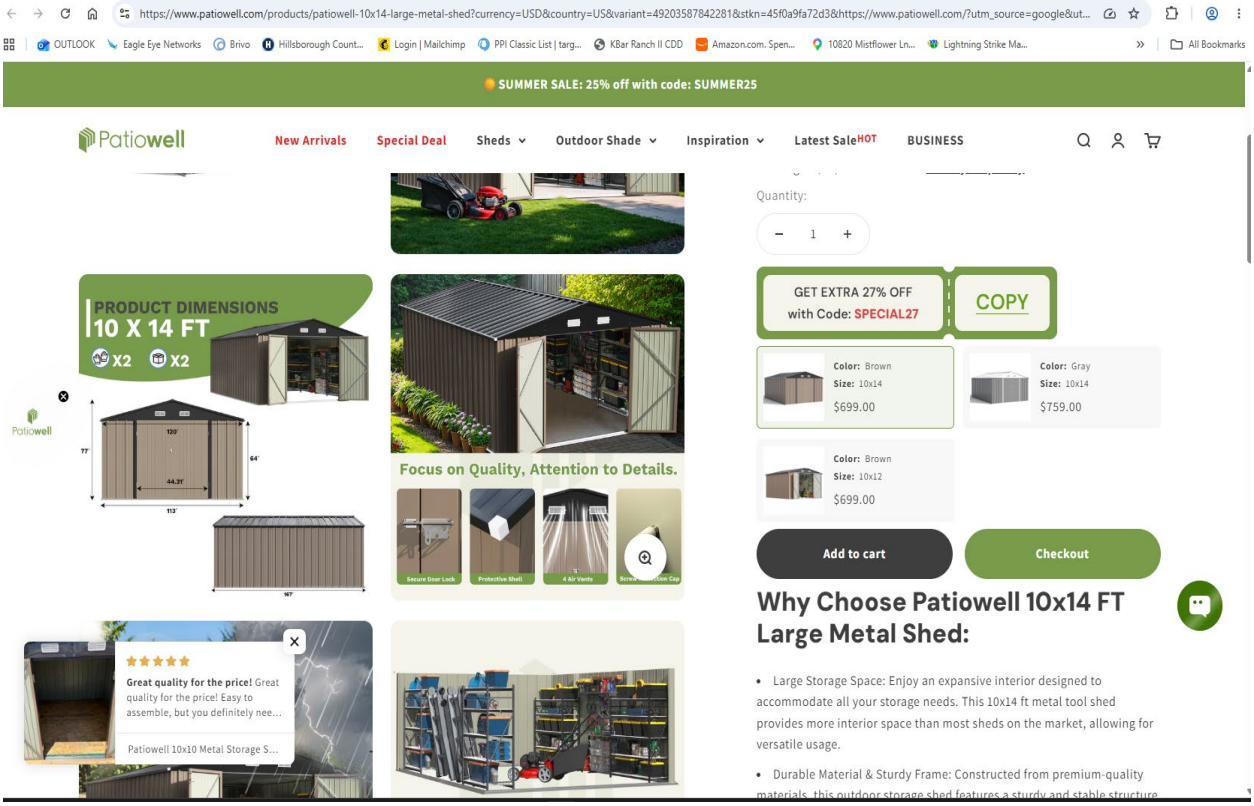

https://www.patiowell.com/products/patiowell-10x14-large-metal-shed?currency=USD&country=US&variant=49203587842281&stkn=45f0a9fa72d3&https://www.patiowell.com/?utm_source=google&ut...
OUTLOOK
Eagle Eye Networks
Brivo
Hillsborough Count...
Login | Mailchimp
PPI Classic List | targ...
KBar Ranch II CDD
Amazon.com. Spen...
10820 Mistflower Ln...
Lightning Strike Ma...
All Bookmarks
SUMMER SALE: 25% off with code: SUMMER25
Patiowell
New Arrivals
Special Deal
Sheds
Outdoor Shade
Inspiration
Latest SaleHOT
BUSINESS
PRODUCT DIMENSIONS
10 X 14 FT
X2
X2
Focus on Quality, Attention to Details.
Great quality for the price! Great quality for the price! Easy to assemble, but you definitely nee...
Patiowell 10x10 Metal Storage S...
Quantity:
1
GET EXTRA 27% OFF
with Code: SPECIAL27
COPY
Color: Brown
Size: 10x14
$699.00
Color: Gray
Size: 10x14
$759.00
Color: Brown
Size: 10x12
$699.00
Add to cart
Checkout
Why Choose Patiowell 10x14 FT Large Metal Shed:
Large Storage Space: Enjoy an expansive interior designed to accommodate all your storage needs. This 10x14 ft metal tool shed provides more interior space than most sheds on the market, allowing for versatile usage.
Durable Material & Sturdy Frame: Constructed from premium-quality

EXHIBIT 13

RETURN TO AGENDA

Location for Bike Rack and Pad

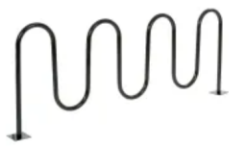




EXHIBIT 14A

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

Add to list | Save for later | Remove

Checkout

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

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%)

EXHIBIT 14B

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.

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

Pricing Request

EXHIBIT 14C

RETURN TO AGENDA

Cart

Delivery Method

- (•) Ship
- ( ) Pickup

Ship Availability

Change

Showing product availability for
ZIP Code 33647

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

Qty 1

Remove

Web Price
$250.13 / each

⚠

Availability

Proceed to Checkout

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.

EXHIBIT 15A

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, Fl 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 15B

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.

See Shipping Options

EXHIBIT 15C

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)

$479.00

$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 15D

RETURN TO AGENDA

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

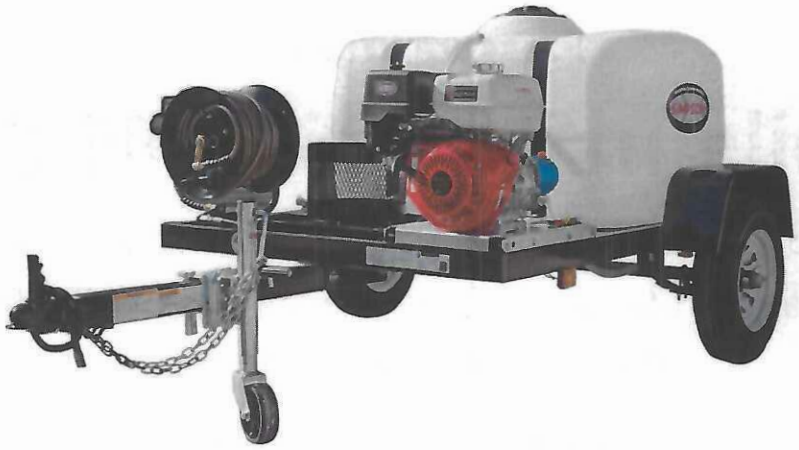
★★★★ 4.7 (3) Write a review

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



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

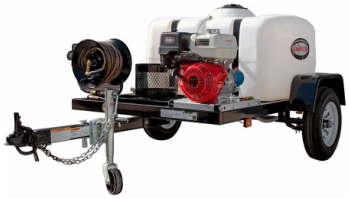
Reviews

Q&A

Accept

EXHIBIT 15E

RETURN TO AGENDA





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

Model: 95002 | Item: bci5129193

★★★★★ 5 Reviews

$5,699.99

20 In Stock

Free Shipping!

Leaves the Warehouse in 2 to 3 business days

1 Add to Cart

Key Specifications

- **Fuel Type:** Gasoline

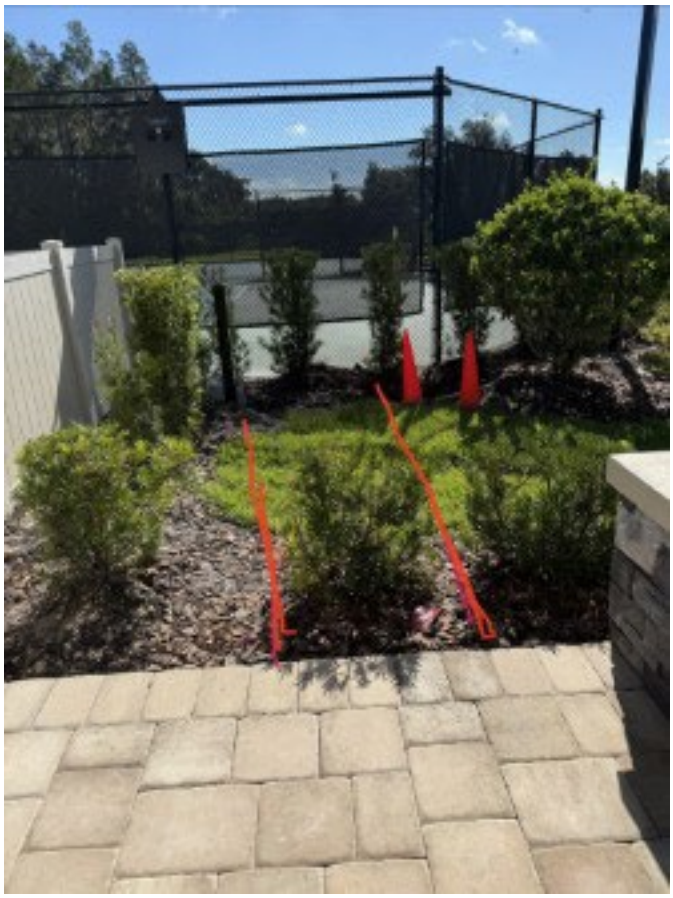
See More Details

Feedback

EXHIBIT 16

RETURN TO AGENDA

Sidewalk to Tennis Court



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

K Bar Ranch II CDD

Path to Tennis Court and Bike Rack Pad

9/10/2026

Construct 3' wide x 18' long x 4" thick concrete path to (future) gate to Tennis Court at front of Amenity Center

Sub-total $1,890

Construct bike rack on a 4" thick concrete pad adjacent to, and same size as existing bike rack pad (approx. 7' x 7'), located at Amenity Center. Metal bike rack to be same as existing.

Sub-total $2,270

TOTAL $4,160

EXHIBIT 17A

RETURN TO AGENDA

10-S Tennis Supply & Dinkshot Pickleball
1400 NW 13th Avenue
Pompano Beach, FL 33069
Toll-Free: (800) 247-3907
Local: (954) 969-5440
www.10-S.com / www.dinkshot.com

Estimate

#96063

9/9/2026

Bill To

Amenity Center - Pool
K-Bar Ranch II CDD
10820 Mistflower Lane
Tampa FL 33647
United States

Ship To

Amenity Center - Pool
K-Bar Ranch II CDD
10820 Mistflower Lane
Tampa FL 33647
United States

TOTAL

$659.89

Expires	Memo	Sales Rep	Phone #	Ship Via
10/9/2026	(2) 100' Cables + (2) 52.5' Cables + (3) 17' Cables	Lucas Hemingway	813-388-9646	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
2	**6TWNPT-EXT-100** TWEENER® - Extension Cable - 100FT			$189.50	$379.00
2	**6TWNPT-EXT-50** TWEENER® - Extension Cable - 52'6"			$138.00	$276.00
3	**6TWNPT-EXT-15** TWEENER® - Extension Cable - 17Ft			$0.00	$0.00

Subtotal	$655.00
Discount (-10%)	($65.50)
Shipping Costs (FedEx Ground®)	$70.39
Tax (0%)	$0.00
Total	$659.89

96063

EXHIBIT 17B

RETURN TO AGENDA

Brandon Electric

ESTIMATE	#21466
ESTIMATE DATE	Sep 9, 2026
SERVICE DATE	Sep 3, 2026
TOTAL	$2,306.56

K-Bar Ranch II CDD c/o Haven Management Solutions
K-Bar Ranch II CDD
255 Primera Blvd, 160
Lake Mary, FL 32746

(813) 994-1001
manager@kbarii.com

SERVICE ADDRESS

10820 Mistflower Lane
Tampa, FL 33647

CONTACT US

1034 Skipper Road
Tampa, FL 33613

(813) 653-1473
accounting@brandonel.com

ESTIMATE

Option #1

See your financing options
Prequalify to find out how much you can borrow within minutes and pay as low as $105.27/mo*. Your credit score will not be affected.

Services	qty	unit price	amount
Service Call - Install - Outlet	1.0	$1,781.56	$1,781.56

Installation of (2) 208V/20A circuits from the existing junction box to the (2) low-voltage transformers for tennis court lighting.

Relocation of (1) existing Tweener transformer from the right side to the left side of the tennis court. Installation of (2) customer provided cords from the relocated transformer to the original location.

- Remove (1) existing Tweener transformer from the right side of the tennis court.

- Install the transformer on the left side of the tennis court below the existing one.

- Install approximately 200' of customer supplied extension cables from the relocated transformer location to the original transformer location.

- Supply and install (1) 4"X4"X10' pressure treated post left of the transformer locations.

- Supply and install surface mounted conduit with (1) 208V/20A circuit from the existing PVC junction to the upper transformer location.

- Supply and install surface mounted conduit with (1) 208V/20A circuit from the existing PVC junction to the lower transformer location.

- Check the (2) circuits for proper function and voltages.

- Check the existing tennis court lighting and transformers for proper function voltages.

- 1 year parts and labor warranty.

NOTES:

Any unforeseen changes may incur an additional cost.
Price does not include any additional work or troubleshooting that is not listed in the above proposal.
Brandon Electric is not responsible for any damage or repair to existing buried lines, conduits pipes or wires marked or unmarked.

Brandon Electric is not responsible for any damage or repair to the existing landscaping, hardscaping, irrigation lines or wiring marked or unmarked.
Brandon Electric is not responsible for warrantying customer supplied items and/or the relocated transformer.
Price does not include any controls for the new lighting other than what's listed above.
Price does not include engineered drawings or load calculations if required for permitting.
Price does includes a basic drawing for plan review for permitting.
This project will require a commercial misc. permit and a final inspection.

Permitting - Plan Review	1.0	$125.00	$125.00

Includes set of Electronic/Physical drawing of changes or additions to the electrical system that must be included to obtain permit.

Please note that this fee is non-refundable once the permit has been officially pulled or issued, regardless of any changes or cancellations in the project thereafter.

Permitting - Permit - All Other Counties	1.0	$400.00	$400.00

A permit is required when installing, enlarging, altering, repairing, removing, converting or replacing any electrical, gas, mechanical, or plumbing system. When work is completed, it must be inspected. This fee includes one inspection and issuing of permit.

Due before the start of job.

Please note that this fee is non-refundable once the permit has been officially pulled or issued, regardless of any changes or cancellations in the project thereafter.

Verbiage - Exclusions	1.0	$0.00	$0.00

Exclusions:
Fire Systems.
Engineering, calculations and design.
Utility company or municipal fees.
Temporary power (NA)
Telephones and PABX equipment.
Saw cutting and patching asphalt, Concrete cutting, or Boring.
Concrete equipment pads.
Concrete removal or soil spoils removal.
Waste disposal or dumpster.
De-watering system.
Water Pipe damage/repair, including but not limited to: sprinklers, dewatering systems, well water or utility water.
Repair of drywall damage due to troubleshooting/installation.
Repair of stucco damage due to troubleshooting/installation.
Replacement of sod/shrubbery that is removed or damaged due to electrical scope of work.
Mechanical systems (HVAC units and controls)
Security systems
Installation of appliances will incur additional costs not included in base price. This cost varies depending on size and/or complexity.

Qualifications and Clarifications:
Proposal is based on an on-site schedule 8 hour days 5 days a week.
Standard shipping and freight cost for materials/equipment have been included. Quick ship costs or provisions to expedite items have not been included.
Adequate on-site space for storage and vehicle parking is available at no cost to personnel and its subcontractors.
This proposal is valid for 30 days and based on current pricing for materials; reserves the right to adjust for price fluctuations beyond the 30-day period.
Brandon Electric reserves the right to negotiate fair contract terms and conditions.
Any breakout prices are provided for accounting purposes only and shall not be used to adjust the value of this proposal.
Final pricing is contingent upon review of subsequent drawings, construction schedule, and/or scope modification.

Unforeseen changes may incur an additional cost.
Brandon Electric is not liable for unmarked utilities, or sprinkler lines (marked or unmarked).
In the event of any dispute between the parties concerning the terms and provisions of this contract, the party prevailing in such dispute shall be entitled to collect from the other party all costs incurred in such dispute, including reasonable attorneys' fees.

By clicking the "Approve Estimate" button, I have read and agree to the Terms and Conditions.

Services subtotal: $2,306.56

Subtotal	$2,306.56
Total	**$2,306.56**

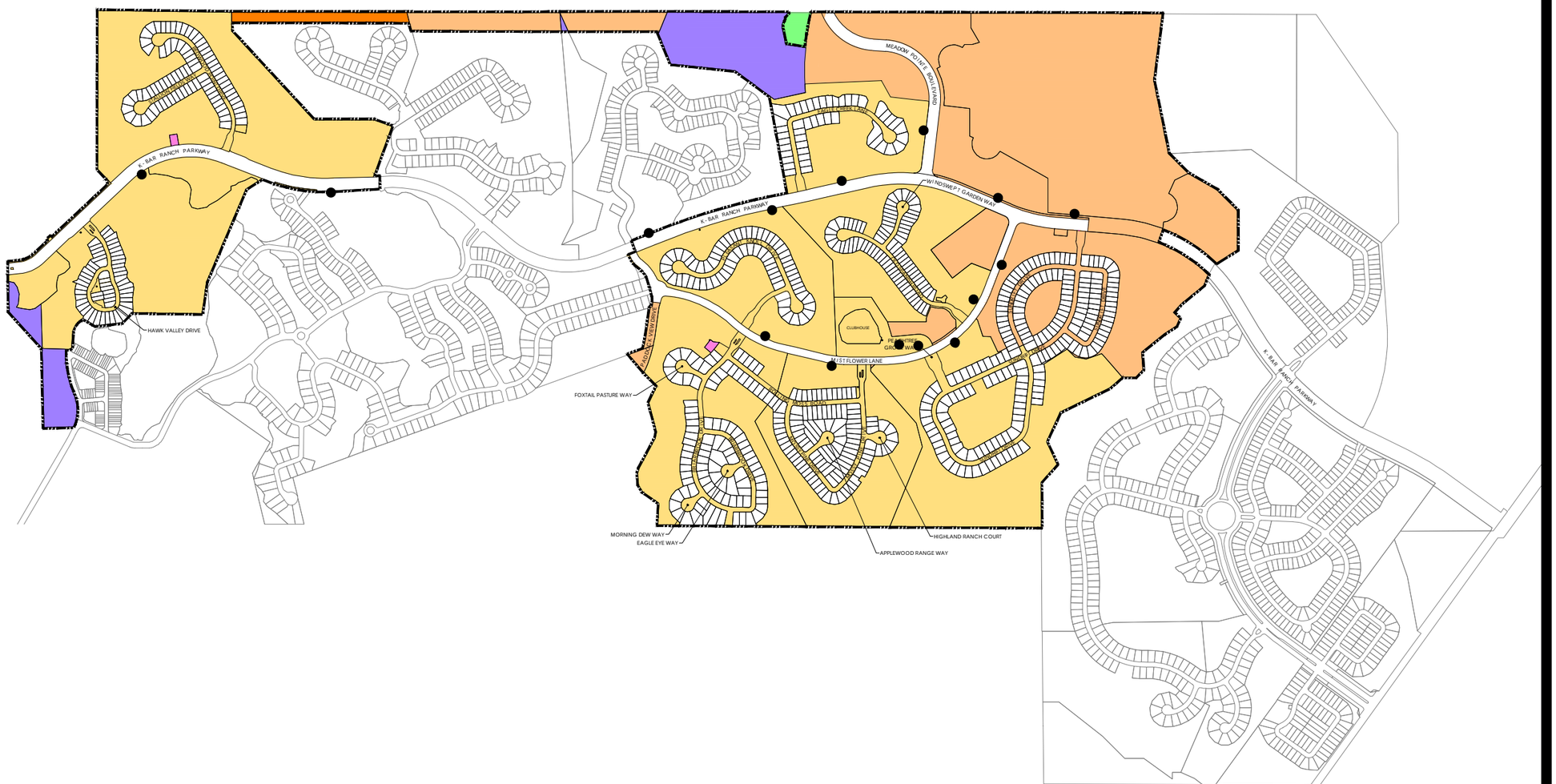
Any credit/debit card transaction over $10,000 will incur a 3.5% processing fee

Remit checks to:

Brandon Electric
1034 Skipper Rd.
Tampa, FL 33613

EXHIBIT 18

RETURN TO AGENDA



N

0 300' 600' 1200'

SCALE: 1" = 600'

Stantec

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009

Certificate of Authorization #27013
FL Lic. # LC-C000170

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- K-BAR RANCH CDD BOUNDARY
- K-BAR RANCH CDD
- K-BAR RANCH II CDD
- CITY OF TAMPA
- KRUSEN-DOUGLAS
- M/I HOMES
- PULTE HOME COMPANY
- TAMPA ELECTRIC COMPANY (TECO)

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

File Name: 215615296-X01-OWNERSHIP MAP	VN	TLS	VN	23.06.26
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

K-BAR RANCH II COMMUNTIY DEVELOPMENT DISTRICT

Hillsborough County, Florda

Title

OWNERSHIP MAP

Project No.	Scale	
215615296	1" = 600'	
Drawing No.	Sheet	Revision
X01	1 of 1	0

V:\215\active\215615296\civil\cad\Exhibits\215615296-X01-Ownership Map.dwg
2023.06.26 1:39 PM By: Nunez, Vanessa

EXHIBIT 19

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, Fl 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 20

RETURN TO AGENDA

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, FL 32301
office 850.692.7300

Patrick S. O'Bryant
850.692.7300
patrick.o'bryant@kutakrock.com

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.

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 cl arification, 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 coproration 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 aginst the Association, and the property for liabilities, losses, actions, damages, judgments, cost or expanese of whatever nature, including legal counsel fees, incurred by reason of or arising out of any injusry 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 paraties 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:

K-Bar Ranch II Master Association, Inc.

Secretary

President, Board of Directors

ATTEST:

Suncoast Rust Control

Exhibit A Scope of Work

Exhibit B Site Map - Hawk Valley

EXHIBIT "A"

Suncoast Rust- Irrigation Rust Removal & Prevention

SUNCOAST RUST CONTROL

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 HOMES

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. Plat is not to scale and may vary from actual conditions. See New Home Consultant for details.

EQUAL HOUSING OPPORTUNITY

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

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



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: 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

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

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

SUNCOAST
RUST CONTROL

EXHIBIT 21

RETURN TO AGENDA

RESOLUTION 2026-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the K-Bar Ranch II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16 day of September 2026.

ATTEST**:**

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the K-Bar Ranch II Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the Amenities Center located at 10820 Mistflower Lane, 19037 Tampa, Florida 33647 unless otherwise indicated as follows:

October 21
November 18
December 16
January 20
February 17
March 17
April 21
May 19
June 16
July 21
August 18
September 15

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 or by calling (407) 574-3250.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 574-3250 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

EXHIBIT 22

RETURN TO AGENDA

K Bar Ranch II
Community Development District

Summary Financial Statements

(Unaudited)

August 31, 2026

K Bar Ranch II
Balance Sheet
August 31, 2026

	General Fund	Reserve Fund	Debt Srv 2017 Fund	Debt Srv 2021 Fund	Const. 2017 Fund	Const. 2021 Fund	Total
Assets:							
Cash - Operating Account Bank United	87,425	-	6,507	3,288	-	-	97,220
Cash - Merchant Account Bank United	11,303	-	-	-	-	-	11,303
Cash - Operating Southstate	42,706	-	-	-	-	-	42,706
Cash - Money Market Southstate	989,774	850,446	-	-	-	-	1,840,220
Cash - Debit Card	2,986	-	-	-	-	-	2,986
Cash - Square Account Southstate	25,816	-	-	-	-	-	25,816
Investments:							
Revenue Trust Fund	-	-	168,438	92,658	-	-	261,095
Interest Fund	-	-	-	-	-	-	-
Debt Service Reserve Fund	-	-	334,078	168,700	-	-	502,778
Prepayment Fund	-	-	3,272	-	-	-	3,272
Construction	-	-	-	-	44,557	50,406	94,963
Accounts Receivable	800	-	-	-	-	-	800
On-Roll Assessments Receivable	-	-	-	-	-	-	-
Due from Other Funds	-	-	24,559	12,408	-	-	36,967
Deposits	9,085	-	-	-	-	-	9,085
Prepaid Items	1,167	-	-	-	-	-	1,167
Total Assets	$ 1,171,063	$ 850,446	$ 536,854	$ 277,053	$ 44,557	$ 50,406	$ 2,930,379
Liabilities:							
Accounts Payable	192,769	-	-	-	-	-	192,769
Sales Tax Payable	(33)	-	-	-	-	-	(33)
Due to Other Funds	36,967	-	-	-	-	-	36,967
Deposits Payable	3,860	-	-	-	-	-	3,860
Deferred Revenue - On-Roll	-	-	-	-	-	-	-
							-
Fund Balance:							-
							-
Non-Spendable:	8,150	-	-	-	-	-	8,150
Assigned - Reserved	425,000	300,112	-	-	-	-	725,112
Restricted	-	-	506,335	276,417	37,462	32,985	853,200
Unassigned	611,868	-	-	-	-	-	611,868
Net Change in Fund Balance	(107,517)	550,334	30,519	636	7,095	17,421	498,488
Total Liabilities & Fund Balance	$ 1,171,063	$ 850,446	$ 536,854	$ 277,053	$ 44,557	$ 50,406	$ 2,930,379

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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	-	-	51,671	51,671
4	Miscellaneous Revenue	-	-	27,403	27,403
5	Fund Balance Forward	495,233		-	(495,233)
6	**Total Revenues**	**2,499,813**	**2,004,580**	**2,105,860**	**101,280**
7					
					Variance (Over) / Under
8	**Expenditures:**				
9	**Financial & Administrative**				
10	Supervisor Compensation	13,000	13,000	13,200	(200)
11	Administrative Services	5,213	4,779	3,406	1,373
12	District Management	23,321	23,321	23,749	(428)
13	District Engineer	17,000	17,000	33,084	(16,084)
14	Assessment Roll	5,624	5,187	7,348	(2,161)
15	Financial & Revenue Collections	5,624	5,155	4,755	400
16	Accounting Services	20,853	19,115	17,631	1,484
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	1,396	(296)
20	Dues, Licenses & Fees	500	500	2,141	(1,641)
21	Legal Advertising	5,000	4,583	1,113	3,470
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**	**213,987**	**341,931**	**(127,945)**
26					
27	**Debt Administration**				
28	Dissemination Agent	6,000	5,500	4,002	1,498
29	Trustee Fees	10,040	10,040	22,803	(12,763)
30	Arbitrage Rebate Calculation	900	-	-	-
31	**Total Debt Administration**	**16,940**	**15,540**	**26,804**	**(11,264)**
32					
33	**Securty Operations**				
34	Gate Maintenance & Repairs	60,000	55,000	26,212	28,788
35	Security Monitoring Services	51,734	51,734	56,753	(5,019)
36	**Total Security Operations**	**111,734**	**51,734**	**82,965**	**23,769**
37					
38	**Electric Utility Services**				
39	Utility Services	95,000	87,083	54,210	32,873
40	Utility - Recreation Facilities	40,000	36,667	7,060	29,607
41	Utility - Streetlights	175,000	175,000	194,558	(19,558)
42	**Total Electric Utility Services**	**310,000**	**298,750**	**255,828**	**42,922**
43					
44	**Garbage/Solid Waste Control Services**				
45	Garbage - Recreation Facilities	6,000	6,000	7,232	(1,232)
46	**Total Garbage/Solid Waste Control Services**	**6,000**	**6,000**	**7,232**	**(1,232)**

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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	53,460	53,460	-
54	Lake/Pond Bank Maintenance & Repair	5,000	5,000	22,798	(17,798)
55	Wetland Monitoring & Maintenance	5,000	4,583	-	4,583
56	**Total Stormwater Control**	**68,320**	**63,043**	**76,258**	**(13,215)**
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	7,333	-	7,333
62	Landscape Maintenance	400,000	366,667	375,511	(8,844)
63	Well Maintenance	15,000	13,750	1,598	12,152
64	Storm Cleanup	50,000	45,833	-	45,833
65	Landscape Replacement Plants, Shrubs, Trees	25,000	22,917	24,676	(1,759)
66	Landscape Inspection Services	13,200	12,100	8,600	3,500
67	Fire Ant Treatment	10,000	9,167	-	9,167
68	Holiday Decorations	25,000	20,198	30,297	(10,099)
69	Tree Removal	25,000	22,917	-	22,917
70	Landscape - Mulch	55,000	50,417	50,665	(248)
71	Landscape - Annuals/Flowers	47,093	43,169	31,060	12,109
72	Rust Prevention	19,140	19,140	19,360	(220)
73	Irrigation Repair	25,000	22,917	14,807	8,110
74	Wildlife Management Services	5,000	4,583	-	4,583
75	**Total Other Physical Environment**	**776,695**	**707,319**	**603,023**	**104,295**
76					
77	**Road & Street Facilities**				
78	Parking Lot Repair & Maintenance	1,500	1,375	-	1,375
79	Roadway Repair & Maintenance	5,000	4,583	-	4,583
80	Sidewalk Maintenance & Repair	5,000	4,583	-	4,583
81	Street Sign Repair & Maintenance	500	458	-	458
82	**Total Road & Street Facilities**	**12,000**	**10,999**	**-**	**10,999**
83					
84	**Parks & Recreation**				
85	Management Contract	278,284	255,094	184,238	70,856
86	Lighting Replacement	2,500	2,292	28	2,264
87	Clubhouse Maintenance & Repair	10,000	10,000	23,913	(13,913)
88	Office Supplies	2,500	2,500	4,243	(1,743)
89	Pool Service Contract	34,080	31,240	25,560	5,680
90	Pool Permits	300	275	-	275
91	Pool Repair & Maintenance	6,500	6,500	11,419	(4,919)
92	Facility A/C Heating Maintenance & Repair	3,500	3,208	-	3,208
93	Furniture Repair / Maintenance	12,500	11,458	-	11,458
94	Playground Equipment Maintenance & Repair	500	500	6,415	(5,915)
95	Telephone, Cable, Internet	4,000	4,000	4,013	(13)
96	Athletic Court / Field/ Playground Maintenance	5,000	4,583	304	4,279
97	Pest Control & Termite Bond	3,509	3,217	923	2,294

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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	1,375	333	1,042
100	Dog Waste Station Supplies & Maintenance	500	458	465	(7)
101	**Total Parks & Recreation**	**368,673**	**340,200**	**269,601**	**70,599**
102					
103	**Special Events & Contingency**				
104	Clubhouse - Special Events	15,000	13,750	6,682	7,068
105	Miscellaneous Contingency	165,233	151,464	89,506	61,958
106	**Total Special Events & Contingency**	**180,233**	**165,214**	**96,188**	**69,026**
107					
108	**Total Expenditures Before Other Financing Sources**	**2,074,813**	**1,876,285**	**1,780,227**	**151,058**
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**	**2,301,285**	**2,205,227**	**151,058**
113					
114	Transfer In			-	
115					
116	**Total Excess Expenditures Over (Under) Revenues**	**-**	**(296,705)**	**(99,367)**	**252,338**
117					
118	**Fund Balance - Beginning**			**1,036,868**	
119					
120	**Fund Balance - Ending**			**937,501**	

K Bar Ranch II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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 August 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	-	19,839
5			
6	**Total Revenues**	**667,172**	**695,298**
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**	**-**	**36,366**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	-
25	Transfer Out	-	(5,847)
26	**Total Other Sources (Uses)**	**-**	**(5,847)**
27			
28	**Fund Balance - Beginning**	-	506,335
29			
30	**Fund Balance - Ending**	**-**	**536,854**

K Bar Ranch II
Debt Service 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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	-	10,625
5			
6	**Total Revenues**	**337,071**	**351,882**
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**	**-**	**16,687**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	-
25	Transfer Out	-	(16,052)
26	**Total Other Sources (Uses)**	**-**	**(16,052)**
27			
28	**Fund Balance - Beginning**	-	276,417
29			
30	**Fund Balance - Ending**	**-**	**277,053**

K Bar Ranch II
Construction 2017
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 31, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ -	$ -
3	Prepayment Revenue	-	-
4	Interest	-	1,248
5			
6	**Total Revenues**	**-**	**1,248**
7			
8			
9	**Expenditures:**		
10			
11	Construction Expense	-	-
18			
19	**Total Expenditures**	**-**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**1,248**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	5,847
25	Transfer Out	-	-
26	**Total Other Sources (Uses)**	**-**	**5,847**
27			
28	**Fund Balance - Beginning**	-	37,462
29			
30	**Fund Balance - Ending**	**-**	**44,557**

K Bar Ranch II
Construction 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 31, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ -	$ -
3	Prepayment Revenue	-	-
4	Interest	-	1,369
5			
6	**Total Revenues**	**-**	**1,369**
7			
8			
9	**Expenditures:**		
10			
11	Construction Expense	-	-
18			
19	**Total Expenditures**	**-**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**1,369**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	16,052
25	Transfer Out	-	-
26	**Total Other Sources (Uses)**	**-**	**16,052**
27			
28	**Fund Balance - Beginning**	-	32,985
29			
30	**Fund Balance - Ending**	**-**	**50,406**

K Bar Ranch II
Balance Sheet
August 31, 2026

Balance per Bank Statement	$	54,243.84
Plus: Deposits in Transit		-
Less: Outstanding Checks		(11,537.62)
	$	**42,706.22**

Beginning Balance		33,503.96
Receipts		144,880.18
Disbursements		(135,677.92)
Balance per Book	**$**	**42,706.22**

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 addendemum		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, llc	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, llc	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, llc	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, llc	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**
				New Bank Account			
4/21/2026		135	Duzianthan Mohanadoss	04-15-26 BOS MTG		200.00	(200.00)
6/24/2026		212	Duzianthan Mohanadoss	06-17-26 BOS MTG		200.00	(400.00)
6/24/2026		215	Venu Reddy	06-17-26 BOS MTG		200.00	(600.00)
7/5/2026		222	Wayne Letson	Reimb-muffins		35.04	(635.04)
7/9/2026		227	Wayne Letson	VOID: Reimb-gas		36.00	(671.04)
7/14/2026		240	Sheppard Electric	Electrical Services		1,598.00	(2,269.04)
7/23/2026		250	Duzianthan Mohanadoss	07-13-26 BOS MTG		200.00	(2,469.04)
7/23/2026		252	Michele Emery	07-15-26 BOS MTG		200.00	(2,669.04)
7/23/2026		253	Venu Reddy	07-13-26 BOS MTG		200.00	(2,869.04)
7/23/2026		254	Christopher Grossenbacher	07-13-26 BOS MTG		200.00	(3,069.04)
7/23/2026		255	Duzianthan Mohanadoss	07-15-26 BOS MTG		200.00	(3,269.04)
7/23/2026		257	Michele Emery	07-15-26 BOS MTG		200.00	(3,469.04)
7/23/2026		258	Venu Reddy	07-15-26 BOS MTG		200.00	(3,669.04)
7/23/2026		259	Christopher Grossenbacher	07-15-26 BOS MTG		200.00	(3,869.04)
7/29/2026		2	Blue Water Aquatics, Inc.	Pond/waterway treatment		4,860.00	(8,729.04)
7/31/2026				Funds Transfer	42,233.00		33,503.96
7/31/2026					**42,233.00**	**8,729.04**	**33,503.96**
8/3/2026	080326ach		Spectrum	19302 Eage Creek Ln		170.00	33,333.96
8/5/2026	080526ach		Spectrum	10711 Mistflower Ln		170.59	33,163.37
8/5/2026	080526ach2		Spectrum	10541 K Bar Ranch Pkwy		170.59	32,992.78
8/5/2026	080526ach3		Spectrum	10340 K Bar Ranch Pkwy		170.59	32,822.19
8/7/2026	080726ach		Spectrum	10820 Mistflower Ln		321.79	32,500.40
8/8/2026				Funds Transfer	144,066.56		176,566.96
8/8/2026	080826ach		Spectrum	19292 Mossy Pine Dr		170.00	176,396.96
8/9/2026		3	Wayne Letson	Reimb-Home depot-water for Brivo		14.73	176,382.23
8/9/2026		4	Business Observer	legal adv		102.81	176,279.42
8/9/2026		6	Brandon Electric	Repairs/Maint		3,452.09	172,827.33
8/9/2026		7	Suncoast Rust Control	water treatment		1,525.00	171,302.33
8/9/2026		8	Cooper Pools Inc	Pool Maint/Repair		2,840.00	168,462.33
8/9/2026		9	Complete IT	camera mgmt		3,602.00	164,860.33
8/9/2026		10	Kutak Rock LLP	Legal Svc		16,297.50	148,562.83
8/9/2026		11	Pine Lake Companies	#8262 maint contract		33,019.25	115,543.58
8/10/2026	081026ach		TECO	10611 Kbar Ranch Pkwy		164.37	115,379.21
8/10/2026	081026ach4		TECO	10598 Kbar Ranch Pkwy		130.98	115,248.23
8/10/2026	081026ach8		TECO	10841 Mistflower Ln Gate		91.13	115,157.10
8/10/2026	081026ach9		TECO	10598 Kbar Ranch Pkwy		66.98	115,090.12
8/10/2026	081026ach12		TECO	10580 Kbar Ranch Pkwy		27.63	115,062.49
8/11/2026	081126ach		TECO	K Bar Ranch Parcel G		2,246.79	112,815.70
8/11/2026	081126ach2		TECO	K bar ranch parcel I		1,738.07	111,077.63
8/11/2026	081126ach1		TECO	19301 Eage Creek Ln		101.90	110,975.73
8/11/2026				Service Charge		19.20	110,956.53
8/12/2026		12	Anti-Pesto Bug Killers	Pest Control		142.00	110,814.53
8/12/2026		14	Illuminations Holiday Lighting	Deposit		10,098.94	100,715.59
8/12/2026		13	Complete IT	camera mgt		250.00	100,465.59
8/12/2026	081226ach		Spectrum	10820 Mistflower Ln		185.38	100,280.21
8/14/2026		1	Haven Management Solutions, llc	Amenity Management Billing 7/25-8/7/26		10,815.54	89,464.67
8/17/2026		18	Strategic Air Conditioning Inc.	ac repair		1,550.00	87,914.67
8/17/2026		17	Strategic Air Conditioning Inc.	ac repair		510.00	87,404.67
8/17/2026		15	Business Observer	legal adv		183.75	87,220.92
8/17/2026		16	PC Consultants	software		60.00	87,160.92
8/17/2026		19	Complete IT	transmitter		1,000.00	86,160.92
8/18/2026	8/18/2026		Spectrum	10339 k bar ranch pkwy gate		170.59	85,990.33
8/19/2026	081926ach		TECO	Summary Bill		19,535.95	66,454.38
8/19/2026	082026ach		Florida Dept of Revenue	Sales Tax		642.09	65,812.29
8/19/2026		20	813 Security & Protective Svcs	security		2,500.00	63,312.29
8/19/2026				Funds Transfer	813.62		64,125.91
8/20/2026		26	Wayne Letson	Reimb-Home Depot/Paint		41.17	64,084.74
8/20/2026		22	Brandon Electric	Repairs/Maint		175.00	63,909.74
8/20/2026				Funds Transfer		5,000.00	58,909.74
8/24/2026		8	Complete IT	circuit board		874.12	58,035.62
8/24/2026		28	Complete IT	mossy pine maint		1,496.00	56,539.62
8/26/2026		25	Haven Management Solutions, llc	August Management Services		4,637.50	51,902.12
8/27/2026		1063	Fence Outlet of Tampa Inc.	Estimate JD457-remaining bal for fence		7,954.00	43,948.12
8/27/2026	082726ach		Spectrum	10621 Mistflower Ln		170.00	43,778.12
8/27/2026	082726ach1		Spectrum	10841 Mistflower Lane		160.00	43,618.12
8/28/2026	082826ach		Waste Management	Waste Services		741.31	42,876.81
8/29/2026	082926ach		Spectrum	10339 k bar ranch pkwy gate		170.59	42,706.22
8/31/2026					**144,880.18**	**135,677.92**	**42,706.22**

EXHIBIT 23

RETURN TO AGENDA

MINUTES OF 08/19/26 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:

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 Vice Chair Halstead, Supervisor Emery, and Supervisor Grossenbacher. It was acknowledged that a quorum was established.

II. Audience Comments *(limited to 5 minutes per individual on agenda items)*

A resident discussed background checks for employees. Residents discussed the plant material at the monuments, the metal gates that needed to be painted, and the weeding that needed to be completed by the monuments. They reported that the gates at Hawk Valley were not working and the perimeter fence needed to be inspected and pressure washed.

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

1. Presentation of 19212 Old-Spanish Road Fence Request and Easement Fence Review

- Mr. Woodcock shared the presentation. The resident stated that he would decline to enter into an encroachment agreement, as he was building the fence on his own property and the CDD has no governance over that. The Board discussed the resident's decisions, with District Counsel advising as to the legal specifications.

2. Discussion of Sidewalk Cracks

- Ms. Thibault outlined the funds available to the Board. Mr. Woodcock confirmed he would address the items by priority. Pine Lake confirmed they would provide a map.

3. ADS proposal for ADA Detectable Warning Mat Repair and Sidewalk Restoration - $76,550.00

4. ADS Proposal for Reinforced Concrete Flume Installation and Sidewalk Restoration for Eagle Creek - $28,300.00

- The Board noted that flumes on CDD property inside the gate needed to be considered. The item was moved to next month's meeting.

C. Blue Water Aquatics

- Ms. Thibault advised that Blue Water did not have any proposals and was not in attendance.

D. Pine Lake

1. July Irrigation Inspection

- Mr. Cane presented the July Irrigation Inspection to the Board.

2. Irrigation Repair Proposal for Clocks 3 & 4 - $1,762.80

- Mr. Cane presented the proposal to the Board.

On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Irrigation Repair Proposal for Clocks 3 & 4 for $1,762.80 for the K-Bar Ranch II Community Development District.

3. Walk-on Proposal for $858.50

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Walk-on Proposal for $858.50 for the K-Bar Ranch II Community Development District.

4. Arborist – Proposal for At Risk Trees

- The item was designated as a task to distribute from Pine Lake

5. Accurate Well Proposal for Gilded Woods - $26,920 plus electrical

- Ms. Mood advised on the process to have the remaining construction funds released to them to cover the cost of the construction. She reported that she had the proposal and would move to the next step.

E. Field Services

1. K-Bar Ranch II Field 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 height of the mulch, the hole in Redwood Point, and the Crape Myrtle status.

F. Clubhouse and Amenity Manager

1. Presentation of Amenity Center Report Amenity

- Mr. Sakellarides presented the report. The Board discussed the Strategic Air walk-on proposal.

On a MOTION by Supervisor Emery, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved the Strategic Air Walk-on Proposal for $750 for the K-Bar Ranch II Community Development District.

- The Board discussed the Complete IT walk-on proposal for $495 for Gilded Woods, Hawk Valley, and Eagle Creek.

On a MOTION by Supervisor Reddy, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Complete IT Walk-on Proposal for $495 for Gilded Woods, Hawk Valley, and Eagle Creek for the K-Bar Ranch II Community Development District.

- The Board discussed the trailer issue regarding the amenity parking lot. Ms. Mood noted that the Board could update their amenity policy specifically to address the trailer, reporting that the HOA declarations provide that for all of the K-Bar Ranch II property, no trailers or commercial vehicles shall be parked overnight except for inside a garage. Ms. Mood explained that it would be a Board decision to enforce HOA policy, noting that she recommended it be added to the rulebook. The Board stated that the trailer needed to be removed immediately. The amenity team was tasked with notifying the resident, who would have 24 hours to respond.

2. Consideration of Proposal for Soccer Amenity Fencing

- Mr. Sakellarides presented the fence proposals.

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Discount Fence 230' 10' Black Vinyl Coated Chain Link for $12,000 Including Permit Costs for the K-Bar Ranch II Community Development District.

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

- The Board pushed this item to the next meeting noting that the locations needed to be identified.

4. Consideration of Proposal for Tennis Access Gate

- Mr. Sakellarides presented the gate proposals.

> On a MOTION by Supervisor Reddy, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Discount Fence Gate for $1,750 for the K-Bar Ranch II Community Development District.

5. Discussion of Storage

- The Board discussed the possible locations of the storage unit before agreeing to push this item to the next meeting, noting questions regarding permitting, covers, etc.

6. Consideration for Approval: Illuminations for Repeaters at 7 Entrances - $3,950

- The Board requested additional pricing options and other alternatives.

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

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Vehicle Gate Stickers Proposal for $1,000 for the K-Bar Ranch II Community Development District.

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

> On a MOTION by Supervisor Emery, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved the LED Lighted Barrier Arm Proposal for $2,399.02for the K-Bar Ranch II Community Development District.

9. Discussion & Consideration of Pressure Wash Options

- The Board pushed the exhibit to the next meeting.

10. Consideration for Approval: Fire Extinguisher

- Mr. Sakellarides presented the proposals.

> On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Piper Proposal for $421 for the K-Bar Ranch II Community Development District.

11. Discussion and Consideration of Bike Rack Options

- The Board requested this item be brought back at the next meeting. District Manager

F. District Counsel

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

- Ms. Mood presented the discussion to the Board, noting the potential legal fees depending on the actions taken by the Board. The Board provided Ms. Mood with direction to draft a public records request letter.

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

A. Open the Public Hearing

> On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Opened the Public Hearing on the FY 2026-2027 Budget for the K-Bar Ranch II Community Development District.

1. Presentation of FY 2026-2027 Operating Budget

- Ms. Thibault presented the FY 2026-2027 Operating Budget.
- Ms. Thibault opened the floor to public comments on the FY 2026-2027 Operating Budget.

2. Close the Public Hearing

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Closed the Public Hearing on the FY 2026-2027 Budget for the K-Bar Ranch II Community Development District.

B. Consideration for Adoption Resolution 2026-16, the Annual Appropriation for Resolution & Adopting the FY 2026-2027 Operating Budget

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Adoption Resolution 2026-16, the Annual Appropriation for Resolution & Adopting the FY 2026-2027 Operating Budget for the K-Bar Ranch II Community Development District.

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

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Opened the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget for the K-Bar Ranch II Community Development District.

1. Presentation of the FY 2026-2027 Assessments

- Ms. Thibault presented the assessments.
- Ms. Thibault opened the floor to audience comments.

2. Close the Public Hearing

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Closed the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget for the K-Bar Ranch II Community Development District.

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

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-17, Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget for the K-Bar Ranch II Community Development District.

V. Administrative Matters

A. Consent Agenda

- Ms. Thibault presented the consent agenda.
- Ms. Mood amended the consent agenda, requesting that the Form 8B from Supervisor Reddy be attached to the end of the minutes.

> On a MOTION by Supervisor Emery, 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.

VI. Other Introduced Items

1. **Grau & Associates Auditor Proposal**

- Ms. Thibault presented the proposal.

> On a MOTION by Supervisor Emery, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved the Grau & Associates Auditor Proposal for the K-Bar Ranch II Community Development District.

VII. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VIII. Supervisor Requests

- The Board discussed overnight parking spaces in Hawk Valley.

> On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved Parking in Hawk Valley Not-to-Exceed 8 temporary Spaces on Friday for Overnight Parking for the K-Bar Ranch II Community Development District.

- The Board discussed a rulemaking workshop to be held on September 21.

> On a MOTION by Supervisor Emery, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved the Workshop to be Held on September 21 for the K-Bar Ranch II Community Development District.

IX. Adjournment

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Adjourned the Meeting at 10:46 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

EXHIBIT 24A

RETURN TO AGENDA

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

Complete I.T.
SERVICE & SOLUTIONS

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

Gate : Standard

Invoice #	21079
Invoice Date	08-27-26
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Disclaimer

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Signed: _____ Date: 9/2/26

Invoice Ticket

Ticket Date	Mon 08-17-26 11:31 AM
Ticket #	13449
Subject	**Gate Issues Submitted 8/17/26 | Mossy Pine Exit, Sundrift South Entry, Winsome Exit**

Ticket Issue

Initial Issue
Mon 08-17-26 11:31 AM
Mark Johnson

Michael emailed in the following:

"Complete IT Team - As we await status update on repairs from prior approvals, etc.. Just want to note for you guys as of this weekend there are three gates we are unable to communicate through Brivo. They are listed below so you have it and can inspect while onsite for us:

- Mossy Point Exit Gate
  - Would not hold open unless we flipped the manual switch. People were stuck in the village
- Sundrift South Entry Gate
  - Held open, would not close when sending Brivo commands
- Winsome Exit
  - Neither the arm or gate will close when we send commands through Brivo

While these are being inspected, we've made sure they're placed on Manual holds until the repairs are made so we don't run into any situations where they close automatically and lock people in or out."

We will need a team onsite to diagnose these further.

Ticket Comments

Date	Comment
Note Wed 08-19-26 10:23 AM Jacob Macy	Mossy pine exit gate limit module clip was getting pinched down, wasnt hitting the limit button so gate was stuck trying to close and obstructed. Fixed the limits and gate is now working as intended.
Note Tue 08-18-26 12:40 PM Jacob Macy	Winsome exit trigger com wire was removed from relay on liftmaster, inputted back in and is working
Note Tue 08-18-26 10:38 AM Jacob Macy	Replaced sundrift south entry gearbox and it is now working, tested limits and operated numerous times to make sure it is working properly
Initial Issue Mon 08-17-26 11:31 AM Mark Johnson	Michael emailed in the following: "Complete IT Team - As we await status update on repairs from prior approvals, etc.. Just want to note for you guys as of this weekend there are three gates we are unable to communicate through Brivo. They are listed below so you have it and can inspect while onsite for us: • Mossy Point Exit Gate ◦ Would not hold open unless we flipped the manual switch. People were stuck in the village • Sundrift South Entry Gate ◦ Held open, would not close when sending Brivo commands • Winsome Exit ◦ Neither the arm or gate will close when we send commands through Brivo While these are being inspected, we've made sure they're placed on Manual holds until the repairs are made so we don't run into any situations where they close automatically and lock people in or out." We will need a team onsite to diagnose these further.

EXHIBIT 24B

RETURN TO AGENDA

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

Complete I.T.
SERVICE & SOLUTIONS

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

Gate : Standard

Invoice #	21064
Invoice Date	08-24-26
Balance Due	**$420.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00
DITEK RJ45 Female In/Out PoE Surge Protector	Uses SAD and GDT technologies for superior protection Data speeds up to 10GbE without signal degradation PoE Plus, HiPoE ready for high-Wage applications	$90.00	1.0	$90.00

Disclaimer

Subtotal	**$420.00**
Tax	$0.00
Invoice Total	$420.00
Payments	$0.00
Credits	$0.00
Balance Due	**$420.00**

Signed: 

Date: 9/1/26.

Invoice Ticket

Ticket Date	Tue 08-18-26 11:20 AM
Ticket #	13459
Subject	**Winsome Manor New Camera 58 offline**

Ticket Issue

Initial Issue Tue 08-18-26 11:20 AM Troy Bacon	Winsome Manor New Camera 58 offline. Will need to troubleshoot.

Ticket Comments

Date	Comment
Note Tue 08-18-26 04:16 PM Jacob Macy	Camera ditek was bad, plugged a connector and camera came back on, installed a new ditek surge and camera is operating
Initial Issue Tue 08-18-26 11:20 AM Troy Bacon	Winsome Manor New Camera 58 offline. Will need to troubleshoot.

EXHIBIT 24C

RETURN TO AGENDA

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

Complete I.T.
SERVICE & SOLUTIONS

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

Gate : Standard

Invoice #	21066
Invoice Date	08-24-26
Balance Due	**$1,445.00**

Item	Description	Unit Cost	Quantity	Line Total
Notes	Sundrift North after maintenance	$0.00	1.0	$0.00
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	3.0	$495.00
12 Volt Battery (gate operators)	12 Volt Sealed Lead acid batteries for the gate operators.	$35.00	6.0	$210.00
Viking Gear Box	Viking Gear Box	$345.00	2.0	$690.00
Ped Gate hinge	Ped Gate Hinge Replacement (2)	$50.00	1.0	$50.00

Disclaimer

Subtotal	**$1,445.00**
Tax	$0.00
Invoice Total	$1,445.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,445.00**

Signed: Gregg Hollibaugh

Date: 9/1/26

Invoice Ticket

Ticket Date	Thu 07-30-26 04:43 PM
Ticket #	13380
Subject	**Gate Maintenance repairs**

Ticket Issue

Initial Issue Thu 07-30-26 04:43 PM Michael Fernandez	Repairs for Eagle Creek: SOS and batteries Gilded Woods: Gear box and SOS Hawk Valley: Liftmaster cam lock Mossy Pine: Batteries, gear box, Brivo Key pad reader, PED gate hinges Old Spanish: Batteries and Liftmaster cam lock Sundrift North: Batteries, Gear box, and ped gate hinges Sundrift South: Batteries and SOS

Ticket Comments

Date	Comment
Note Tue 08-11-26 03:56 PM Jacob Macy	Eagle: ups was down, everything is back on, replaced sos and put new sos sign, tested and made sure everything was working, sos, reader, brivo, and nedap
Initial Issue Thu 07-30-26 04:43 PM Michael Fernandez	Repairs for Eagle Creek: SOS and batteries Gilded Woods: Gear box and SOS Hawk Valley: Liftmaster cam lock Mossy Pine: Batteries, gear box, Brivo Key pad reader, PED gate hinges Old Spanish: Batteries and Liftmaster cam lock Sundrift North: Batteries, Gear box, and ped gate hinges Sundrift South: Batteries and SOS

EXHIBIT 24D

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 #	6527
Estimate Date	09-04-26
Sales Team Member	
Total	**$580.00**

Item	Description	Unit Cost	Quantity	Line Total
EEN Camera Turret with Microphone	Eagle Eye Camera DT01 Outdoor Turret 4Mpix, NDAA, IR, IP66, 2.8mm lens, microphone, POE, SDCard	$250.00	1.0	$250.00
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Patricia Thibault

09.06.2026

THIS IS ONLY AN ESTIMATE

Subtotal	$580.00
Tax (if applicable)	$0.00
Estimate Total	**$580.00**

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 24E

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 #	6528
Estimate Date	09-04-26
Sales Team Member	
Total	**$20.00**

Item	Description	Unit Cost	Quantity	Line Total
100 Brivo Mobile Passes	100 Brivo Mobile Passes for a single account, monthly subscription (This is additional to the monthly service)	$20.00	1.0	$20.00

Approved By Patricia Thibault -
~ ~ 09.06.2026

THIS IS ONLY AN ESTIMATE

Subtotal	$20.00
Tax (if applicable)	$0.00
Estimate Total	**$20.00**

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 24F

RETURN TO AGENDA

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

Complete I.T.

Customer Contact Information:

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

Estimate #	6490
Estimate Date	06-14-26
Sales Team Member	Michael Fernandez
Total	$874.72

Item	Description	Unit Cost	Quantity	Line Total
LiftMaster Board	CIRCUIT BOARD, MEGA ARM (P/N K79-60166)	$544.72	1.0	$544.72
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ("District")** and **COMPLETE IT ("Contractor")**:

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement (the "**Effective Date**").

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.

3. **COMPENSATION.** As compensation for the Goods and Services described in this Agreement, the District agrees to pay the Contractor an amount not to exceed $874.72 as set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, invoices are due and payable within forty-five (45) days of receipt by the District.

4. **WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials used in the Services for purposes of this Agreement, the Services provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of one (1) year after final completion and acceptance by the District and the materials used in the Services for purposes of this Agreement shall be warranted for the term of the Manufacturer's Warranty. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Warranty does not include the loss of material due to "acts of God" such as floods, hurricanes, or other catastrophic events, nor does it include loss due to theft, vandalism, or negligence by others, or other factors outside the control of the Contractor. Contractor hereby covenants to the District that it shall perform the Services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor agrees that the warranties and covenants provided herein may be assigned to the District upon conveyance of the constructed Improvements to the District. Contractor shall assign to District all warranties extended to Contractor by material suppliers and subcontractors. If an assignment of warranty requires the material supplier and/or subcontractor to consent to same, then Contractor may secure the material supplier's and/or subcontractor's consent to assign said warranties to District. Contractor hereby assigns to District any and all such warranties, including Manufacturer's Warranty.

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 15 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

11. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this

Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

12. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. **PUBLIC INTEGRITY LAWS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement: Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies; Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

15. **AUDITS.** The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

16. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statues, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statues.

17. **CONFLICTS.** To the extent any of the provisions of this Agreement conflict with the provisions of Exhibit A, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement as of the date signed by the last party below.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

By: _____

Its: ☐ Chair ☒ Vice Chair

Date: 8/19/24

COMPLETE IT SERVICE & SOLUTIONS

By: Thomas Gielis

Its: CEO

Date: 8/18/24

Exhibit A: Scope

Exhibit B: Certificate of Insurance

EXHIBIT 24G

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 #	6552
Estimate Date	09-14-26
Sales Team Member	Mark Johnson
Total	**$495.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours For onsite diagnosis of Winsome Manor Barrier arm malfunction. - More information in Ticket #13612. For onsite diagnosis of Hawk Valley Exit Barrier Arm Getting Stuck - More information in Ticket #13613 For onsite diagnosis of damages inflicted on Sundrift North Entry gate after struck by UPS truck. - More information in Ticket #13618.	$165.00	3.0	$495.00

THIS IS ONLY AN ESTIMATE

Subtotal	$495.00
Tax (if applicable)	$0.00
Estimate Total	**$495.00**

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:** 9/14/24

Billing Contact:

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

EXHIBIT 25

RETURN TO AGENDA

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Proposed Recreation Enhancement Project

Two Pickleball Courts & Conditional Half Basketball Court



CONSOLIDATED BOARD DISCUSSION PACKET

Prepared August 13, 2026

Conceptual planning draft — Board comments, suggestions, and alternative ideas are welcomed; no action requested at this time.

Executive Summary

This packet presents a preliminary recreation enhancement concept for the K-Bar Ranch II Amenity Center, together with a draft resident survey, planning roadmap, initial budget assumptions, and conceptual renderings. It is provided for the Board's initial review and discussion before any commitment to engineering, funding, procurement, or construction.

Board members are encouraged to review the concepts presented and submit comments, suggestions, proposed revisions, or alternative ideas for discussion at the September 2026 Board meeting.

CURRENT CONCEPT

Construct two side-by-side pickleball courts immediately in front of and generally aligned with the existing tennis courts. Evaluate one half basketball court only if adequate space remains and engineering confirms feasibility.

Project Purpose

- Expand outdoor recreation opportunities for residents of different ages and abilities.
- Respond to growing interest in dedicated pickleball facilities while preserving the existing tennis courts.
- Evaluate a compact half basketball court as a secondary, space-dependent amenity.
- Pursue outside recreation, wellness, infrastructure, or sponsorship funding before relying on District funds.

Community Context

K-Bar Ranch II CDD serves more than 800 homes and an estimated population of approximately 2,000 residents. The proposed facilities would support active lifestyles, family recreation, social interaction, and long-term community attractiveness.

Important Planning Qualifications

- All drawings are conceptual and are not surveys, engineered site plans, or construction documents.
- Drainage, underground utilities, setbacks, access, fencing, lighting, ADA connectivity, permitting, and operational impacts require professional review.
- The historical $80,000 estimate applies to the pickleball-related scope. A separate planning-level estimate for the half basketball court has not yet been established.
- No Board decision to proceed is assumed or requested by this packet.

Preferred Conceptual Layout

The preferred concept places two side-by-side pickleball courts in front of the existing tennis courts and a half basketball court nearer the clubhouse and pool, subject to available space and engineering review.



Figure 1. Combined amenity concept. Illustrative only; location, scale, clearances, orientation, and access require field verification and professional design.

Alternate Pickleball-Only Concept

This earlier rendering isolates the two-court pickleball concept and shows both courts oriented consistently with the existing tennis courts. It is retained as an alternate reference if the half basketball court cannot be accommodated.



Figure 2. Earlier pickleball-only concept. Illustrative only; not to scale and not an engineered site plan.

Preliminary Scope & Funding Framework

Conceptual Improvements

- Two dedicated pickleball courts with acrylic surfacing and striping.
- Perimeter and safety fencing, with gates and screening as appropriate.
- Court lighting, subject to photometric, neighborhood-impact, and permitting review.
- Shade, benches, player seating, trash receptacles, and landscaping.
- ADA-accessible pathway connection to existing amenity circulation.
- One half basketball court, only if space and engineering feasibility permit.

Historical Pickleball Planning Estimate

Project Component	Estimated Cost
Court construction & surfacing	
Lighting installation	
Fencing & safety features	
Shade structures	
Benches & seating	
Landscaping & site improvements	
Contingency allowance	
Total	

Planning note: This historical estimate was prepared for pickleball-related improvements and must be refreshed. It does not include a separately developed half basketball court budget.

Funding Approach

First pursue full external funding. If full funding is unavailable, the Board may later evaluate matching or partial District participation after resident input, engineering review, and updated cost information.

Strategic Roadmap

1

Board Review

Review the concepts and survey; provide revisions; decide whether resident distribution should be authorized.

2

Resident Input

Distribute the approved survey; compile responses; present results at a public meeting.

3

Feasibility Assessment

Obtain preliminary engineering review and planning-level costs; evaluate drainage, utilities, fencing, lighting, access, permitting, and site constraints.

4

Funding Strategy

Confirm FRDAP and other grant eligibility; identify application windows; develop a phased budget and evaluate matching options if required.

5

Final Board Consideration

Review resident input, engineering findings, costs, funding, and operating implications; determine whether to proceed to final design.

Recommended Immediate Disposition

Receive the packet for discussion, identify revisions, and consider authorizing distribution of the resident survey. Staff and consultants may then continue preliminary feasibility and grant research. No construction authorization is proposed at this stage.

Draft Resident Survey

Proposed Pickleball Courts & Half Basketball Court

Purpose: The Board of Supervisors is evaluating a conceptual recreation enhancement consisting of two proposed pickleball courts adjacent to the existing tennis courts and one possible half basketball court if space permits. Before making decisions regarding engineering, funding, or construction, the Board is seeking resident feedback.

1. Are you a resident of K-Bar Ranch II CDD?

☐ Yes ☐ No

2. How many people reside in your household?

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 or more

3. How strongly do you support two proposed pickleball courts?

☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

4. How strongly do you support evaluating a half basketball court if space permits?

☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

5. Which amenities would members of your household likely use? (Check all that apply.)

☐ Pickleball courts ☐ Half basketball court ☐ Both ☐ Neither

6. If constructed, how often would your household use these amenities?

☐ Several times per week ☐ Weekly ☐ Monthly ☐ Occasionally ☐ Rarely or never

7. Who in your household would most likely use the amenities? (Check all that apply.)

☐ Children under 18 ☐ Adults 18–54 ☐ Adults 55+ ☐ Guests ☐ No one

8. Do you support the District pursuing grant funding to offset construction costs?

☐ Yes ☐ No ☐ Unsure

9. If grant funding requires a District match, would you support the Board evaluating that investment?

☐ Yes ☐ No ☐ Unsure

Draft Resident Survey — Comments

10. What features are most important to you? (Check all that apply.)

☐ Lighting ☐ Shade ☐ Benches/seating ☐ Fencing/screening ☐ Landscaping ☐ ADA access

11. Please provide any comments, concerns, or suggestions regarding the proposed recreation enhancement project.

_____

_____

_____

_____

_____

_____

_____

_____

THANK YOU

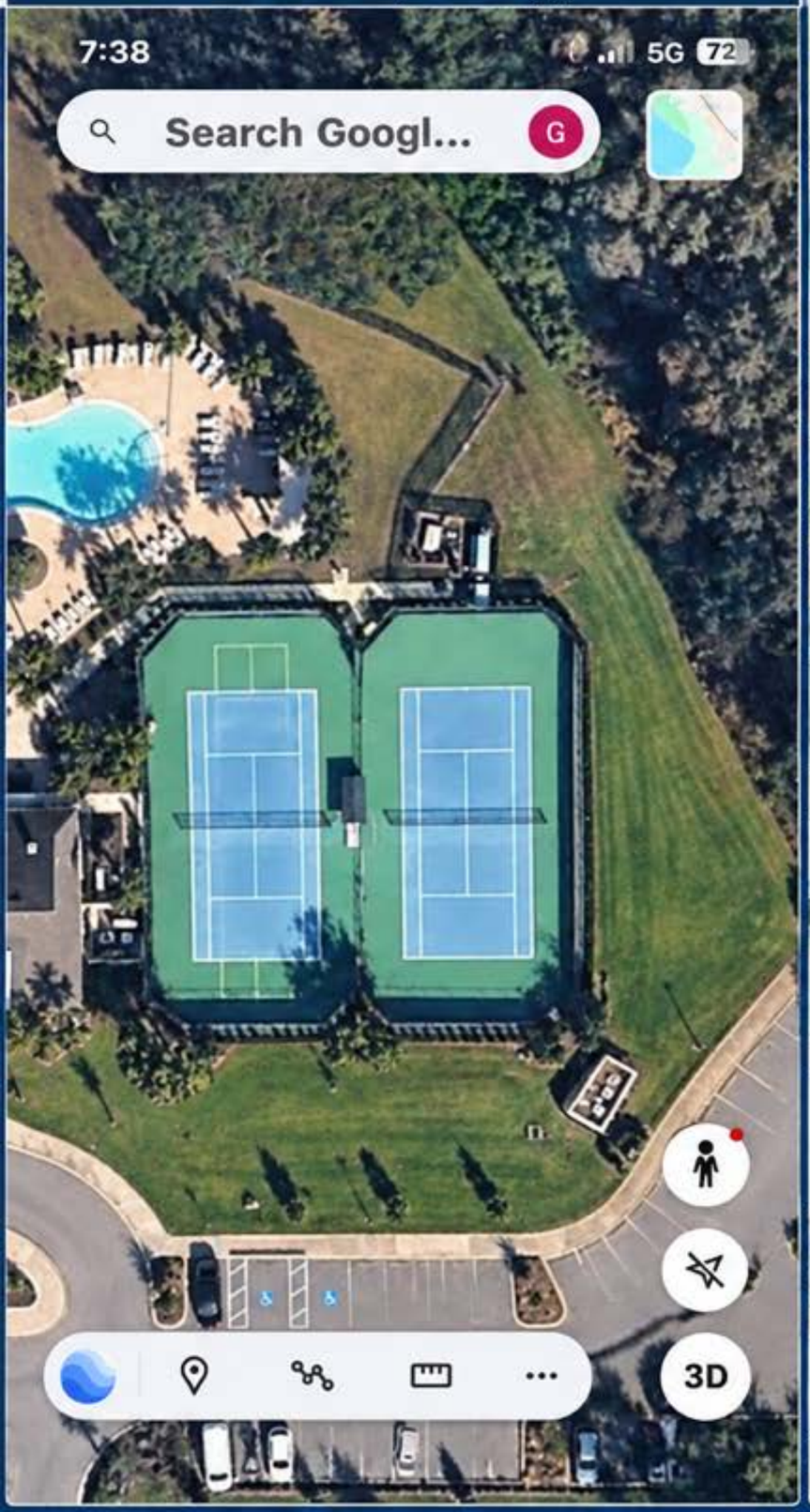
Your feedback will assist the Board in evaluating community interest, project feasibility, and potential funding opportunities before any decision is made.

Suggested Survey Administration

- Keep the survey open for a defined response period and publish the closing date.
- Use one response per household where practicable, with both digital and paper access.
- Publish the conceptual rendering with the survey and state that it is illustrative only.
- Summarize total responses and percentages; preserve written comments for Board review.

1. EXISTING AERIAL (GOOGLE EARTH)

As Provided (Latest Image)



2. CLEAN REPRODUCTION AERIAL

Same Image, No Overlays (For Reference)



3. FINAL CONCEPT LAYOUT

Full Basketball Court Behind · Pickleball Courts in Front

