District: **KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**
Date of Meeting: Wednesday, October 21, 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 Revised Roadway Concepts Detectable Warnings Proposal** **Exhibit 2**

C. Blue Water Aquatics

1. **Aquatic Services Report** **Exhibit 3**
2. **Monthly Management Report** **Exhibit 4**

D. Pine Lake - Jeff Cane

1. **August Irrigation Inspection** **Exhibit 5A**
2. **Consideration of Pine Lake Rain Sensors Irrigation Repair Proposal - $882.76** **Exhibit 5B**
3. **Consideration of Pine Lake Inspection Repair Proposal - $3,461.54** **Exhibit 5C**
4. **Consideration of Pine Lake Clubhouse Clock Repairs - $4,490.73** **Exhibit 5D**
5. **Authorization for Pre-Approval for Irrigation Services** **Exhibit 6**
6. **Presentation of Tree Assessment** **Exhibit 7**
7. **Consideration of Pine Lake Tree Removal Proposal - $5,677.53** **Exhibit 8**
8. **Field Services** **Exhibit 9**

E. Clubhouse and Amenity Manager

1. **Amenity Manager Report** **Exhibit 10**

2. **Discussion of Storage**
    - **20ft Used Container - $999** **Exhibit 11A**
    - **40ft Used Container - $1,199** **Exhibit 11B**
    - **40ft Used Container - $1,150** **Exhibit 11C**
    - **Storage Shed 775 cu ft - $1,137.36** **Exhibit 11D**
    - **Storage Shed 1014 - $699.00** **Exhibit 11E**
3. **Presentation and Consideration of Trash Can Proposals**
    - **ULINE Trash Can - $625** **Exhibit 12A**
    - **BARCO Trash Can - $549** **Exhibit 12B**
    - **Amazon Trash Can - $249** **Exhibit 12C**
4. **Presentation and Consideration of Picnic Table Proposals**
    - **Home Depot Picnic Table - $253** **Exhibit 13A**
    - **ULINE Picnic Table - $595** **Exhibit 13B**
    - **Global Industries Picnic Table - $699** **Exhibit 13C**
5. **Presentation and Consideration of Sign Proposals**
    - **Emergency Parking Sign - $333.48** **Exhibit 14A**
    - **Safety Sign - $64.20** **Exhibit 14B**
    - **Smart Sign - $$38.85** **Exhibit 14C**
    - **Smart Sign - $31.85** **Exhibit 14D**
6. **Presentation and Consideration of Filing Cabinet Proposal - $189.99** **Exhibit 15**
7. **Consideration of CompleteIT Proposal - $3,960** **Exhibit 16**
8. **Consideration of U Channel Posts - $253.56** **Exhibit 17**
9. **Presentation of Projected Costs for Fall Event - $2,619.90** **Exhibit 18**

F. **District Manager**

G. **District Counsel**

1. **Presentation of FLHSMV Memorandum of Understanding** **Exhibit 19**
2. **Discussion of Authorized Signer(s) Certificate** **Exhibit 20**
3. **Presentation of Revised Holiday Lighting Policy, Common Area Pond and Enforcement (Trespass) Rule, Parking Enforcement Rule and Form of Agreement** **Exhibit 21**
4. **Discussion of Public Hearing Date to Adopt Rules**

5. **Presentation of Grant of Stormwater Drainage Easement File** **Exhibit 22**
6. **Presentation of Grant of Stormwater Drainage Easement** **Exhibit 23**
7. **Presentation of Grant of "Flow-Through" Drainage Easement** **Exhibit 24**
8. **Presentation of Grant of "Flow-Through" Drainage Easement** **Exhibit 25**
9. **Presentation of 2025-07-17 Meeting Minutes for Informational Purposes** **Exhibit 26**

IV. Administrative Matters

A. Consent Agenda

1. **Consideration for Acceptance: September 2026 Unaudited Financial Statements** **Exhibit 27**
2. **Consideration for Approval: The Minutes of the K-Bar Ranch II Regular Meeting of the Board of Supervisors Held on September 16, 2026** **Exhibit 28**
3. **Consideration for Ratification:**
   - **Fastsigns - $99.00** **Exhibit 29A**
   - **Cooper Pools - $356.36** **Exhibit 29B**
   - **CompleteIT - $495.00** **Exhibit 29C**

V. Other Introduced Items

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

VII. Supervisor Requests

1. **Request for Holiday Decorations at Village Entrances** **Exhibit 30**

VIII. Adjournment

EXHIBIT 1

RETURN TO AGENDA

SEQ	Column1	Deliverable	Responsible	DELIVERABLE DATE	ADDITIONAL INFORMATION	Column2
1	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 An approval of $5800 to JML was made in Sept. 10/13 Bench locations to be**
2	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. 10/13 Gate to be installed hopefully by end of October. Deposit has been issued so we can be scheduled**
3	04.06.2026	**Work on events**	Amenity Manager	Completed	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**
4	04.15.2026	**Send an email blast to residents about the public hearing for the adoption of the rules**	Amenity Manager	Completed	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**
5	04.15.2026	**Mailbox sticker replacement**	Amenity Manager	Completed	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**
6	**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. 10/13 Awaiting Amazon install Date**
7	**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. 10/13 Awaiting executed dumpster contract to complete the switch**
8	**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. 10/13 Pressure washing costs and plans have been tabled until storage is finalized.**
9	**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. 10/13 Piper is reviewing contract and will send changes back to our counsel for approval**
10	**07.15.2026**	**Illuminations**	Amenity Manager	08.19.2026	Bring back more than one proposal	**Bring back proposal included for repeaters**
11	**09.16.2026**	**Locations for Amenity Shed Placement**	Amenity Manager	10.21.2026	Amenity to confirm with Stantec as to site proposal for shed placement and next steps	**10/13 Engineer confirmed this space is eligible to be used out by the Teco track. We have engaged Pine Lake for a proposal to clear land, and to maintain for us. #'s are expected for the meeting.**
12	**09.16.2026**	**Bike Rack**	Amenity Manager	10.21.2026		**10/13 Contract executed, scheduling with the vendor. Currently schedule to done by 10/23 if the new rack comes in on time**
13	**09.16.2026**	**10-S Tennis Supply**	Amenity Manager	10.21.2026	An amount of $659.89 was approved in Sept.	**10/13 Order complete and shipment of equipment on the way. Brandon Electric will complete install once equipment arrives**
14	**09.16.2026**	**Track Lighting at Hawk Valley Needs to be adjusted**	Amenity Manager	10.21.2026	Needs to be reviewed as not operating as intended	**10/13 Had Illuminations onsite to repair. Will continue to monitor to make sure lights are active**
15	**06.17.2026**	**Camera for Breezeway**	Amenity Manager	07.07.2026	Get a proposal for Board consideration	**07/07 Complete IT has provided Cost. 10/13 Planned for completion once gate install is complete outside Tennis Court**
16	**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. 10/13 Vendor is awaiting deposit then will get us on schedule. Should be there soon as it was cut previously**

17	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. Greg to work with Supervisor Emery on locations and finalize the project. Supervisor returned and confirmed locations, Greg will be getting a revised proposal for the agenda as it is in excess of the original amount that was approved by the Board.**
18	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. Advanced drainage solutions is preparing proposal to remediate the standing water at the gate.**
19	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. Map updates will be presented at November meeting**
20	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**
21	09.16.2026	**Storm Drain Blockage**	District Engineer	10.13.2026	From Eagle Creek all the way down to Gilded Woods - there are 4 stormdrains that are blocked. Also appears that we may need sod. Need a proposal	**Reviewed in field and working with ADS to provide proposal to remove filter fabric from inlets.**
22	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.**
23	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**
24	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**
25	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**
26	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 ? Pending approval of mainline repair damaged by contnued trenching along Kbar Pkwy.**
27	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. As of Wednesday drive through all damaged bracing had been removed, will monitor for any recurrence.**
28	09.16.2026	**Main Enry**	Pine Lake	10.13.2026	Review for the voids at themain entry and advise of a plan	**IF the voids are in regard to plants we will be warrantying any die off from the redesign here.**

29	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. Pending approval of irrigation repairs effecting area.**
30	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 and this will be included in the agenda. Soil samples collected and submitted to USF pending results, arborist report submitted.**
31	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 . This proposal was sent a couple months ago, Board advised they would be working directly with accurate on this.**
32	09.16.2026	**Soil Test**	Pine Lake	10.13.2026	Pine Lake to obtain soil tests to determine if we have the correct plants in the correct locations	**Soil samples submitted awaiting results**
33	09.16.2026	**Redwood Pointe**	Pine Lake	10.13.2026	There is a hole still at the exit of redwood Pointe that needs to be filled	**Crew to backfill hole during next week's visit**
34	09.16.2026	**Sod Propoal - Eagle Creek**	Pine Lake	10.13.2026	Need a proposal for the inbound side	**Crew still working through this targetted completion by end of Nov**
35	09.16.2026	**Crepe Myrtles on Eagle Creek**	Pine Lake	10.13.2026	What is the maintenance status of the crepe myrtles	
36	09.16.2026	**Volcanoes of Mulch**	Pine Lake	10.13.2026	When will the mulch volcanoes be addressed and dissioated	
37	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. Not aware of any pending sod proposals or requests, can provide once we have some clarification here!**
Total						**35**

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EXHIBIT 2

RETURN TO AGENDA

AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ("District")** and **LUMBERJACKS OF SOUTH FLORIDA, LLC DBA ROADWAY CONCEPTS** ("**Contractor**"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. 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 a total sum not to exceed $42,599.40 as set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

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 5 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. **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*.

11. **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.

12. **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.

13. **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.

14. **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.

15. **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.

16. **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	**LUMBERJACKS OF SOUTH FLORIDA, LLC DBA ROADWAY CONCEPTS**
_____	_____
By:_____	By:_____
Its:_____	Its:_____
Date:_____	Date:_____

Exhibit A: Scope
Exhibit B: Certificate of Insurance

Exhibit A: Scope

List of Trip Hazard Repairs

Neighborhood	Location	Lift	Notes
Brairbrook	Brairbrook and Rolling Moss (-By DW)	0.25	
Winsome Manor	inside gate - Left side by white fence	0.25	Cracks by DW and Mailboxes
Sundrift North	Left Side by outside Gate	0.25	
	Right Side by Dog Station-Inside Gate	0.5	
	Left Side Inside Gate	TP	Complete Slab Resurface
	Near 11014 before lake	0.5	Lift with Crack
Gilded	Front Left by DW		Damaged Concrete (Cracks)
Old Spanish	2 Full Slabs damaged	Right and Left Side	Cracking on both slabs needs full surface grind and cover
Hawk Valley	Mailbox Parking	0.25	1st parking spots
	Mailbox Parking	0.25	Last parking spots

Neighborhood	Location	Lift	Notes
Winsome Manor	10760	0.25-0.5	Center
	10708	0.25-0.5	Center
	10729	0.25-0.5	Center
	10741	0.25-0.5	Center
	10749	0.25-0.5	Center
	10771	0.25-0.5	Center
	10768	0.25-0.5	Center
Sundrift North	11056	0.25-0.5	Center
	11030 x2	0.25-0.5	Both Sides- Corner of Concrete missing
	11022	0.25-0.5	Left Side
	11055	0.25-0.5	Center
Sundrift South	10934	0.25-0.5	Left Side
	11122	0.25-0.5	Center
	11108	0.25-0.5	Center
	10812	0.25-0.5	Center
	10841	0.25-0.5	Center
Gilded	10607	0.15-0.25	Left Side
	10607	Missing	Missing Concrete
Old Spanish	19211	Missing	Cracking by drain
Hawk Valley	19353	0.25	Right Side

Roadway Concepts
Your Detectable Warning Expert

TOP PATCH
Synthetic Pavement Repair

Estimate

Date	Estimate #
04/13/2026	4.26-156

Name / Address	Ship To
K Bar Ranch II CDD	Roadway to handle labor.

P.O. No.	Terms	Rep	Project
	Net 15	CD	

Description	Qty	Rate	Total
Top Patch® Synthetic Pavement Pro Kit (kit includes Top Patch premix, Top Patch aggregate, Top Patch Cure) **Color:** Gray **Agg Type:** Racetrack			
Materials (x5 Top Patch Kit)	5	$ 169.88	$ 849.40
Trip Hazard Removals and up to 5 Top Patch Repairs	1	$ 2,500.00	$ 2,500.00
Labor and Mobilization (2 trucks, 4 workers)	1	$ 1,750.00	$ 1,750.00
Scope of Work: Roadway Concepts will provide services to address trip hazards in designated common areas only. Work includes:Identification and removal of trip hazards within common areas. Repair of up to five (5) concrete locations (customer to choose from list or provide locations) using Top Patch material. On-site training for maintenance personnel on proper application and use of Top Patch for future repairs. All work will be performed in a professional manner and in accordance with industry standards.			
		Total	$ 5,099.40

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

Exhibit B: Certificate of Insurance

EXHIBIT 3

RETURN TO AGENDA

Aquatic Services Report

Technician
Omar Artis

Job Details

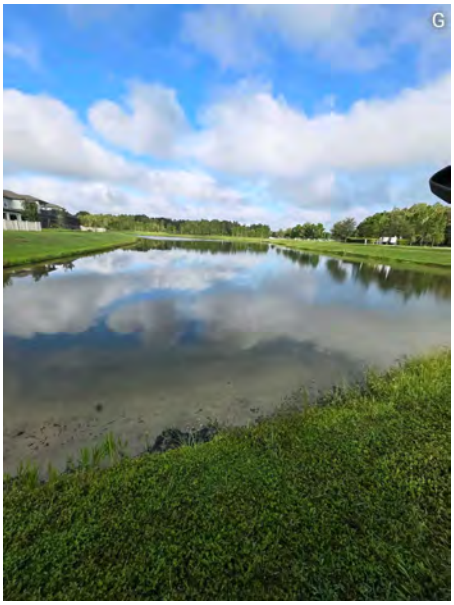
Service Date	9/2/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	2 mph east
Temperature	82
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	46,47,49 ,50,51,52 ,53,55,65,66, 67,68,6923,24,28,29,30,31
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
D/Oxygen	None
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated for grasses
Pictures	

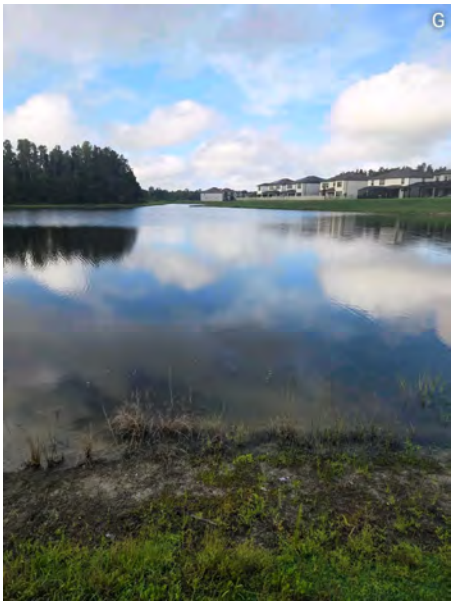
Aquatic Services Report



68



53



54



49

Aquatic Services Report



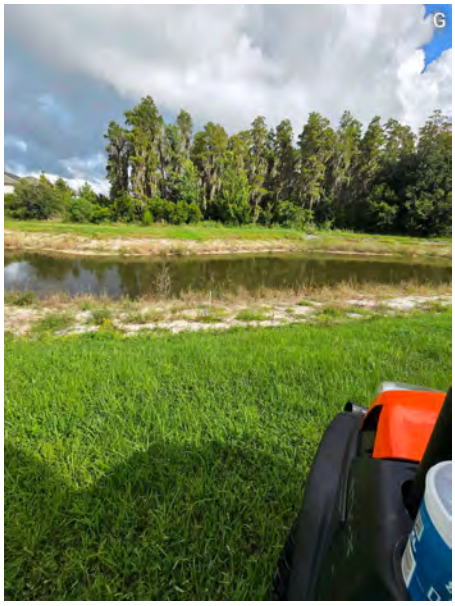
50



51



52



65

Aquatic Services Report





66	47

2 of 2

Pond Numbers	46,47,49 ,50,51,52 ,53,55,65,66, 67,68,6923,24,28,29,30,31
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
D/Oxygen	None
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated for grasses
Pictures	

Aquatic Services Report



32



46



55



30

Aquatic Services Report



31



29



28



23

Aquatic Services Report



24



22

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	9/2/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	NNE 7mph
Temperature	88
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 3 Count

1 of 3

Pond Numbers	12 thru 17, 33, 35, 36, 37, 40 thru 45, 48, 56 thru 61, 63, 64, 70
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, sedge, West Indian Marsh Grass) as needed.
Pictures	

Aquatic Services Report

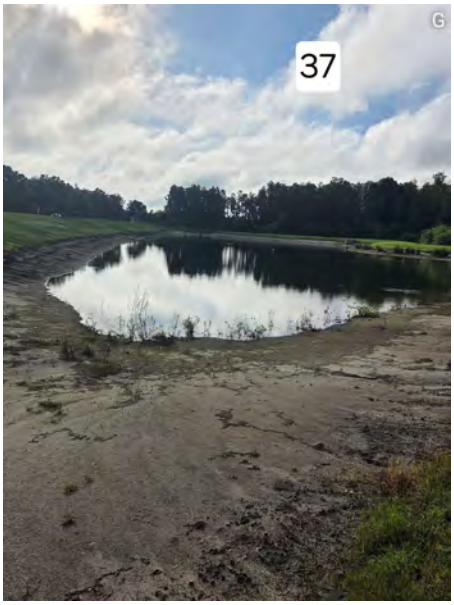








Aquatic Services Report









Aquatic Services Report





2 of 3

Pond Numbers	12
Service Performed	Treatment
Work Performed	☑ Submersed
Equipment Used	☑ Backpack
Water Level	Normal
Restrictions	30 days
Observations/Recommendations	Treated site for naiad.

3 of 3

Pond Numbers	14
Service Performed	Treatment
Work Performed	☑ Algae ☑ Submersed
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	5 days

Aquatic Services Report

Observations/Recommendations	Treated site for filamentous algae and naiad.

Aquatic Services Report

Technician
Virgil Stoltz

Job Details

Service Date	9/4/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	SW @ 4mph
Temperature	84°F
Multiple Sites Treated	No
Pond Number	69
Service Performed	Treatment
Work Performed	☑ Algae ☑ Submerged ☑ Follow-Up
Equipment Used	☑ Airboat
Water Level	Normal
Restrictions	30 day do not use water from pond for irrigation
Observations/Recommendations	Treated algae. Treated Hydrilla with Sonar AS herbicide. Picked up trash out in pond. Installed sand bags in control structure to limit water leaving the pond
Pictures	

Aquatic Services Report







Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	9/14/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Cloudy
Wind	NNW 3mph
Temperature	94
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	1, 2, 61, 62, 64, 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, sesbania, West Indian Marsh Grass) as needed.
Pictures	

Aquatic Services Report









Aquatic Services Report









Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	9/21/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	ENE 4mph
Temperature	86
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	1 thru 11, 19, 32, 34
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, West Indian Marsh Grass) as needed.
Pictures	

Aquatic Services Report







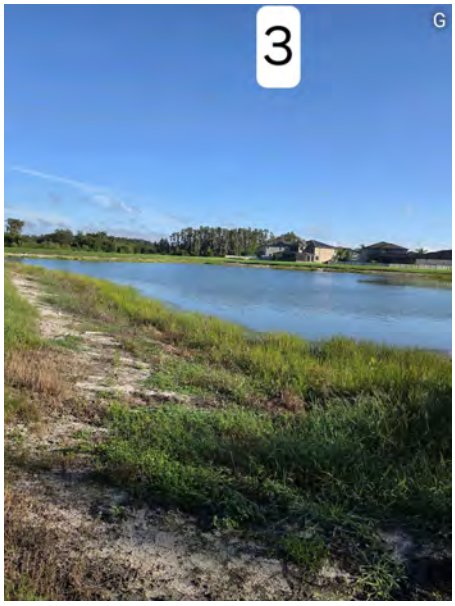


Aquatic Services Report









Aquatic Services Report





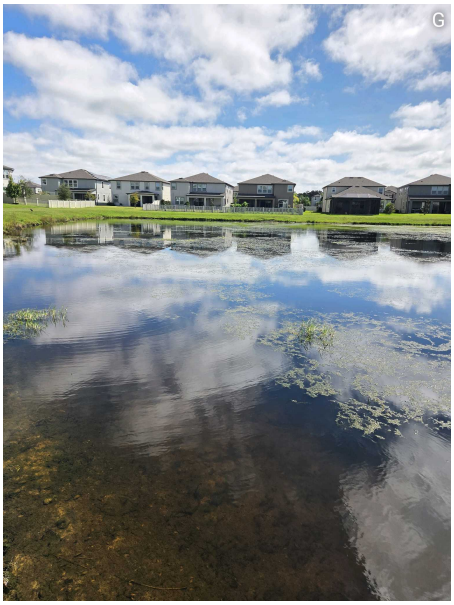
Aquatic Services Report

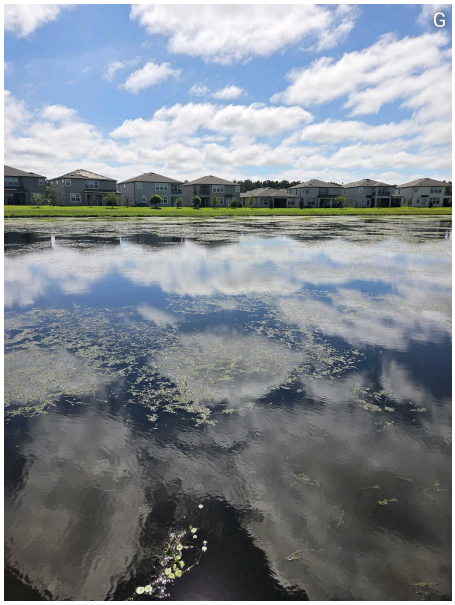
Technician
Randy Mitchell

Job Details

Service Date	9/25/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	NNE 8mph
Temperature	75
Multiple Sites Treated	No
Pond Number	69
Service Performed	Treatment
Work Performed	☑ Submerged
Equipment Used	☑ Other
Water Level	Normal
Restrictions	30 days
Observations/Recommendations	Treated site for Hydrilla.
Pictures	

Aquatic Services Report





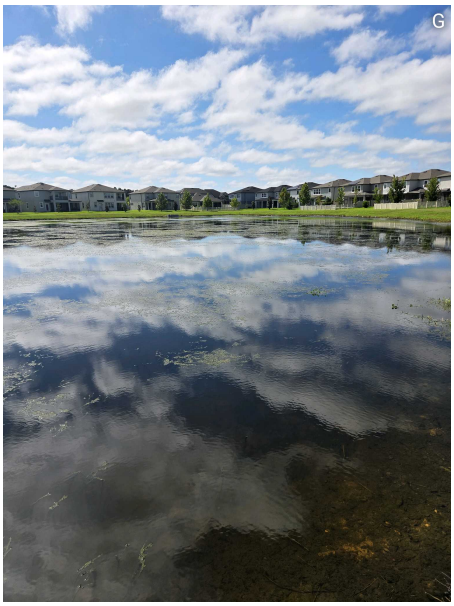


EXHIBIT 4

RETURN TO AGENDA

Chris Thompson

Blue Water Aquatics, Inc.

Sep 27, 2026 | 17 Photos

K-Bar Ranch CDD II

Monthly Management Report



September Aquatics Report

September 2026 Pond Summary
Weather & Rainfall

September has remained warm across the Tampa Bay area, although we are beginning to see the first signs of the seasonal transition toward fall. Through September 23, Tampa recorded an average high of approximately **90°F** and an average low near **77°F**. The highest temperature recorded was **93°F**, while the lowest was **73°F**. Marine Weather

Rainfall has been somewhat uneven this month, with periods of relatively dry weather interrupted by heavier thunderstorms. Tampa had received approximately **4.58 inches of rain through September 23**, which was slightly below the normal amount for that point in the month. SWFWMD's daily rainfall system uses monitoring locations throughout the District to track daily and month-to-date rainfall, so individual communities may vary considerably from the Tampa total. SW Florida Water Management

Current Pond Conditions

Warm water temperatures continue to support active algae and aquatic plant growth. However, as daylight gradually shortens and temperatures begin to moderate heading into October, we should start seeing some reduction in the rapid growth rates experienced during the peak summer months.

Filamentous and planktonic algae remain seasonally common. Planktonic algae can cause water to appear green or cloudy throughout the water column, while filamentous algae generally develops as mats or strands near the surface and shoreline. **Some algae is normal in Florida stormwater ponds**, and our management goal is to control excessive or unsightly growth rather than completely eliminate naturally occurring algae.

Pond dye may continue to be used where appropriate. Dye reduces sunlight penetration through the water column, which can help suppress algae and certain submerged vegetation while also improving the pond's overall appearance.

Aquatic Vegetation

September remains an active month for shoreline vegetation. Routine treatments continue to target nuisance growth such as **torpedo grass, creeping water primrose, alligator weed, cattails, sedges and volunteer woody vegetation** where necessary.

Because vegetation treated with systemic herbicides does not disappear immediately, residents may notice yellowing or browning for several days or weeks following treatment. This gradual response allows the herbicide to move through the plant and provide more complete control.

Seasonal Considerations

Late summer rainfall and runoff can introduce additional nutrients and organic material into stormwater ponds. Warm water combined with these nutrients can produce short-term algae blooms even in ponds that are routinely maintained. Heavy rainfall can also temporarily increase turbidity and change water color as stormwater carries suspended material into the ponds.

As we transition into fall, cooler nights and shorter daylight periods should gradually slow both algae and shoreline vegetation growth. This provides an opportunity to concentrate on remaining summer growth and prepare ponds for the cooler months.

Resident Reminders

- Maintain at least a **10-foot fertilizer-free zone** around ponds and other water bodies.
- Do not blow **grass clippings, leaves or landscape debris** into ponds or storm drains. These materials eventually break down and release nutrients that can contribute to algae.
- Please pick up **pet waste**, which is another source of nutrients and bacteria entering stormwater systems.
- Avoid discharging **pool or spa water** directly into ponds or storm drains.
- Native shoreline and littoral vegetation is beneficial and should not automatically be considered a weed. These plants can help stabilize shorelines, absorb nutrients and provide habitat for wildlife.

Overall, **September pond conditions remain typical for late summer in the Tampa Bay area**. Warm water and continued rainfall are keeping algae and aquatic vegetation active, but seasonal growth should begin slowing as we move into October. Routine monitoring and treatment will continue as needed to maintain acceptable pond conditions.

SPECIAL NOTE - SWFWMD has extended phase 3 water restriction until March 31, 2027. Fountains will remain on a 4hr cycle. https://www.swfwmd.state.fl.us/business/epermitting/district-water-restrictions

1



Harmless banded water snake by a water control structure.

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

2



Pond 23 - Wild turkeys out and about near the ponds.

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

3



Pond 23 - Wild turkeys.

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



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



Pond 8 - Native Pickerel is reestablishing nicely after a hard winter followed by a long drought.

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



Pond 8 - Excellent water clarity. Techs spot treated for invasives along the shoreline. Water levels are close to normal.

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



Pond 1 - Spot treated for filamentous algae and Penny-wort.

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



Pond 7 - Close to normal capacity. No significant issues this month other than routine shoreline spraying.

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



Pond 2 - The Jointed spike rush is very healthy and dense. Techs spot sprayed for Primrose and Cuban Bull-rush throughout the shoreline.

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



Pond 3 - No algae this month. Water levels are at normal holding capacity.

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



Pond 6 - Filling nicely, good water clarity. Routine spot spraying took place.

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



Pond 4 - Spot spraying for Dog fennel and exposed shoreline. Still has a ways to go before at holding capacity.

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



Pond 5 - Amazingly this very deep pond has filled to capacity. Slender Spikerush is filling back in very nicely.

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



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



Pond 11 - Spot spraying for Pennywort and sedges amongst the native Pickerel.

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



Pond 10 - Treated for minor filamentous algae. Wading birds love this pond. Lot's of Egrets and Spoonbills hang-out here.

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



Pond 9 - Treated for minor filamentous algae and shore-line brush.

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

EXHIBIT 5A

RETURN TO AGENDA

						Job Number:Clock#1					Job Number:Clock#1 Hawk Valley		
	JOB NAME: Kbar Ranch					EST#: Hawk Valley					EST#:		
	Technician: Ernesto					Check Rain Sensor: Yes					Clock:	Hunter ACC	
	Date: 09/08/2026					wireless	Bad				Check Rain Sensor: Y / N		
							good				wired	good	
			green fixed										
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	valve not operating	Other:	Comments		6" rotor head (Installed)	$70.77	
1	Empty										Broken shrub riser (Installed)	$25.32	
2	Empty										Straighten, Lower or Raise Head	$18.13	
3	Empty										Drip line breaks	$8.75	
4	Empty										Replace clogged nozzle	$10.05	
5	Empty										Replace MP Rotator Nozzle	$17.01	
6	Empty										Add 6" pop-up w/ pipe within 10'	$55.00	
7	Empty										Add rotor w/ pipe within 10'	$75.00	
8	Empty										Add bubbler within 10'	$50.00	
9	Empty										Relocate head within 5'	$40.00	
10	D	10	D								Replace solenoid	$156.74	
11	D	10	C								Replace 1" valve (Installed)	$406.92	
12	S/Flower	10	D								Replace 1.5" valve (Installed)	$616.73	
13	D	10	C								Replace 2" valve (Installed)	$851.05	
14	R	20	B								Repair 1/2" to 3/4" lateral line	$71.73	
15	S	20	A	1							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	Empty										10" round valve box	$60.00	
21	Empty										Maxi jet stakes, with nozzle	$40.01	
22	S	20	A								MISC:	$	
23	Empty										MISC:	$	
24	Empty												
	Start Times:			Run Days:									
	12:00 AM	A: sprays				mon,frid						Total: $	
	12:00 AM	B: Rotors				tue,sat							
	7:00 PM	C: Drip				Mon, wed, frid							
	6:00 AM	D:Flowers				mon,frid							
	Additional Comments:												
1	Proposal for new rain sensor												
2.												Page # ____ of ____	
3.													
4.													

Pine Lake Services

Job Number:Clock#1
JOB NAME: Kbar Ranch
EST#: Hawk Valley
Technician: Ernesto
Clock: Hunter ACC
Date: 09/08/2026
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
25	Empty								
26	Empty								
27	Empty								
28	Empty								
29	Empty								
30	Empty								
31	D	10	C			3drip			
32	R	20	B						
33	S	20	A	4					
34	R	20	B						
35	S	20	A		1S				
36	R	20	B						
37	D	10	C						
38	R	20	B						
39	Empty								
40	R	20	B						
41	R	20	B						
42	R	20	B						
43	R	20	B						
44	Empty								
45	Empty								
46	Empty								
47	Empty								
48	Empty								

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	mon,frid
12:00 AM	B: Rotors	tue,sat
7:00 PM	C: Drip	Mon, wed, frid
6:00 AM	D:Flowers	mon,frid

Total: $

Additional Comments:

1

2.___ _____

3.___ _____

Page # ____of _____

4._____		

Pine Lake Services

Job Number:Clock#1
JOB NAME: Kbar Ranch
EST#: Hawk Valley
Technician: Ernesto
Clock: Hunter ACC
Date: 09/08/2026
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	Empty								
50	Empty								
51	D	10	C						
52	S	20	A						
53	D	10	C						
54	S/Flower	10	D						
55	R	20	B						
56	S	20	A						
57	D	10	C						
58									
59									
60									
61									
62									
63									
64									
65									
66									
67									
68									
69									
70									
71									
72									

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:

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,frid

Total: $

Customer Approval:_____ **Date:**_____

Additional Comments:

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

Page # ____ of _____

Pine Lake Services

JOB NAME: Kbar Ranch
Technician: Ernesto
Date: 09/08/2026

Job Number:Clock#2 Redwood Point
EST#:
Clock: Hunter ACC2
Check Rain Sensor: Yes
wireless Bad

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	1					
2	R	25	B						
3	R	25	B		1R				
4	R	25	B						
5	R	25	B						
6	S	20	B						
7	R	5	B		2R				
8	R	25	B						
9									
10									
11	S	20	A						
12	R	25	B						
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						
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.___ Proposal for new rain sensor
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 NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

Job Number:Clock#2 Redwo

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
25	D	10	C						
26	R	25	B						
27	S	20	A						
28	R	25	B						
29	R	25	B						
30	R	25	B						
31									
32									
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	RT3:30	mon,wed,frid
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

Total: $

Additional Comments:

1

2. _____

3. _____

Page # ____of _____

4._____		

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date : 09/08/2026

Job Number:Clock# 3

Eagle Creek

Clock: Hunter I Core

Check Rain Sensor: Yes

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

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	3					
5									
6	S	10	A						
7	S	0	A		1S				
8	S	10	A						
9	S	10	A						
10	S	10	A						
11	D	10	C						
12	S	10	A						
13	S	10	A						
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 val
20	R	15	B						
21	S	10	A	3					
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	Mon,Frid

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.___ Proposal for new rain sensor

2.___

3.___

4.___

Page # __ 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date : 09/08/2026

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						
32									
33	D	10	C						
34	S	10	A	1					
35									
36	S/Flow	10	D						
63									
98	S	10	A	1					
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	Mon,Frid

Total: $

1._____

2._____

3._____

4._____

Page # __ 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

Job Number:Clock#4

Meadow Point

Clock: Hunter ACC 2

Check Rain Sensor: Yes

wireless Bad

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		2S				
3	S	20	A						
4	S	20	A		1S				
5	D Tree's	10	C						
6	D Tree's	10	C						
7	R	10	B						
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									
17	S/D	20	A						
18	R	30	B		1R				
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. Proposal for new rain sensor

3.

4.

Page # 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

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: 09/08/2026

Job Number:Clock#5

Sundrift

Clock: Hunter ACC 2

Check Rain Sensor: Yes

wireless Bad

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	2					
6	S	20	A						
7	S	20	A						
8	S	20	A						
9	S	20	A						
10	R	30	B						
11	R	30	B		1R				
12	S	20	A						
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						
23	S	20	A						
24									

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

Additional Comments:

1.

2. Proposal for new rain sensor

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 # 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

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
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	3				
37	S	20	A	1				
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					
45								
46								
47								
48								

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	mon,frid

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: $

Customer Approval:_____ **Date:**_____

Page # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

Job Number:Clock#5

Sundrift ACC2

Check Rain Sensor: Yes

wireless Bad

Valve not operating Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe
49						
50	S	20	A			
51	R	30	B			
52						
53	B	10	C			
54	S/Flowers	10	D			2Drip
55	D	10	C			
56	D	10	C			
57	S	20	A			
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						

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	mon,frid

Additional Comments:

1. Proposal for new rain sensor
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 # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

Job Number:Clock#6

Club House

Clock: Hunter I Core

Check Rain Sensor: Yes

wireless Bad

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								

Start Times:

11:00 PM A: Sprays

12:00 AM B: Rotors

7:00 PM C:Drip/Bubbler

6:00 AM D: Flowers

Run Days:

mon,wed,frid

tue,thur,sat

tu,thur,sat

mon,wed,frid,sun

Additional Comments:

1. **Clock Hunter, got lightning strike,proposal for new ACC2**
2. Proposal for new rain sensor
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 # 1 of 2

ju44441

8uujju

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/09/2026

Job Number:Clock# 7

Mossy Pine

Clock: Hunter I Core

Check Rain Sensor: Yes

wireless Bad

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	Empty								
19	Empty								
20	Empty								
21	Empty								
22	S	20	A						
23	D	10	C						
24	R	30	B						

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	mon,frid
10:00 PM	E:Sprays	tues,sat

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 # 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/09/2026

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	Empty								
28	S	20	A						
29	S	20	A						
30	S	20	A						
31	S	20	A						
32	S	20	A						
33	Empty								
34	Empty								
35	S	20	A	3					
36	S	20	A						
37	S	20	A						
38	Empty								
39	S	20	E						
40	B	20	C						
41	S	20	E						
42	S	20	E		1S				
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						

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	mon,frid
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:**_____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/09/2026

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	Empty								
51	Empty								
52	Empty								
53	Empty								
54	Empty								
55	Empty								
56	Empty								
57	Empty								
58	Empty								
59	Empty								
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			Drip-2			
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	Mon,Frid
10:00 PM	E:Sprays	tues,sat

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:**_____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/09/2026

Job Number:Clock# 7

Mossy Pine

Clock: Hunter I Core

Check Rain Sensor: Yes

wireless Bad

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						
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						
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	
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	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
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	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	mon,frid
10:00 PM	E:Sprays	tues,sat

Total: $

Customer Approval:_____ **Date:**_____

1. Proposal for new rain sensor
2. _____
3. _____
4. _____

Pine Lake Services

Monthly Irrigation Report

Job Number:Clock# 8

JOB NAME: Kbar Ranch

Windsome Manor

Technician: Ernesto

Clock: Hunter ACC

Date: 09/08/2026

Check Rain Sensor: Yes

green fixed

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	1					
4	D	10	C						
5	S	20	A						
6	S	20	A	1					
7	S	20	A						
8	S	20	A						
9	D/F	10	D	1MJ					
10	S	20	A						
11	S	20	A						
12	R	30	B						
13	S	20	A			1/2" LLx1			
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						
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,frid
10:00 PM	E:Spray	RT 8hrs	wed,sun

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	
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	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._____

Page # __ 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

Job Number:Clock# 8

Windsome Manor

Clock: Hunter

Check Rain Sensor: Yes

wireless Bad

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	S	20	A						
28	S	20	A						
29	S	20	A						
30	S	20	A						
31	S	20	A						
32	D	10	C						
33	S	20	A				1 Hunter solenoid -		
34	S	20	E						
35	R	30	B						
36	B	10	C						
37	S	20	E						
38	S	20	E						
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						

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		mon,frid
10:00 PM	E:Spray	RT 8hrs	wed,sund

1._____

2.__ Proposal for new rain sensor

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	
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	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
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	Replace 2" valve (Installed)	$851.05	
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	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:**_____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/08/2026

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	1					
53	S	20	E						
54	S	20	E						
55	D	10	C						
56	S/F	10	D						
57	D	10	C			Drip-2			
58	S	20	E						
59	S	20	E						
60	S	20	E	3					
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									

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		mon,frid
10:00 PM	E:Spray	RT 8hrs	wed,sund

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	
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	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:**_____

Pine Lake Services

Monthly Irrigation Report

Job Number:#9

JOB NAME: Kbar Ranch

EST#: eagle creek inside

Technician: Ernesto

Clock: Hunter XC Hybrid

Date: 09/09/2026

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			1Drip			
2	S	20	A						
3	S	20	A						
4	S	20	A	1					
5	S	20	A						
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
B:	
C:	
D:	

tue,sat

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: $

Page # ____ of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Kbar Ranch

Technician: Ernesto

Date: 09/09/2026

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						
2	D	20	F			2drip			
3	R	20	F						
4	S	15	F						
5	R	20	F						

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

Run Days: wed,sund

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

Monthly Irrigation Report

JOB NAME: Kbar Ranch	Job Number:#11
Technician: Ernesto	EST#: sundrift inside
Date: 09/09/2026	Clock: Hunter XL Hybrid
	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									
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21									
22									
23									
24									

Start Times:

A: 1:00 am	
B:	
C:	
D:	

Run Days: tue,sat

Additional Comments:

1. Water meter is locked no water
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 _____

EXHIBIT 5B

RETURN TO AGENDA

Proposal #9822

Kbar Ranch- New Rain Sensors 9-26

Date 9/10/2026

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.

Rain sensors on clocks 1-8 need replacement, this will help with the oversaturation issues around the community by shutting off the clocks when there is enough rain.

Irrigation Repair/Installation

Clock 1 Hawk Valley

Items	Quantity	Unit	Price
Sales Tax	1.00	EA	$41.28
Hunter Rain Sensor	1.00	EA	$73.76
Labor Irrigation	4.00	Hr	$320.00
		Clock 1 Hawk Valley:	$435.04

Clock 2 Redwood Point

Items	Quantity	Unit	Price
Hunter Rain Sensor	1.00	EA	$73.76
		Clock 2 Redwood Point:	$73.76

Clock 3 Eagle Creek

Items	Quantity	Unit	Price
Hunter Rain Sensor	1.00	EA	$73.76
		Clock 3 Eagle Creek:	$73.76

Clock 4 Meadowpoint

Items	Quantity	Unit	Price
Hunter Rain Sensor	1.00	EA	$73.76

Clock 4 Meadowpoint:		$73.76

Clock 5 Sundrift

Items	Quantity	Unit	Price
Hunter Rain Sensor	1.00	EA	$73.76
		Clock 5 Sundrift:	$73.76

Clock 6 Clubhouse

Items	Quantity	Unit	Price
Hunter Rain Sensor	1.00	EA	$73.76
		Clock 6 Clubhouse:	$73.76

Clock 7 Mossy Pine

Items	Quantity	Unit	Price
Hunter Rain Sensor	1.00	EA	$73.76
		Clock 7 Mossy Pine:	$73.76

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	$0.00
		Fuel Surcharge:	$5.16

PROJECT TOTAL:	**$882.76**

Terms & Conditions

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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.

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By		**By**	
	Garrett Macgregor		**Patricia Thibault**
Date	9/10/2026	**Date**	
	Pine Lake Services, LLC		**Haven Management Solutions**

EXHIBIT 5C

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

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

EXHIBIT 5D

RETURN TO AGENDA

Proposal #9633

Kbar Ranch- Clubhouse Clock Repairs 8-26

Date 8/20/2026

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.

After wire tracking, several decoders were found shorted along with the decoder module, likely caused by a lightning strike surging the system. These will have to be replaced to get the clock running again.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	$79.71
ICD-100 Decoder	5.00	EA	$1,748.30
ADM-99 Decoder Module	1.00	EA	$2,662.72
		Irrigation Enhancement:	$4,490.73
		PROJECT TOTAL:	**$4,490.73**

Terms & Conditions

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By		**By**	
	Garrett Macgregor		**Patricia Thibault**
Date	8/20/2026	**Date**	
	Pine Lake Services, LLC		**Haven Management Solutions**

EXHIBIT 6

RETURN TO AGENDA

Pre-Approval for Irrigation Services

To provide the best service possible for your property, Pine Lake Services is requesting a pre-approval authorization to expedite irrigation repairs while an irrigation technician is onsite performing the monthly/bi-monthly irrigation inspection/audit. The amount requested will cover broken heads, clogged nozzles, broken pipes, and various other items found during normal inspections. If the repair amount exceeds the pre-approved amount, your account manager will contact you directly for further authorization. We appreciate the opportunity you have given us and we look forward to working with you!

Property:_____

Property Contact:_____

Pre-Approved Amount:_____

Authorized Signature: _____

Print Name: _____

EXHIBIT 7

RETURN TO AGENDA

ARBORIST ABOARD

We Are Tree Experts. Proudly Certified By:

ISA International Society of Arboriculture

CERTIFIED ARBORIST ISA

Site: K-Bar Ranch
1082 Mistflower Ln,
Tampa, FL 33647

Requested By: K-Bar Ranch CDD

Collected by:
Mark Hughes - ISA Certified Arborist FL-5367A
Thomas Konar - ISA Board Certified Master Arborist NJ-1109B

Scope:

The purpose of this assessment was to evaluate trees within the project area **(MAP 1 - 2)** that were identified as leaning following a storm event that occurred approximately two (2) years prior to this report. The location of each assessed tree was recorded and assessment data and notes were collected for each tree.

Collection Method:

- Level 2 ground observation for data collection and rating assignment.
- Tree location captured with Bad Elf Flex units - Extreme Accuracy enabled.
  - Setup in Base/Rover configuration with Harxon Radio kits.
  - Centimeter level accuracy for entirety of collection.
- Data input was achieved running ESRI Field Maps app on iPad.
  - Maps and data were post-processed using ESRI ARCGIS Pro.

Date of Assessments: September 21st, 2026

All digital photos are available upon request.

Process:

- Trees were first identified through a **Level 1 (Limited Visual) assessment** conducted as a drive-by survey, which was used to locate trees with a **visible lean or other obvious signs of storm-related damage.**
- Trees identified during the **Level 1 survey t**hen received a **Level 2 (Basic) assessment**, a detailed visual inspection of the tree and surrounding site. The Level 2 assessment evaluated each tree's condition, the stability and direction of its lean, and the potential risk it poses to possible targets.
  - **Level 2 stability assessments are limited and incomplete**, and a **Level 3 assessment is recommended for a full stability evaluation.**

Observations:

- **Health and Vigor:**
  - Most trees have full crowns with normal leaf size, density and color, and there is no chlorosis.
    - **Tree #'s 1, 21, 23, 31, and 32 display thinning canopies.**

- **Lean**
  - The trees show slight to moderate leans.
    - **What matters is whether a lean is stable or progressive.**
    - A stable lean, even a pronounced one, **is not a defect in itself.**
    - A lean is a concern when it is r**ecent or increasing, as shown by soil or roots lifting on the side away from the lean.**
      - Tree 1 shows exposed roots opposite the lean.
        - **Based on the trees size and location and the absence of targets, as observed during my review, it does not pose a significant risk.**
      - Tree 17 shows signs of root ball movement.
        - **Direction of lean is away from the walkway.**

- **Root zone and anchorage**
  - **On every tree (Trees 1 - 42) , with the exception of Trees 1, 4, 11 and 17,** the soil and mulch around the root flare are undisturbed.
    - There is no heaving, cracking or gapping at the soil line, no mound on the compression side, and no exposed, torn or lifted structural roots.
    - Mulch rings are intact right up to the trunk and mounded against the root flare on many trees.

- **Trunk wounds**
  - **Bark wounds can be found on Trees 1 - 5 and 8.**
    - No cavities, fungal fruiting bodies, cracks, oozing or sunken cankers were observed.
    - **None of the wounds, as observed, involves enough of the trunk circumference to meaningfully reduce stem strength in trees of this size.**

Findings:

- The trees assessed experienced partial uprooting during an extreme weather event.
- **Based on this assessment and in our professional opinion,** the trees are in "**Fair" to "Good" health**.
    - Most crowns are full, dense and of normal color.
    - Corrective supports used to brace trees after the storm are loose.
        - **This is indicative of re-anchorage and the ability of the tree to support its new lean.**
    - **Every trunk wound examined shows active formation of wound-wood at its margins.**
        - **This, along with the crown observations mentioned above, is indicative of good vigor, continued growth and re-rooting.**
    - **Most of the assessed trees have a lean opposed to walk-ways and roads, or are located on the periphery resulting in minimum target presence.**
- **While our Level 2 assessment is limited as it pertain to root systems, we did observe signs of trees being installed with wire nursery baskets still attached.**
    - **These baskets, when installed with the tree, could inhibit root development and anchorage.**

Recommendations:

- **Remove all braces and planting stakes.**
    - **Trees should be actively monitored and client should consider restricted areas around trees after braces are removed.**
        - **Length of time for continued monitoring and restricted areas is to be determined.**
    - **They are currently causing abrasion and constriction at the trunk.**
- **Bark tracing of wounded trees** - Loose, dead bark flaps may be trimmed back to firmly attached bark with a clean cut.
    - **The smoother edge aids in wound closure.**
- **Pull mulch back 3 to 6 inches from the trunk and keep it 2 to 3 inches deep across the ring.**
    - **Mulch is mounded against the root flare on many of the trees assessed.**
- **Light structural pruning** to subordinate competing leaders and reduce end weight on the lean side where appropriate, per ANSI A300 Part 1.
- **Re-inspect annually and after any named storm or high-wind event.**


K-Bar Ranch
Clover Pine Dr
Clover Pine Dr
Water Maple Dr
Wild Tamarind Dr
Climbing Aster Dr
Redwood Point Dr
Redwood Point Dr
K-Bar Ranch Pkwy
Kinnan St
Kinnan St
Kinnan St
Satin Leaf Ave
1
2
3
4
5
6
7
8

MAP 1


K Bar Ranch Pkwy
Sundrift Dr
Mistflower Ln
Meadow Pointe Dr
New Tampa
Paddock View Dr
Pleasant Knoll Dr
Claiborne Way
9
10
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42

MAP 2

Please call with any question regarding the report as we are happy to further discuss.

Sincerely,

Mark Hughes
ISA Certified Arborist
FL-5367A



Thomas Konar
ISA Certified Master Arborist
NJ-1109 B



CTLA Tree Condition Assessment Rubric[1]:

Table 4.1 Assessment of plant condition considers health, structure, and form. Each may be described in rating categories that can be translated into a percent rating.

Rating category	Condition components			Percent rating
	Health	Structure	Form	
Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.	81% to 100%
Good	Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61% to 80%
Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.	41% to 60%
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric/abnormal. Detracts from intended use and/or aesthetics to a significant degree.	21% to 40%
Very poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.	6% to 20%
Dead				0% to 5%

[1]Guide for Plant Appraisal, 10th Edition. Authored by representatives of the Council of Tree and Landscape Appraisers. Edited, published, and copyrighted by the International Society of Arboriculture. 10th Edition June 2019; Revised October 2020.

Levels of Tree Risk Assessment[2]:

- **Level 1: Limited visual assessment**
  - This is a *visual assessment from a specified perspective of an individual tree or a population of trees near specified targets. It is conducted to identify obvious defects or specified conditions.*

- **Level 2: Basic assessment**
  - This is a *detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor inspect completely around the tree-looking at the site, and at visible buttress roots, trunk and branches.*

- **Level 3: Advanced assessment**
  - This is *performed to provide detailed information about specific tree parts, defects, targets, or site conditions. They usually are conducted in conjunction with or after a basic assessment if the tree risk assessor needs additional information and the client approves the additional service. Specialized equipment, data collection and analysis, and/or expertise are usually required for advanced assessments.*

[2] Best Management Practices - Tree Risk Assessment Second Edition 2017 by E. Thomas Smiley, Nelda Matheny and Sharon Lilly. {ISBN: 978-1-881956-98-3} International Society of Arboriculture.

Limitations of Tree Risk Assessment[3]:

Limitations of tree risk assessment arise from uncertainties related to trees and the loads to which they are subjected. The scientific study of tree failure is relatively young; there is still much to learn. As an example, there are advanced techniques for determining wood condition, but specific wind speeds and/or wind direction that will cause a specific tree to fail are unknown. Tree risk assessors perform assessments with limited information about the structural condition of the tree itself and the environment that affects it. For instance, root decay may be present but not visible at the time of the assessment. Similarly, abnormally extreme winds that create loads greater than the tree can bear are not always predictable.

Some of the limitations that are common to risk assessment reports include but not limited to:

- *Tree risk assessment is limited in scope to the specific risk(s) of interest, not any and all risks.*
- *Tree risk assessment considers significant known and/or assigned targets and visible or detectable tree conditions.*
- *Tree risk assessments represent the condition of the tree at the time of inspection.*
- *Not all defects are detectable and not all failures are predictable.*
- *The time period for risk categorization should not be considered a "guarantee period" for the risk assessment.*
- *Only those trees specified in the scope of work were assessed, and assessments were performed within the limitations specified.*

Third Party Liability:

This Assessment was prepared by Arborist Aboard Inc exclusively for the Client. The contents reflect Arborist Aboard Inc best assessment of the trees and plants on the Property, in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. Arborist Aboard Inc accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this Assessment by any such party.

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[3] Best Management Practices - Tree Risk Assessment Second Edition 2017 by E. Thomas Smiley, Nelda Matheny and Sharon Lilly. {ISBN: 978-1-881956-98-3} International Society of Arboriculture.

K-Bar Ranch Tree Assessment

Tree Number	Species	DBH (in)	Notes
1	Oak, Live	9	Lean to south; exposed roots on north side; significant compartmentalizing damage to south side of stem; thinning canopy
2	Oak, Live	8	Slight lean to south; loose supports
3	Oak, Live	9	Slight lean to south; loose supports; significant compartmentalizing damage to south side of stem
4	Oak, Live	8	Slight lean to south; swell mid-stem; loose supports
5	Oak, Live	10	Moderate lean to south; loose supports; significant compartmentalizing damage on north side of stem
6	Oak, Live	9	Lean to south; evidence of support system (not currently present)
7	Oak, Live	8	Slight lean to south; no target; loose supports
8	Oak, Live	10	No lean; loose supports; significant compartmentalizing damage on stem
9	Oak, Live	8	Slight lean to east
10	Oak, Live	8	Slight lean to south
11	Oak, Live	4	Loose root ball; small tree; correct with stakeing
12	Oak, Live	5	Moderate lean towards west towards lake
13	Oak, Live	6	Slight lean to east
14	Oak, Live	8	Slight lean south-east
15	Oak, Live	10	Slight lean to south; showing corrective growth
16	Oak, Live	8	Slight lean to south; direction of failure away from walkway
17	Oak, Live	8	Moderate lean to south; can feel ground swell where rot ball has heaved up; direction of failure away from walkway
18	Oak, Live	9	Moderate lean to south-west; direction of failure away from walkway
19	Oak, Live	9	Slight lean to south away from walkway
20	Oak, Live	6	Lean to south-east away from walk-way
21	Oak, Live	4	Slight lean to south; top decline; too short to reach road if failure occurs
22	Oak, Live	5	No lean; loose supports
23	Oak, Live	3	Slight lean to south; top decline; too short to reach road if failure occurs
24	Oak, Live	5	Slight lean to south away from walkway; loose supports
25	Oak, Live	5	Slight lean to south away from walkway
26	Oak, Live	5	Slight lean to south; no targets
27	Oak, Live	4	No lean; loose stakes; may be original planting stakes
28	Oak, Live	5	No lean; loose stakes; may be original planting stakes
29	Oak, Live	4	No lean; loose stakes; may be original planting stakes
30	Oak, Live	6	No lean; loose stakes; may be original planting stakes
31	Oak, Live	4	moderate decline; loose supports; no lean
32	Oak, Live	5	moderate decline; loose supports; no lean
33	Oak, Live	5	Slight lean to south away from walk-way; loose supports
34	Oak, Live	5	Slight lean to south away from walk-way; loose supports
35	Oak, Live	5	Slight lean to south away from walk-way;
36	Oak, Live	6	Slight lean to south away from walk-way; loose support straps
37	Oak, Live	4	Slight lean to south towards road

K-Bar Ranch Tree Assessment

Tree Number	Species	DBH (in)	Notes
38	Oak, Live	**7**	No lean; loose supports
39	Oak, Live	**5**	Slight lean to the south-east; no targets
40	Oak, Live	**6**	Slight lean to south
41	Oak, Live	**4**	Slight lean to south; evidence of root ball upheaval; no targets
42	Oak, Live	**6**	Moderate lean to south away from walk-way

EXHIBIT 8

RETURN TO AGENDA

Proposal #9219

KBar Ranch II: At Risk Tree Removals-Optional Replacement 7.6.26

Date 10/6/2026

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

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

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

KBar Ranch II: At Risk Tree Removals-Optional Replacement 7.6.26

- remove trees 1,4,11 and 17 from the arborist report with compromised root structures at risk of falling during inclement weather.

-optional pricing included to replace trees.

Demo and Prep

Removal, backfill and Sod Install

Items	Quantity	Unit
CAT Loader 908	2.00	Day
Bahia Sod	48.00	EA
Dumping Charge	4.00	EA
Clean Fill Soil (yd)	4.00	EA

Removal, backfill and Sod Install: $4,221.77

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $0.00

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
	Irrigation Enhancement:	$637.64
	PROJECT TOTAL:	**$4,859.41**

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Removal and Replacement** **$5,677.53**

Terms & Conditions

Terms & Conditions

Payment Terms

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

Payments made via credit card will be accepted up to $4,750 and will include an additional 3% credit card fee.

Fuel Surcharge. The monthly fee assumes a fuel cost of $3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each $0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

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

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

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

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

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

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

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of

landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

information from appropriate government and other authorities.

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

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

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

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

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

Material Tolerances

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

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

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

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

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

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

By  **By** _____

Jeff Cane **Patricia Thibault**

Date	10/6/2026	**Date**	
	Pine Lake Services, LLC		**Haven Management Solutions**

EXHIBIT 9

RETURN TO AGENDA



Monthly Field Report

Main Entry

- Turf color is good, clean, and edged
- Annuals are missing from the center island









Hawk Valley

- Turf is clean, color is good, edged
- Hedges Trimmed
- Annuals are struggling









Redwood Point

- Pond banks need action
- Valve boxes throughout K-Bar II need detail









Redwood Point

- Turf is clean, edged, color mottled
- Hedges trimmed
- Magnolias inbound struggling









Redwood Point

- Center Island
- Half the annuals are missing
- Blue Daze are strong
- Exposed drip
- Numerous volunteer plants

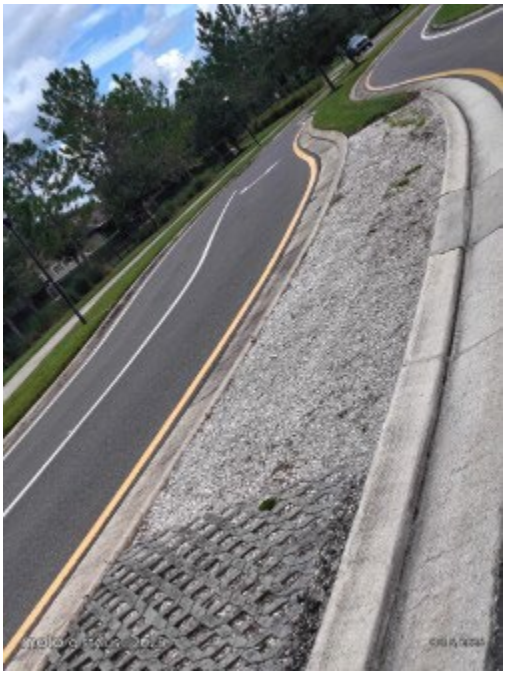




Paddock View

- Weeds need to be sprayed





Eagle Creek

- Damaged turf created by contractor working on the Blvd several months ago





Eagle Creek

- Turf color mottled
- Hedge uniform
- Tree suckers need attention









Eagle Creek

- Center Island
- Blue Daze strong
- Annuals missing
- Firebush and fill-in plants are weak









Sundrift

- Turf inbound is good
- Tuf outbound is mottled
- Edging is good







Sundrift

- Blue Daze and annuals are doing well







Gilded Woods

- Inbound turf and shrubs are good
- Outbound turf and shrubs are weak







Gilded Woods

- Blue Daze are strong
- Annuals are struggling







Old Spanish

- Turf is clean, edging is good
- Front row of bushes are weak
- Path originally created as short-cut may require sod









Old Spanish

- Center Island
- Plants and annuals are struggling





Sundrift South

- Turf is clean, edged, consistent
- Annuals and Blue Daze look good
- Other island plants are weak









Mossy Pine

- Turf is trog
- Edged, clean
- Viburnum needs attention







Mossy Pine

- Pond banks treated
- Need a clean-up







Briarbrook

- Inbound sod is strong
- Overflow basin needs attention
- Hedge front and back are uniform
- Japanese Blueberries look good









Briarbrook

- Annuals didn't make it





Winsome Manner

- Turf is strong
- Edging is clean
- Hedges are uniform
- Center island Firebush weak and Annuals struggling









Amenity Center

- Turf was treated, broad leaf weed affected
- Island plants look good







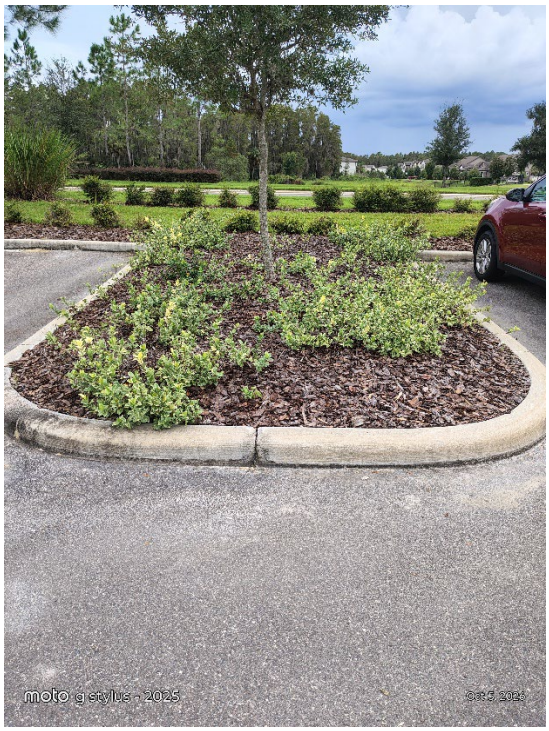


Amenity Center

- Oak debris needs to be picked up
- Shrub maintenance is inconsistent
- Half the hedges are trimmed, half are not









Oleander Throughout

- Oleadner throughou thte ocmmunity are being decimated by caterpillars









K-Bar Ranch Parkway

- Clean, consistent, edged

Mistflower Ln

- Center Island is clean, moved, trimmed, edged
- Perimeters, sidewalk to road, both sides, shaggy, weedy, in need of attention

EXHIBIT 10

RETURN TO AGENDA

Agenda Planned / In Progress Items & Updates:

- Events
    - Takeout Tuesday
        - October 13th – El Sabor Latino
        - November 10th – Charm City Eats
    - Fall Fest
        - Sunday in November. Date TBD after approvals
- Aquatics
    - Have non-beneficial weed buildup in some ponds. Asking to be sprayed but need the weather to behave. The rain lately is great for water levels and not as great for chemical treatments
    - Pond 69 has something sitting in the middle of it that we're asking them to identify, see if it needs to be removed
- Landscape
    - Mowing services have paused briefly for the weather we've had lately. The ground is so saturated, we don't want to create ruts in the turf
    - Arborist report says about 6 trees need attention. They will be providing a corrective action report
    - Performing a 30 day follow up soon. Pine Lake has advised weeds and plant material replace will be complete and the items discussed at last meetings should be turned around
- Project Approvals
    - Fencing
        - Fence extensions complete, Mossy has been adjusted
        - Contract finalized for Tennis Court Gate and Soccer Field. Waiting on scheduled date from vendor to install
    - Cooler in Breezeway
        - Repaired and back in hallway
        - Estimated annual cost from getting water jugs to supply we've seen would be around $1,500
            - May be worth it to plumb in a water line to avoid these recurring costs annually
    - Benches
        - Locations being spray painted for review on 10/15 during a drive around with Supervisor Reddy. After final marking of locations, we will schedule the pad install
- Gates
    - We are noticing people spam opening the village gates allowing others through, and opening early so people can fly through the gates
    - Redwood broken weld is repaired

    - We've had several residents in the office give their support to test holding the gates open during the daytime hours, we still recommend doing just a test of it for a week or two. **It should significantly reduce our gate issues and maintenance needs**
- Parking
    - Same people using emergency parking. Not giving DNT's as they're not requesting. Using it as a free park, taking a day off in between
- Complete IT
    - Have a new maintenance contract signed with CIT. This should help expedite service and avoid $330 charges to visit and propose
    - Walked the property with Thomas, to review locations we believe we need to improve the security systems and camera with some of the improvements we're making to the Amenity Space
- Holiday Decorations
        - Need to locate where all the standard locations are for decorations, when does the Board went them up, etc?
- Security
    - Security Services has stopped as of Oct 1
    - They have offered to have their overnight Dispatch team be a point of contact for after hour Do Not Tow approvals and documentation. They have their ticket and phone lines monitored through the night, so residents may submit them for approval when we decide to bring back patrols. May be a good solution so residents have a consistent after-hours approval option
- Office Update & Questions
    - Had a rental dispute this past month for rules broken, we've identified the issues and have worked with Management and Counsel on response and providing the evidence of the rules broken
    - **Village Events**
        - Who is permitted to approve and book a village's one free event?
        - The rule is vague, and we want to make sure a village agrees for their free event at the Clubhouse, and we don't find ourselves with multiple people wanting to book different events
    - Keeping a log of repeat offenders who break rules at the Amenities
        - Issuing suspensions for repeat offenders after warnings are given
    - Green space behind the TECO track and Gilded Woods is confirmed ours and usable. It is not a wetland. We are getting a proposal to clear some space here that we could place storage
    - Engineer has confirmed we are responsible for the small green patch on the west side of Paddock behind the retention pond
    - Bike Rack Pad and sidewalk is currently scheduled to be completed by the meeting

- Private Property signage
    - 37 private property signs. Also state no trespassing, no fishing.
    - Would we like to remove the signage? Or paint over the private property in green?
- Have found an uptick in alcohol left around property recently. Doing some extra rounds to keep the grounds tidy
- Cleaned out drain line for condensation from the AC units going out by the Tennis courts
- Cleaning out the gutter and downspout drains from of Amenity Center
- Cleaning out clogged drain around Tennis Court near where the new entrance will go
- Parking Lot lines will start to be repainted once weather gets better
- Installed new storage wall hooks for better organization of gate arms
- Some monument lights needed electrical repairs. Vendor had them fixed, we'll be doing another evening round to make sure they're still working from the repairs
- Sending out community reminders with rules and regs, respecting neighbors, etc
- Seeing higher gator activity with the increased water levels from all the rain
- **Asking for a Not to Exceed of $400 for a junk remover to come out and take all the old arms and other trash stockpiled over the years**
- Requested the County to keep us on their spraying schedule for mosquitos with Dengue Fever being transmitted around the area

EXHIBIT 11A

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

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...

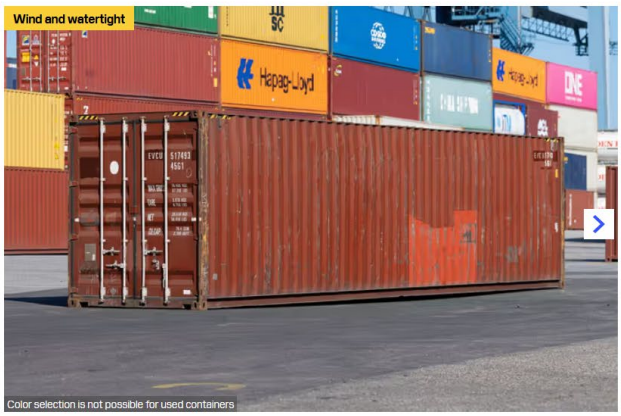
EXHIBIT 11B

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...

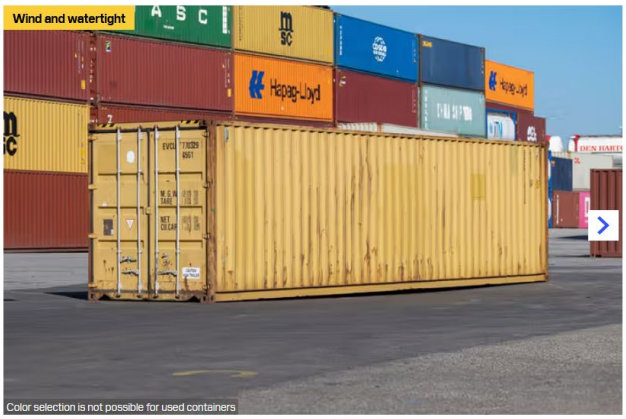
EXHIBIT 11C

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 11D

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 11E

RETURN TO AGENDA

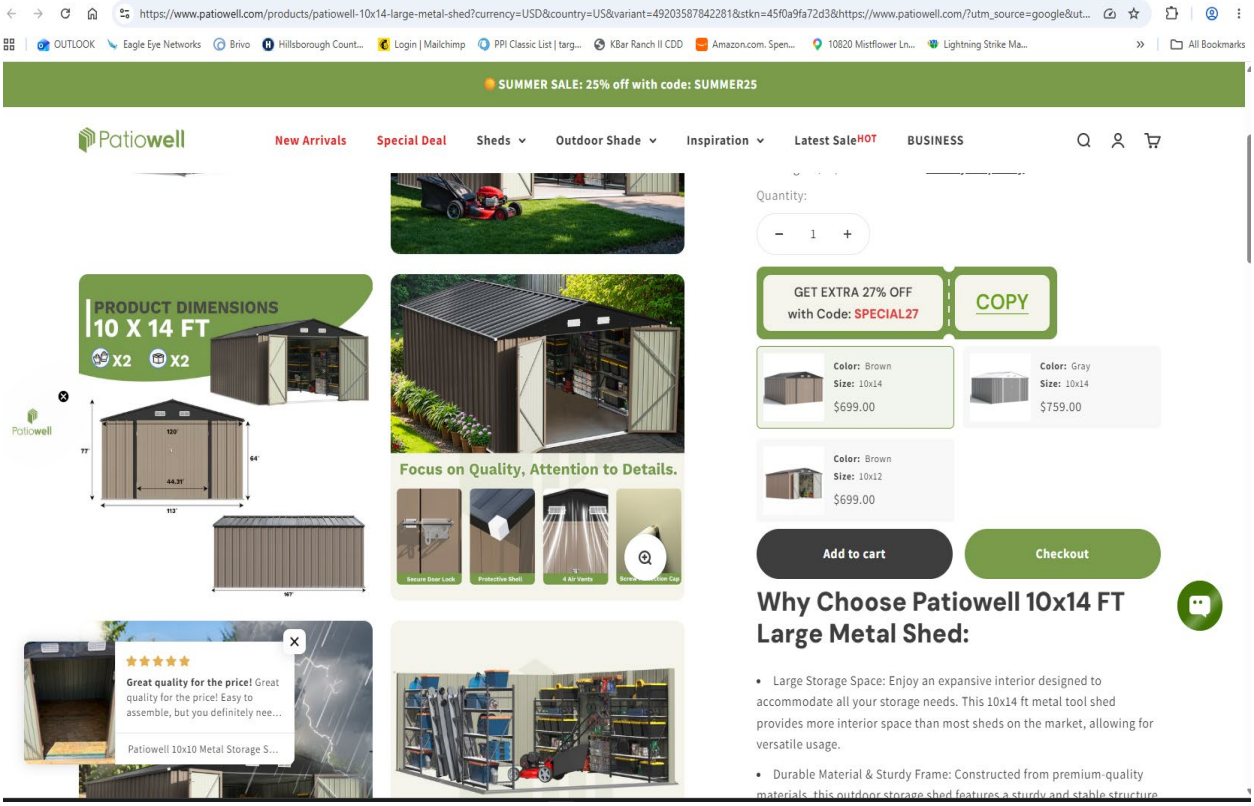

https://www.patiowell.com/products/patiowell-10x14-large-metal-shed?currency=USD&country=US&variant=49203587842281&stkn=45f0a9fa72d3&https://www.patiowell.com/?utm_source=google&ut...
OUTLOOK
Eagle Eye Networks
Brivo
Hillsborough Count...
Login | Mailchimp
PPI Classic List | targ...
KBar Ranch II CDD
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 12A

RETURN TO AGENDA

Single Recycled Plastic Trash Can - 32 Gallon, Brown



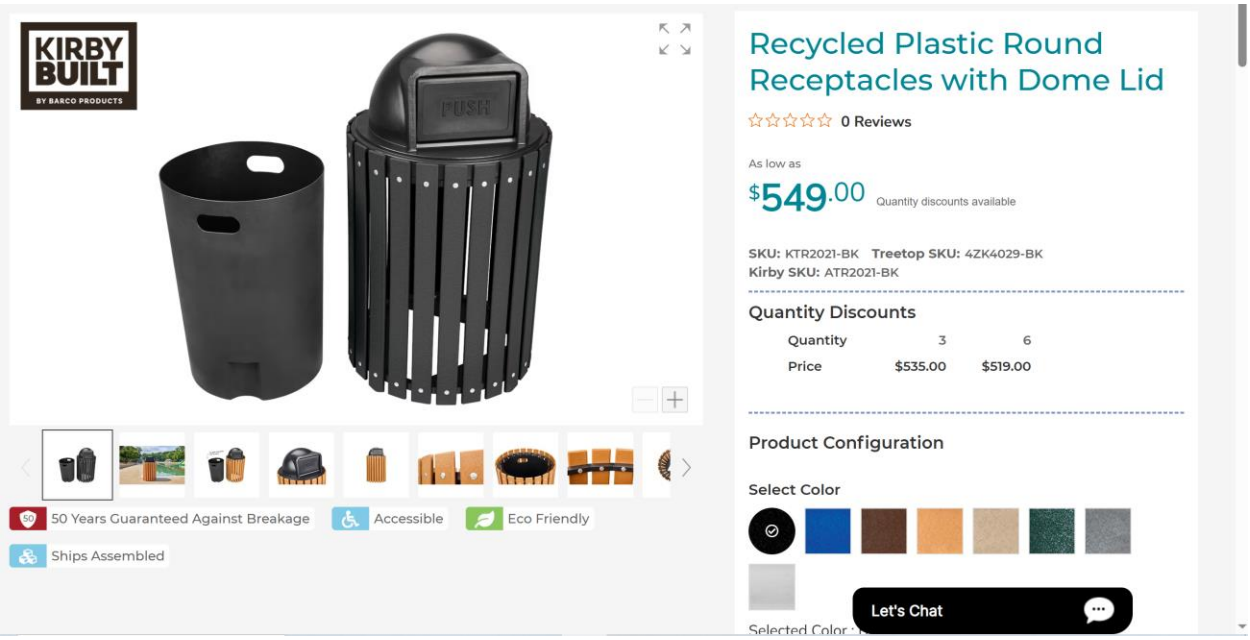
More Images & Video

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable planks pre-drilled for easy assembly.
- Includes molded plastic lid with 11" opening.
- Use recommended Drawstring Liners.

EXHIBIT 12B

RETURN TO AGENDA



Recycled Plastic Round Receptacles with Dome Lid

☆☆☆☆☆ 0 Reviews

As low as

$549.00 Quantity discounts available

SKU: KTR2021-BK **Treetop SKU:** 4ZK4029-BK
Kirby SKU: ATR2021-BK

Quantity Discounts

Quantity	3	6
Price	$535.00	$519.00

Product Configuration

Select Color

Let's Chat

Selected Color :

EXHIBIT 12C

RETURN TO AGENDA

pharmacy Meds for $5/month with RxPass Learn more



Click to see full view

Ask Alexa

Is it truly rust-resistant? | How easy is the top to remove? | Sponsored Why choose Jinrrenyi trash cans? | Does it fit standard trash bags? | Why you might like this | Ask something else

Outdoor Trash Can Commercial, Heavy Duty Large Metal Garbage Can for All Weather Resistant, Garbage Bin Waste Receptacle for Parks, Streets, Patio, Public Spaces

Brand: Jinrrenyi

4.0 ★★★★☆ (5) | Search this page

$249.00 Price history

Or $62.25 /2 weeks (x4). Select from 2 plans

Save up to 12% on this product with business-only pricing. Switch to Business

Delivery & Support

Select to learn more

Ships from jinyue store | 30-day easy returns | Customer Support

Capacity: **30 gallons**

15.0 gallons | 16.0 gallons | 17.0 gallons | 30 gallons | 30.0 gallons | 40 gallons | 72 liters

Color: **Black-Lid-R**



- ✓ Rust-resistant steel withstands rain, sun, and snow
- ✓ Large capacity cuts down on frequent emptying trips
- ✓ Removable top makes trash bag changes quick and easy

Summarized from product information

EXHIBIT 13A

RETURN TO AGENDA



75 in. Black Round Picnic Table Outdoor Bench Set Seats 8-People with 4 Benches and Umbrella Hole

by **Costway**

(28)

- Spacious round tabletop accommodates 8 people
- Durable HDPE material withstands various weather conditions
- Stable powder-coated metal frame ensures reliable use

Frame Finish: **Black**

SPECIAL BUY **$253.00** /set ~~$275.99~~
Save $22.99 (8%)

Pickup at Zephyrhills | Delivering to 33545

Ship to Store
Oct 15 - Oct 19
68 ready to ship
FREE

Delivery
Fri, Oct 16
68 available
FREE

Check Nearby Stores | Delivery Details

1 | Add to Cart

View Full Product Details

EXHIBIT 13B

RETURN TO AGENDA

Wood Steel Frame Pressure-Treated Picnic Table - 6'



Heavy-duty beast! Tough enough for camps and shelters.

- Pressure-treated 2 x 10" pine boards resist termites, fungus and rot.
- 2 3/8" galvanized steel frame.
- Mounting hardware included.

More Images

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		IN STOCK SHIPS TODAY
				1	3+	
H-4405	6' Pressure-Treated	72 x 60 x 29"	240	$595	$575	1 ADD

SHIPS UNASSEMBLED VIA MOTOR FREIGHT

Additional Info | Parts | Shopping Lists | Request a Catalog

EXHIBIT 13C

RETURN TO AGENDA

EXCLUSIVE BRANDS BESTSELLER



Global Industrial **Model #** :WB277152BK

Global Industrial™ 6' Rectangular Picnic Table, Expanded Metal, Black

★★★★★ (59) | Questions & Answers (3)

Shop All Expanded Metal Picnic Tables

Select Color

Product Description

✓ Strong, lightweight expanded metal mesh promotes airflow
✓ Black thermoplastic coating resists corrosion, fading, & heat accumulation
✓ Includes stainless steel hardware, (16) acorn safety caps, & (6) bag hooks

PRICE

$699.00

1 Add To Cart

Ships Same Day

Enter a Zip

Enter zipcode Save

Easy online or call-in returns. Read return policy

Upgrade this item for just **$500.00** more

EXHIBIT 14A

RETURN TO AGENDA

View Proof | Change Options | Edit Design | Copy Design | Delete



Parking Signs

18" x 12"
Aluminum (.040)
Single Sided
Protective Glossy Coating
Standard Parking Sign Holes

Item Price	$23.82
Quantity	− 14 +

Total: $333.48
You Saved: $111.16

Cart Summary

Original Total	~~$444.64~~
Promo	**You Saved ($111.16)**
Sub-Total	$333.48
Cart Total	**$333.48**

Continue →

Your Purchase is 100% Secure

100% Satisfaction Guaranteed

EXHIBIT 14B

RETURN TO AGENDA



Design Your Own Sign

Item #: DS015A-B9GE

Sign Reads: Private Property No Trespassing No Fishing

Sign Design: No Fishing Symbol

Private Property No Fishing Sign

★★★★★ 1 Review

Sign Color:



Size: 18 × 23½" Rectangle

Material:

- (•) .080" Tan Rust-Free Aluminum
- ( ) .080" 3M Tan Engineering Grade Reflective Aluminum
- ( ) .080" 3M Tan High Intensity Prismatic Reflective Aluminum

Mounting: Two ⅜" holes (2" from top edge, 1-1/2" from bottom edge)

Packaging: Sold Individually

Price: $64.20

Low Price Guarantee

Qty	1–2	3–4	5–9	10–19	20–39	40+
Each	**$64.20**	$62.23	$60.43	$58.58	$56.83	$55.13

Qty 1

Add to Cart

Request a Quote

Ships Thursday

Need a quote for a large order? Call 973-405-2672

AI SafetyBot
Hey there, how can I help you?

EXHIBIT 14C

RETURN TO AGENDA



18" x 12", No Fishing With Graphic, Engineer Grade Reflective Aluminum Sign

Package: 1 Sign
Size: 18" x 12" (H x W)
Part #: K-0303-EG-12x18

Unit Price:	Quantity:	Total Price:
$31.85 / Sign	– 1 + Remove	**$31.85**

EXPECTED SHIP DATE: OCTOBER 14

✓ Eligible for Free Shipping*

EXHIBIT 14D

RETURN TO AGENDA

Product: Aluminum Sign



Price $38.85

$38.85 x 1 Sign

Additional Notes (optional) ?

Anything else? Let us know.

Subtotal: **$38.85**

(before shipping, handling, and taxes)

Back | Proceed to Cart

EXHIBIT 15

RETURN TO AGENDA



4 Drawer File Cabinets with Lock,Metal Lateral Filing Storage Cabinet Printer Stand,White Steel Home Office Cabinet for Hanging Files Letter/Legal/A4 Size (White, H51.73×W28.35×D15.74)

Visit the Letaya Store

4.1 ★★★★☆ (1,760) | Search this page

Recycled materials

#1 Best Seller in Office Lateral File Cabinets

$189.99 Price history

Or $47.50 /2 weeks (x4). Select from 2 plans

Redeem Save 10% with brand promotion 8PC5Y0S2X3KY Shop items ›

Save up to 10% on this product with business-only pricing. Switch to Business

Delivery & Support

Select to learn more

$189.99 Price history

FREE delivery **October 16 - 20**. Details

Deliver to Wayne - Tampa 33647

In Stock

Quantity: 1

Add to cart

Buy Now

Shipper / Seller	Aonisite
Returns	30-day refund/replacement
Payment	Secure transaction

See more

EXHIBIT 16

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 #	6663
Estimate Date	10-14-26
Sales Team Member	
Total	**$3,960.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	16.0	$2,640.00
6'x4"x4" Black Aluminum Pole	Approx. 4' above ground	$165.00	8.0	$1,320.00
Remaining villages	Moving SOS from remaining villages with SOS on Liftmaster	$0.00	1.0	$0.00

THIS IS ONLY AN ESTIMATE

Subtotal	$3,960.00
Tax (if applicable)	$0.00
Estimate Total	**$3,960.00**

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 17

RETURN TO AGENDA

Shopping Cart

Price



VEVOR 6FT U-Channel Sign Post, 4Pack Green Heavy Duty Steel Fixed Fence Post, Steel Fence U-Channel Sign for Garden, Courtyard, Farm or Traffic Intersection

$63.39

In Stock

FREE delivery **Mon, Oct 19** available at checkout

FREE Returns

☐ This is a gift Learn more

Style: 6FT/4 PACK

− 4 + | Delete | Save for later | Compare with similar items | Share

Your order qualifies for FREE delivery.
Choose this option at checkout.

Subtotal (4 items): **$253.56**

☐ This order contains a gift

Proceed to checkout

Customers who bought items in your cart also bought

EXHIBIT 18

RETURN TO AGENDA

Fall at the Ranch

markers		$35.99 each	2 sets	71.98
office paper for print outs		$27.99		
tent		$89.99		
bookmark		$13.99 each	5 sets	$69.95
tree of thanks craft		$12.99 each	13 sets	$168.87
harvest acorn		$8.49	17 sets	$144.33
popcorn snack		$60.99	5 sets	$304.95
mini water bottles		$4.99 each	10 sets	$49.90
ice		$20.00		
mini duck game		$27.99		
tater toss		$16.99		
potato sack race bag		$37.99		
tumble towers		$38.99		
tic tac toe outside game		$39.99		
yard dice game		$59.99		
Petting Farm TBD		$150 travel and equipment		
		$50 COI		
	Barnyard	$400 first hour		$175 each hour after
	Donkey	$300 first hour		$100 each hour after
		$1,450.00		
	PROJECTED TOTAL	$2,619.90		

EXHIBIT 19

RETURN TO AGENDA

MOU Number: _____

MEMORANDUM OF UNDERSTANDING

FOR GOVERNMENTAL ENTITY ACCESS TO

DRIVER AND VEHICLE INFORMATION DATABASE SYSTEM (DAVID)

This Memorandum of Understanding (MOU) is made and entered into by and between K-Bar Ranch II Community Development District, hereafter referred to as the Requesting Party, and the Florida Department of Highway Safety and Motor Vehicles, hereafter referred to as the Providing Agency, collectively referred to as the Parties.

I. Purpose

The Providing Agency is a Government Entity whose primary duties include, but are not limited to, issuance of motor vehicle and driver licenses, registration and titling of motor vehicles, and enforcement of all laws governing traffic, travel, and public safety upon Florida's public highways.

In carrying out its statutorily mandated duties and responsibilities, the Providing Agency collects and maintains Personal Information that identifies individuals. This information is stored in the Providing Agency's Driver and Vehicle Information Database system, commonly referred to as "DAVID." Based upon the nature of this information, the Providing Agency is subject to the disclosure prohibitions contained in 18 U.S.C. §2721, et seq., the Driver's Privacy Protection Act (hereafter "DPPA"), section 119.0712(2), Florida Statutes, and other statutory provisions.

The Requesting Party is a Government Entity operating under the laws and authority of the state of Florida and/or operating under Federal laws. As a Government Entity, the Requesting Party may receive Personal Information from DAVID under the government agency exception provided in DPPA as indicated in Attachment I. The Requesting Party utilizes DAVID information for the purposes of carrying out its statutorily mandated duties and functions.

This MOU is entered into for the purpose of establishing the conditions and limitations under which the Providing Agency agrees to provide electronic access to DAVID information to the Requesting Party. Use of the data by the Requesting Party shall only be for lawful purpose.

II. Definitions

For the purposes of this MOU, the below-listed terms shall have the following meanings:

A. DAVID - The Providing Agency's Driver and Vehicle Information Database system that accesses and transmits Driver License Information, Insurance Record Information, and Motor Vehicle Information.

B. Driver License Information - Driver license and identification card data collected and maintained by the Providing Agency, including Emergency Contact Information. This information includes Personal Information.

C. Driver Privacy Protection Act (DPPA) - The Federal Act (see, 18 United States Code § 2721, et seq.) that prohibits release and use of Personal Information and highly restricted Personal Information, except as otherwise specifically permitted within the Act.

D. Emergency Contact Information (ECI) - Information contained in Driver License Information listing individuals to be contacted in the event of an emergency.

E. Government Entity - Any agency of the state, city or county government in Florida, college or state university in Florida, and all Federal agencies, which may include Federal law enforcement agencies.

F. Insurance Record Information- Insurance information, such as insurance company name, policy type, policy status, and insurance creation and expiration date.

G. Motor Vehicle Information - Title and registration data collected and maintained by the Providing Agency for motor vehicles and vessels. This information contains Personal Information.

H. Parties - The Providing Agency and the Requesting Party.

I. Personal Information - As described in section 119.0712(2)(b), Florida Statutes, and 18 U.S.C. §2725, information which includes, but is not limited to, the subject's driver license/identification card number, name, address, telephone number, social security number, race, gender, date of birth, height, medical or disability information.

J. Point-of-Contact (POC) - A person(s) appointed by the Requesting Party as the administrator of the DAVID program in their agency.

K. Providing Agency - The Florida Department of Highway Safety and Motor Vehicles. The Providing Agency is responsible for granting access to DAVID information to the Requesting Party.

L. Quarterly Quality Control Review Report - Report completed each quarter by the Requesting Party's POC to monitor compliance with the MOU. The following must be included in the Quarterly Quality Control Review Report:

1. A comparison of the DAVID users by agency report with the agency user list;

2. A listing of any new or inactivated users since the last quarterly quality control review; and

3. Documentation verifying that usage has been internally monitored to ensure proper, authorized use and dissemination.

M. Requesting Party - A Government Entity that is expressly authorized by Florida Statutes and DPPA to receive Personal Information in Driver License Information, Insurance Record Information, and Motor Vehicle Information maintained by the Providing Agency.

III. Legal Authority

A. The Providing Agency maintains computer databases containing information pertaining to driver's licenses and vehicles pursuant to Chapters 317, 319, 320, 322, 324, and 328, Florida Statutes. The Driver License Information, Insurance Record Information, and Motor Vehicle Information contained in the Providing Agency's databases is defined as public record

pursuant to Chapter 119, Florida Statutes, and, as such, is subject to public disclosure unless otherwise exempted by law.

B. As the custodian of the state's Driver License Information, Insurance Record Information, and Motor Vehicle Information, the Providing Agency is responsible for providing access only to records and information permitted to be disclosed by law.

C. Under this MOU, the Requesting Party will be provided, via remote electronic means, Driver License Information, Insurance Record Information, and Motor Vehicle Information, including Personal Information authorized to be released pursuant to DPPA and sections 119.0712(2) and 324.242(2), Florida Statutes.

D. By executing this MOU, the Requesting Party agrees to maintain the confidential and exempt status of any and all information provided by the Providing Agency pursuant to this MOU and to ensure that any person or entity accessing or utilizing said information shall do so in compliance with DPPA and sections 119.0712(2) and 324.242(2), Florida Statutes.

E. The deceased date of an individual shall only be provided to a Requesting Party that meets the qualifications of 15 CFR §1110.102. Disclosure of the deceased date of an individual, which is not in compliance with 15 CFR §1110.102, is punishable under 15 CFR §1110.200. Additionally, because the Social Security Administration does not guarantee the accuracy of the Death Master File (DMF), the Requesting Party is reminded that adverse action should not be taken against any individual without further investigation to verify the death information listed.

F. This MOU is governed by the laws of the state of Florida, to the extent not in conflict with federal law, and venue of any dispute arising from this MOU shall be in Leon County, Florida.

G. The Parties agree that all provisions herein concerning the protection, disclosure, or distribution of data providing by the Providing Agency to the Requesting Party shall survive the expiration or termination of this MOU and that the Providing Agency reserves the right to enforce the provisions of this MOU after the MOU's expiration or termination, including obtaining injunctive relief.

IV. Statement of Work

A. The Providing Agency agrees to:

1. Allow the Requesting Party to electronically access DAVID as authorized under this MOU.

2. Provide electronic access pursuant to established roles and times, which shall be uninterrupted except for periods of scheduled maintenance or due to a disruption beyond the Providing Agency's control, or in the event of breach of this MOU by the Requesting Party. Scheduled maintenance will normally occur Sunday mornings between the hours of 6:00 A.M. and 10:00 A.M., ET.

3. Provide an agency contact person for assistance with the implementation and administration of this MOU.

B. The Requesting Party agrees to:

1. Access or utilize all information obtained by the Providing Agency pursuant to this MOU, including ECI, in strict compliance with DPPA and sections 119.0712(2) and 324.242, Florida Statutes, and for the purposes prescribed by law and as further described in this MOU.

2. Only release or disclose ECI, without the express consent of the person to whom such Emergency Contact Information applies, to a law enforcement agency for the purposes of contacting those listed in the event of an emergency, or to a receiving facility, hospital, or licensed detoxification or addictions receiving facility pursuant to sections 394.463(2)(a) or 397.6772(1)(a), Florida Statutes, for the sole purpose of informing a patient's emergency contacts of the patient's whereabouts. ECI shall not be released or utilized for any other purpose, including developing leads or for criminal investigative purposes.

3. Use information provided pursuant to this MOU only for the expressed purposes as described in Attachment I of this MOU.

4. Maintain the confidential and exempt status of all information provided by the Providing Agency pursuant to this MOU as required by DPPA and sections 119.0712(2) and 324.242, Florida Statutes.

5. Retain information obtained from the Providing Agency only if necessary for law enforcement purposes. If retained, information shall be safeguarded in compliance with Section V. Safeguarding Information, subsection C.

6. Ensure that its employees and agents comply with Section V. Safeguarding Information.

7. Not assign, sub-contract, or otherwise transfer its rights, duties, or obligations under this MOU, without the express written consent and approval of the Providing Agency.

8. Not share, provide, or release any DAVID information to any law enforcement, other governmental agency, person, or entity not a party or otherwise subject to the terms and conditions of this MOU.

9. Protect and maintain the confidentiality and security of the data received from the Providing Agency in accordance with this MOU and applicable state and federal law.

10. Defend, hold harmless and indemnify the Providing Agency and its employees or agents from any and all claims, actions, damages, or losses which may be brought or alleged against its employees or agents for the Requesting Party's negligent, improper, or unauthorized access, use, or dissemination of information provided by the Providing Agency, to the extent allowed by law. This provision does not apply to federal agencies.

11. Immediately inactivate user access/permissions following termination or the determination of negligent, improper, or unauthorized use or dissemination of information and to update user access/permissions upon reassignment of users within five (5) business workdays.

12. Complete and maintain Quarterly Quality Control Review Reports as defined in Section II. Definitions, L, utilizing the form attached as Attachment II.

13. Update any changes to the name of the Requesting Party, its Agency head, its POC, address, telephone number and/or e-mail address in the DAVID system within ten (10) calendar days of occurrence. The Requesting Party is hereby put on notice that failure to timely update this information may adversely affect the time frames for receipt of information from the Providing Agency.

14. To the extent permitted by federal law, immediately comply with any restriction, limitation, or condition enacted by the Florida Legislature following the date of signature of this MOU, affecting any of the provisions herein stated. The Requesting Party understands and agrees that it is obligated to comply with the applicable provisions of law regarding the subject matter of this MOU at all times that it is receiving, accessing, or utilizing DAVID information.

15. Timely submit the Internal Control Attestation Statements and Annual Certification Statements as required in Section VI. Compliance and Control Measures, subsections B and C, respectively.

16. For Federal Agencies Only: The Requesting Party agrees to promptly consider and adjudicate any and all claims that may arise out of this MOU resulting from the actions of the Requesting Party, duly authorized representatives, or contractors of the Requesting Party, and to pay for any damage or injury as may be required by Federal law. Such adjudication will be pursued under the Federal Tort Claims Act, 28 U.S.C. § 2671, et seq., the Federal Employees Compensation Act, 5 U.S.C. § 8101, et seq., or such other Federal legal authority as may be pertinent.

17. Access and utilize the deceased date of an individual, or other information from the NTIS Limited Access Death Master File (DMF), as defined in 15 CFR §1110.2, in conformity with the following requirements:

    a) Pursuant to 15 CFR §1110.102, the Requesting Party certifies that its access

to DMF information is appropriate because the Requesting Party: (a) has a legitimate fraud prevention interest, or a legitimate business purpose pursuant to a law, governmental rule, regulation, or fiduciary duty; (ii) has systems, facilities, and procedures in place to safeguard such information, and experience in maintaining the confidentiality, security, and appropriate use of such information, pursuant to requirements reasonably similar to the requirements of section 6103(p)(4) of the Internal Revenue Code of 1986; and (iii) agrees to satisfy such similar requirements.

b) Pursuant to 15 CFR §1110.102, the Requesting Party certifies that it will not: (it) disclose DMF information to any person other than a person who meets the requirements of Section IV. Statement of Work, subsection B. paragraph 17 (a), above; (ii) disclose DMF information to any person who uses the information for any purpose other than a legitimate fraud prevention interest or a legitimate business purpose pursuant to a law, governmental rule, regulation, or fiduciary duty; (iii) disclose DMF information to any person who further discloses the information to any person other than a person who meets the requirements of subsection IV. B. 17 (a), above; or (iv) use DMF information for any purpose other than a legitimate fraud prevention interest or a legitimate business purpose pursuant to a law, governmental rule, regulation or fiduciary duty.

V. Safeguarding Information

The Parties shall access, disseminate, use and maintain all information received under this MOU in a manner that ensures its confidentiality and proper utilization in accordance with Chapter 119, Florida Statutes, and DPPA. Information obtained under this MOU shall only be disclosed to persons to whom disclosure is authorized under Florida law and federal law.

Any person who willfully and knowingly violates any of the provisions of Chapter 119, Florida Statutes, is guilty of a misdemeanor of the first degree punishable as provided in sections 119.10 and 775.083, Florida Statutes. Further, pursuant to section 119.0712(2)(e), Florida Statutes, any

person who uses or releases any DAVID information for a purpose not specifically authorized by law commits a non-criminal infraction, punishable by a fine not exceeding $2,000. In addition, any person who willfully and knowingly discloses any information in violation of DPPA may be subject to criminal sanctions and civil liability. Furthermore, failure to comply with 15 CFR §1110.102 pertaining to the deceased date of an individual may result in penalties of $1,000 for each disclosure or use, up to a maximum of $250,000 in penalties per calendar year, pursuant to 15 CFR §1110.200.

The Parties mutually agree to the following:

A. Information exchanged will not be used for any purposes not specifically authorized by this MOU. Unauthorized use includes, but is not limited to, queries not related to a legitimate business purpose, personal use, or the dissemination, sharing, copying, or passing of this information to unauthorized persons.

B. The Requesting Party shall not be liable to the Providing Agency for any Driver License Information, Insurance Record Information, or Motor Vehicle Information lost, damaged, or destroyed as a result of the electronic exchange of data pursuant to this MOU, except as otherwise provided in section 768.28, Florida Statutes or in the Federal Torts Claim Act, 28 U.S.C §2671, et seq.

C. Any and all DAVID-related information provided to the Requesting Party as a result of this MOU, particularly data from the DAVID system, will be stored in a place physically secure from access by unauthorized persons.

D. The Requesting Party, at a minimum, shall meet the requirements of Rule 60GG-2, Florida Administrative Code, and with Providing Agency's security policies (Attachment V), and employ adequate security measures to protect Providing Agency's information, applications, data, resources, and services. The applicable Providing Agency's security policies shall be made available to the Requesting Party. Additionally, with respect to the deceased date of an individual, the Requesting Party shall have systems, facilities, and procedures in place to safeguard such information, and experience in maintaining the confidentiality, security, and appropriate use of such information, pursuant to requirements

reasonably similar to the requirements of section 6103(p)(4) of the Internal Revenue Code of 1986 and agrees to satisfy such similar requirements.

E. When printed information from DAVID is no longer needed, it shall be destroyed by cross-cut shredding or incineration in accordance with Florida law.

F. The Requesting Party shall maintain a list of all persons authorized within the agency to access DAVID information, which must be provided to the Providing Agency upon request.

G. Access to DAVID-related information, particularly data from the DAVID System, will be protected in such a way that unauthorized persons cannot view, retrieve, or print the information.

H. Under this MOU, access to DAVID shall be provided to users who are direct employees of the Requesting Party and shall not be provided to any non-employee or contractors of the Requesting Party.

I. By signing this MOU, the Parties, through their signatories, affirm and agree to maintain the confidentiality of the information exchanged through this MOU.

VI. Compliance and Control Measures

A. **Quarterly Quality Control Review Report** –The Requesting Party must complete a Quarterly Quality Control Review Report, Attachment II, within ten (10) days after the end of each quarter and maintain copies of such reports for two years. The following information must be included in each Quarterly Quality Control Review Report:

1. A comparison of the DAVID users by agency report with the agency user list;

2. A listing of any new or inactivated users since the last quarterly quality control review; and

3. Documentation verifying that usage has been internally monitored to ensure proper, authorized use and dissemination utilizing the auditing features available in DAVID.

B. **Internal Control Attestation Statement** - This MOU is contingent upon the Requesting Party having appropriate internal controls in place at all times that data is being provided or received pursuant to this MOU to ensure that such data is protected from unauthorized access, distribution, use, modification, or disclosure. The Requesting Party must conduct an Internal Control and Data Security Audit and, based upon that audit, submit an Internal Control Attestation Statement, utilizing Attachment III, completed by the Requesting Party's Internal Auditor, Inspector General, Risk Management IT Security Professional, or a currently licensed Certified Public Accountant.

1. A completed Internal Control Attestation Statement shall be submitted to the Providing Agency not later than:

   a) The third anniversary of the Effective Date of this MOU;

   b) Ninety (90) days prior to the sixth anniversary of the Effective Date of this MOU, if the Requesting Party intends to enter a new MOU for DAVID access with the Providing Agency; and

   c) One hundred eighty (180) days after the receipt by the Requesting Agency of a request from the Providing Agency for an Attestation Statement.

   An Internal Control Attestation Statement submitted when the Requesting Party intends to enter a new MOU (i.e., not later than ninety (90) days prior to the sixth anniversary of the Effective Date of this MOU) also shall certify that: i) appropriate controls over Personal Information were in place during the year preceding the date the Internal Control and Data Security Audit was completed; and ii) appropriate controls over Personal Information remain in place. Such Internal Control Attestation Statement must be submitted by the Requesting Party to the Providing Agency prior to execution of a new MOU.

   The Providing Agency may extend the time for submission of the Attestation Statement upon written request by the Requesting Party for good cause shown by the Requesting Party.

2. Each completed Internal Control Attestation Statement shall:

   a) Indicate that, within the past one hundred eighty (180) days, the Requesting Party conducted an Internal Control and Data Security Audit of the internal controls over Personal Information available through the DAVID system which has found that those internal controls have been evaluated and are adequate to protect such Personal Information from unauthorized access, distribution, use, modification, or disclosure.

   b) Certify that any and all deficiencies/issues found during the review have been corrected and measures enacted to prevent recurrence.

   c) Contain the original signature of the Requesting Party's Internal Auditor, Inspector General, Risk Management IT Security Professional, or a currently licensed Certified Public Accountant.

   d) Contain the original signature of the Requesting Agency's Agency Head or person designated by Letter of Delegation to execute contracts/agreements on their behalf.

   e) Be sent via U.S. Mail, facsimile transmission, or e-mail to the Providing Agency's Bureau of Records at the following address:

      Department of Highway Safety and Motor Vehicles
      Chief, Bureau of Records
      2900 Apalachee Parkway, MS89
      Tallahassee, Florida 32399-0500
      Fax: (850) 617-5168
      E-mail: DataListingUnit@flhsmv.gov

C. **Annual Certification Statement** - The Requesting Party shall submit to the Providing Agency an annual statement, utilizing Attachment IV, indicating that the Requesting Party has evaluated and certifies that it has adequate controls in place to protect the Personal Information available through the DAVID system from unauthorized access, distribution,

use, modification, or disclosure, and is in full compliance with the requirements of this MOU. The Requesting Party shall submit this statement annually, not later than 45 days after the anniversary date of the Effective Date of this MOU. (NOTE: During any year in which an Internal Control Attestation Statement is provided, submission of the Internal Control Attestation Statement will satisfy the requirement to submit an Annual Certification Statement.).

D. **Misuse of Personal Information** - The Requesting Party must notify the Providing Agency in writing of any incident where determination is made that Personal Information has been compromised as a result of unauthorized access, distribution, use, modification, or disclosure, by any means, within 30 days of such determination. The statement must be provided on the Requesting Agency's letterhead and include each of the following: a brief summary of the incident; the outcome of the review; the date of the occurrence(s); the number of records compromised; the name or names of personnel responsible; whether disciplinary action or termination was rendered; and whether or not the owners of the compromised records were notified. The statement shall also indicate the steps taken, or to be taken, by the Requesting Agency to ensure that misuse of DAVID data does not continue. This statement shall be mailed to the Bureau Chief of Records at the address indicated in Section VI. Compliance and Control Measures, subsection B., above. (NOTE: If an incident involving breach of Personal Information did occur and Requesting Party did not notify the owner(s) of the compromised records, the Requesting Party must indicate why notice was not provided, for example "Notice not statutorily required".)

   In addition, the Requesting Party shall comply with the applicable provisions of section 501.171, Florida Statutes, regarding data security and security breaches, and shall strictly comply with the provisions regarding notice provided therein.

VII. Memorandum of Agreement Term

This MOU shall take effect upon the date of last signature by the Parties (the "Effective Date") and shall remain in effect for six (6) years from this date unless sooner terminated or cancelled in accordance with Section IX. Termination. Once executed, this MOU supersedes all previous

agreements between the Parties regarding the same subject matter.

VIII. Amendments

This MOU incorporates all negotiations, interpretations, and understandings between the Parties regarding the same subject matter and serves as the full and final expression of their agreement. This MOU may be amended by written agreement executed by and between both Parties. Any change, alteration, deletion, or addition to the terms set forth in this MOU, including to any of its attachments, must be by written agreement executed by the Parties in the same manner as this MOU was initially executed. If there are any conflicts in the amendments to this MOU, the last-executed amendment shall prevail. All provisions not in conflict with the amendment(s) remain in effect and are to be performed as specified in this MOU.

IX. Termination

A. This MOU may be unilaterally terminated for cause by either party upon finding that the terms and conditions contained herein have been breached by the other party. Written notice of termination shall be provided to the breaching party; however, prior-written notice is not required, and notice may be provided upon cessation of work under the MOU by the non-breaching party.

B. In addition, this MOU is subject to unilateral termination by the Providing Agency without notice to the Requesting Party for failure of the Requesting Party to comply with any of the requirements of this MOU, including timely completion of the Quarterly Quality Control Review Reports, Internal Control Attestation Statements, and Annual Certification Statements required by Section VI, or with any applicable state or federal laws, rules, or regulations, including, but not limited to, section 119.0712(2), Florida Statutes.

C. This MOU may also be cancelled by either party, without penalty, upon 30 days' advanced written notice to the other party. All obligations of either party under the MOU will remain in full force and effect during the thirty (30) day noticeperiod.

X. Notices

Any notices required to be provided under this MOU may be sent via U.S. Mail, facsimile transmission, or e-mail to the following individuals:

For the Providing Agency:

Chief, Bureau of Records
2900 Apalachee Parkway
Tallahassee, Florida 32399
Telephone: (850) 617-2702
Fax: (850) 617-5168
E-mail: DataListingUnit@flhsmv.gov

For the Requesting Party:

Name of the Requesting Party's Contract Manager: Patricia Thibault, District Manager
Address: 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746
Email address: patricia@havenmgtsol.com
Phone: (407) 574-3250

The Requesting Party's Contract Manager shall serve as a liaison between the Requesting Party and the Providing Agency concerning all notifications and communications related to this MOU. The Requesting Party's Contract Manager's role is to receive all notices required by or pertaining to this MOU and to stay informed about all of the terms and conditions in this MOU, including, but not limited to, Section IV, B 13, and VI of this MOU.

Changes to the information contained above for the provision of notices to the Providing Agency or to the Requesting Party may be provided to the other party in writing (an e-mail is sufficient) and a copy of the written notification of the change shall be maintained in the official MOU record. Such changes do not require an amendment pursuant to Section VIII.

XI. Additional Database Access/Subsequent MOU's

The Parties understand and acknowledge that this MOU entitles the Requesting Party to specific information included within the scope of this MOU. Should the Requesting Party wish to obtain access to other Personal Information not provided hereunder, the Requesting Party will be required to execute a subsequent MOU with the Providing Agency specific to the additional information requested. All MOU's granting access to Personal Information will contain the same clauses as are contained herein regarding Compliance and Control Measures.

The Providing Agency is mindful of the costs that would be incurred if the Requesting Party was required to undergo multiple audits and to submit separate certifications, attestations, and reports for each executed MOU. Accordingly, should the Requesting Party execute any subsequent MOU with the Providing Agency for access to Personal Information while the instant MOU remains in effect, the Requesting Party may submit a written request, subject to Providing Agency approval, to submit one of each of the following covering all executed MOU's: Quarterly Quality Control Review Report; Annual Certification Statement; and Internal Control Attestation Statement; and/or to have conducted one comprehensive internal control and data security audit addressing internal controls for all executed MOU's. The Providing Agency shall have the sole discretion to approve or deny such request in whole or in part or to subsequently rescind an approved request based upon the Requesting Party's compliance with this MOU and/or negative audit findings.

XII. Application of Public Records Law

The Parties to this MOU recognize and acknowledge that any Governmental Entity having custody of records made or received in connection with the transaction of official business remains responsible for responding to public records requests for those records in accordance with Florida law (including Chapter 119, Florida Statutes) or federal law, and that public records received by the Requesting Party pursuant to this MOU that are exempt or confidential from public records disclosure requirements will not be disclosed except as authorized by Florida law or DPPA.

XIII. Certification Information

Pursuant to Section IV. Statement of Work, subsection B. paragraph 17(a) above, the Requesting Party certifies that access to DMF information is appropriate based on the following specific purpose (please describe the legitimate purpose):

local unit of special purpose government established to carry out its functions, including enforcement of its Community Facilities, Parking, and other Rules and Regulations

Please indicate whether the Requesting Party desires to re-disclose the deceased date of any individual to any other person or entity: ☐ Yes ☑ No ☐ N/A (if requesting Party is a Federal Agency)

If the Requesting Party desires to re-disclose the deceased date of any individual to any other person or entity, the Requesting Party agrees, unless the Requesting Party is a Federal Agency that it will not re-disclose the data received from the Providing Agency, but rather, will contact NTIS at https://classic.ntis.gov/products/ssa-dmf/# to become a Certified Person, as defined by 15 CFR §1110.2. A Requesting Party, who is a Certified Person, may only disclose the deceased date of an individual pursuant to the Requesting Party's obligations under 15 CFR §1110.102.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS HEREOF, the Parties have executed this Memorandum of Understanding by their duly authorized officials on the date(s) indicated below.

REQUESTING PARTY

K-Bar Ranch II Community Development District

Requesting Party Name

Street Address

Suite

City State Zip Code

BY:

Signature of Authorized Official

Printed/Typed Name

Title

Date

Official Requesting Party Email Address

Phone Number

FEIN

Requesting Party Point of Contact:

Printed/Typed Name

Official Requesting Party Email Address

_____/_____Phone Number

_____/_____Fax Number

PROVIDING AGENCY

Florida Department of Highway Safety and Motor Vehicles
2900 Apalachee Parkway
Tallahassee, Florida 32399

BY:

Signature of Authorized Official

Printed/Typed Name

Title

Date

ATTACHMENT I

FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Request For Access to Driver And Vehicle Information Database System (DAVID)

The Driver's Privacy Protection Act, 18 United States Code sections 2721 ("DPPA") makes Personal Information contained in motor vehicle or driver license records confidential and exempt from disclosure. Personal Information in a motor vehicle or driver license record includes, but is not limited to, an individual's social security number, driver license or identification number, name, address, and medical or disability information. Personal Information does not include information related to driving violations and driver status. Personal Information from these records may only be released to individuals or organizations that qualify under one of the exemptions provided in DPPA, which are listed on the back of this form.

I am an authorized representative of an organization requesting Personal Information for one or more records as described below. I declare that my organization is qualified to obtain Personal Information under exemption number(s) 1, as listed on page 2 of this form.

I understand that I shall not use or redisclose this Personal Information except as provided in DPPA and that any use or redisclosure in violation of these laws or statutes may subject me to criminal sanctions and civil liability.

Complete the following for each DPPA exemption being claimed (attach additional page, if necessary):

DPPA Exemption Claimed:	Description of how Requesting Party qualifies for exemption:	Description of how data will be used:
1	Requesting party serves as the staff of a local unit of special purpose government established to carry out its functions, including enforcement of its Community Facilities, Parking, and other Rules and Regulations	Data will be used to identify drivers who violate the District's Community Facilities, Parking, and other Rules and Regulations to carry out its function of operating and maintaining community infrastructure.

ATTACHMENT I

Obtaining Personal Information under false pretenses is a state and federal crime. Under penalties of perjury, I declare that I have read the foregoing Request For Access to Driver And Vehicle Information Database System and that I am entitled to receive Exempt Personal Information in A Motor Vehicle/Driver License Record and that the facts stated in it are true and correct.

_____
Signature of Authorized Official

_____
Printed Name

_____
Date

_____
Title

K-Bar Ranch II Community Development District
_____
Name of Agency/Entity

ATTACHMENT I

Pursuant to section 119.0712(2), F. S., Personal Information in motor vehicle and driver license records can be released for the following purposes, as outlined in 18 United States Code, section 2721:

Personal Information referred to in subsection (a) shall be disclosed for use in connection with matters of motor vehicle or driver safety and theft, motor vehicle emissions, motor vehicle product alterations, recalls, or advisories, performance monitoring of motor vehicles and dealers by motor vehicle manufacturers, and removal of non-owner records from the original owner records of motor vehicle manufacturers to carry out the purposes of Titles I and IV of the Anti-Car Theft Act of 1992, the Automobile Information Disclosure Act (15 U.S.C. 1231 et seq.), the Clean Air Act (42 U.S.C. 7401 et seq.), and chapters 301, 305, and 321-331 of Title 49, CFR, and, subject to subsection (a)(2), may be disclosed as follows:.

1. For use by any government agency, including any court or law enforcement agency, in carrying out its functions, or any private person or entity acting on behalf of a Federal, State, or local agency in carrying out its functions.
2. For use in connection with matters of motor vehicle or driver safety and theft; motor vehicle emissions; motor vehicle product alterations, recalls, or advisories; performance monitoring of motor vehicles, motor vehicle parts and dealers; motor vehicle market research activities, including survey research; and removal of non-owner records from the original owner records of motor vehicle manufacturers.
3. For use in the normal course of business by a legitimate business or its agents, employees, or contractors, but only:
    a) to verify the accuracy of Personal Information submitted by the individual to the business or its agents, employees, or contractors; and
    b) if such information as so submitted is not correct or is no longer correct, to obtain the correct information, but only for the purposes of preventing fraud by pursuing legal remedies against, or recovering on a debt or security interest against, the individual.
4. For use in connection with any civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body, including the

service of process, investigation in anticipation of litigation, and the execution or enforcement of judgments and orders, or pursuant to an order of a Federal, State, or local court.

5. For use in research activities, and for use in producing statistical reports, so long as the Personal Information is not published, redisclosed, or used to contact individuals.
6. For use by any insurer or insurance support organization, or by a self-insured entity, or its agents, employees, or contractors, in connection with claims investigation activities, anti-fraud activities, rating or underwriting.
7. For use in providing notice to the owners of towed or impounded vehicles.
8. For use by any licensed private investigative agency or licensed security service for any purpose permitted in accordance with 18 USC 2721 (b).
9. For use by an employer or its agent or insurer to obtain or verify information relating to a holder of a commercial driver's license that is required under chapter 313 of Title 49, CFR.
10. For use in connection with the operation of private toll transportation facilities.
11. For any other use in response to requests for individual motor vehicle records if the State has obtained the express consent of the person to whom such Personal Information pertains.
12. For bulk distribution for surveys, marketing or solicitations if the State has obtained the express consent of the person to whom such Personal Information pertains.
13. For use by any requester, if the requester demonstrates it has obtained the written consent of the individual to whom the information pertains.
14. For any other use specifically authorized under the law of the State that holds the record, if such use is related to the operation of a motor vehicle or public safety.

U.S. Department of Commerce
National Technical Information Service
Alexandria, VA 22312

IMPORTANT NOTICE

On November 1, 2011, the Social Security Administration (SSA) implemented an important change in the Death Master File (DMF) data. NTIS, a cost-recovery government agency, disseminates the Limited Access DMF on behalf of SSA. The Limited Access Death Master File contains data on decedants who died less than 3 years ago.

Please see the Q and A below, provided by SSA (and edited by NTIS to change the tense once the change had been implemented) for an explanation of the change.

Should you have any questions, please email jhounsell@ntis.gov who will forward any questions not answered below to the Social Security Administration for reply.

IMPORTANT NOTICE:
Change in Public Death Master File Records

NTIS receives Death Master File (DMF) data from the Social Security Administration (SSA). SSA receives death reports from various sources, including family members, funeral homes, hospitals, and financial institutions.

Q: What change has SSA made to the Public DMF?

A: Effective November 1, 2011, the DMF data that NTIS receives from SSA no longer contains protected state death records. Section 205(r) of the [Social Security] Act prohibits SSA from disclosing the state death records SSA receives through its contracts with the states, except in limited circumstances. (Section 205r link - http://www.ssa.gov/OP_Home/ssact/title02/0205.htm)

Q: How did this change affect the size of the Public DMF?

A: The historical Public DMF contained 89 million records. SSA removed approximately 4.2 million records from this file and adds about 1 million fewer records annually.

REMINDER:
DMF users should always investigate and verify the death listed before taking any adverse action against any individual."

National Technical Information Service
5301 Shawnee Rd
Alexandria, VA 22312-2312

Email: DMFCERT@NTIS.GOV
Fax: 703.605.6900
Form Number: NTIS FM161

ATTACHMENT II

FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

QUARTERLY QUALITY CONTROL REVIEW REPORT

Point of Contacts (POC) must do the following to satisfy the MOU Quarterly Quality Control Review:

- Compare the DAVID Users by Agency report with the agency user list.
  - Reconcile any differences to ensure state and agency records are consistent.
- Keep a record of any new or inactivated users since the last Quarterly Quality Control Review.
  - Update any users/user information as needed, document the reason for the change in access, and the date the change is made.
- Monitor usage to ensure proper, authorized use and dissemination.
  - Randomly select a sample of users and run an audit report for a period during the quarter. Look for any misuse, including, but not limited to reason codes, running siblings, spouses, ex-spouses, celebrities, and political figures. Look at the times of day the data was accessed, repeated runs of same record, and unexplained access to the Emergency Contact Information.
  - **Please note:** DHSMV highly recommends the agency audit users as frequently as possible to ensure misuse is not occurring.
- Complete the below report and ensure all actions are documented.

Requesting Party:	**MOU Number:**
Quarter:	Year:
Total active users in DAVID:	
Total active users in agency records:	
Users inactivated during quarter:	
Users audited during quarter:	
Total cases of misuse found:	
Total cases of misuse reported to DHSMV:	

_____ _____

POC Signature Date

_____

POC Name Printed

Dave Kerner
Executive Director

2900 Apalachee Parkway
Tallahassee, Florida 32399-0500
www.flhsmv.gov

Attachment III

INTERNAL CONTROL ATTESTATION STATEMENT

FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

MOU Number

In accordance with Section VI., Part B, of the Memorandum of Understanding (MOU) between **Department of Highway Safety and Motor Vehicles** and K-Bar Ranch II Community Development District (Requesting Party), the undersigned, on behalf of the Requesting Party, attest that:

1. An Internal Control and Data Security Audit was conducted by the Requesting Party and completed on _____. (This date must be within the 180 days preceding the dates this Internal Control Attestation Statement is signed.)

2. Said audit reviewed and evaluated the internal controls over Personal Information available through the DAVID system and found that those internal controls are adequate to protect the personal data from unauthorized access, distribution, use, modification, or disclosure.

3. Any and all deficiencies/issues found during the audit have been corrected and measures enacted to prevent recurrence.

NOTE: Items 4 and 5 below must be included only for the Internal Control Attestation Statement which is required when the Requesting Party intends to enter a new MOU prior to the expiration of this MOU.

4. Appropriate controls over Personal Information were in place during the year preceding the date the Internal Control and Data Security Audit was completed.

5. Appropriate controls over Personal Information remain in place as of the date this Internal Control Attestation Statement is signed.

The above evaluation was conducted by the Requesting Party's: ☐ Internal Auditor; ☐ Inspector General; ☐ Risk Management IT Security Professional; or ☐ Currently licensed Certified Public Accountant (identified below as the "Auditor").

Signature of Authorized Official or Delegated Official with Letter of Authority	Signature of Auditor
Printed Name	Printed Name
Title	Title
Date	Date

Dave Kerner
Executive Director

2900 Apalachee Parkway
Tallahassee, Florida 32399-0500
www.flhsmv.gov

Attachment IV

ANNUAL CERTIFICATION STATEMENT

FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

In accordance with Section VI., Part C, of the Memorandum of Understanding (MOU) between **Department of Highway Safety and Motor Vehicles** (Providing Agency) and K-Bar Ranch II Community Development District (Requesting Party), MOU Number _____ , (the MOU), the undersigned, on behalf of the Requesting Party, hereby certifies that the Requesting Party has evaluated and has adequate controls in place to protect Personal Information available to the Requesting Party through the DAVID system from unauthorized access, distribution, use and modification or disclosure and is in full compliance with the terms of said MOU.

_____
Signature

_____
Printed Name

_____
Title

_____
Date

K-Bar Ranch II Community Development District
_____
Name of Requesting Party

External Information Security

Policy



Department of Highway Safety and Motor Vehicles

Prepared By:
Office of Enterprise Security Management

External Information Security Policy

CONFIDENTIAL

- For Internal Use Only -
Exempt from Public Disclosure Pursuant to 282.318, F.S.

Revision History

Version	Author	Release Notes	Issue Date
1.2*	Joe Cipriani	Baseline document	9/30/2015
1.21	Tom Trunda	Add definitions and clarifications	03/17/2016
2.0	Scott Morgan and Carl Ford (HSMV) in conjunction with the Tax Collector InfoSec Coalition - Terry Skinner, Kirk Sexton, Dan Andrews and the Honorable Ken Burton Jr., Tax Collector, Manatee County	Revised to align with Department policies in congruence with requirements for External Entities. Added scope for further clarification and applicability. Revised to align with Rule 74-2, F.A.C., Information Technology Security	08/18/2017
2.0	Scott Morgan	Removed draft watermark, formatting check; added statutory reference for F.S., 282.318 in the footer, added effective issue date	12/7/2017
3.0	Scott Morgan	Updated to align with 60GG-2, revised data protection policies, and other various policies within.	Fall 2020
4.0	Scott Morgan	Reviewed and revised all policies with incremental updates and clarification. Provided guidance on applicability of policies to specific entities. Added #A-03 Information Security Awareness and Training Policy. Updated definitions.	08/19/2024

* Note: The document version coincides with the IT Security Policy Manual.

Exempt from Public Disclosure Pursuant to 282.318, F.S.

External Information Security Policy

Scope:

This policy applies to all agents, vendors, contractors and consultants (External Entities) who use and/or have access to Department information resources. External Entities who use and/or have access to Department information resources shall adhere to the policies outlined herein. The authority for these policies derives from Florida Statutes 282.318, Security of Data and Information Technology Resources and Florida Administrative Code Chapter 60GG-2, State of Florida Cybersecurity Standards.

Exempt from Public Disclosure Pursuant to 282.318, F.S.

#A-02: Data Security	Review Date: 08/16/24	Issue Date: 12/01/08	Revised Date: 08/16/24

#A-02: Data Security

1.0 Purpose
To ensure that data is protected in all forms, on all media, during all phases of its life cycle, from unauthorized or inappropriate access, use, modification, disclosure, or destruction. This includes any system or process which accesses the State of Florida telecommunications network, or Department information resources, and trusted partners including, but not limited to AAMVA, FDLE and CJIS networks and data.

2.0 Policy
Other than data defined as public, which may be accessible to public access inquiries (as well as authenticated users), all data and system resources are only accessible on a need-to-know basis to specifically identified, authenticated, and authorized entities.

3.0 Data Usage
All users who access Department data must do so only in conformance with this policy. Only uniquely identified, authenticated, and authorized users are allowed access to the Department data, excluding public access inquiries. Access control mechanisms shall be utilized to ensure that users can access only that data to which they have been granted explicit access rights.

Information resources are strategic assets vital to the business performance of the Department. These strategic assets must be protected commensurate with their tangible value, legal and regulatory requirements, and their critical role in the Department's ability to conduct its mission. Ownership and management of these information resources reside with the Department, and not to any individual or group of individuals.

4.0 Data Storage or Transmission
All users who are responsible for the secure storage or transmission of the Department's data must do so only in conformance with this policy. Where confidentiality, privacy or sensitivity requires, stored or transmitted data must be secured via Department-approved encryption technology. This does not supersede provisions of the Public Records Act that states, "computer records are public records," but serves to protect data while stored.

5.0 Data Disposal
Access control mechanisms must be utilized to ensure that, during the disposal process, users can access only data to which they have been granted explicit access rights. External Entities shall follow an established process approved by the Department for the disposal of data to include the disposal of confidential data in accordance with The Florida Public Records Act and Federal Standards. External entities shall promptly dispose of department data no longer in use in a secure manner that prevents the data from being recovered.

6.0 Management Responsibilities
Network operations and systems administration personnel shall ensure that adequate logs and audit trails are maintained. Logs and audit trails must at a minimum record access to data, records, and activation of industry recognized security mechanism for protection of confidential

Exempt from Public Disclosure Pursuant to 282.318, F.S.

and sensitive data. Logs shall be maintained in a manner that provides timely reviews of access to confidential and sensitive data and will be made available on request to Department entities for validation of compliance.

7.0 Data Classification

The Department is responsible for classification of data. External Entities are required to abide by data classification requirements as outlined by the Department. Data classification shall be done in accordance with FLHSMV requirements, which are based on F.A.C. 60GG-2 and is necessary to enable the allocation of resources for the protection of data assets, as well as determining the potential loss or damage from the corruption, loss, or disclosure of data. To ensure the security and integrity of all data, any data asset is Public, Sensitive or Confidential and should be labeled accordingly.

All data falls into one of the following categories:

- Public:
  Information or data that is not classified as sensitive or confidential. Information that, if disclosed outside the State or agency, would not harm the State or Department, its employees, customers, or business partners. This data may be made generally available without specific data custodian approval.

- Sensitive:
  Information not approved for general circulation outside the State or Department where its loss would inconvenience the State/Department or management, but disclosure is unlikely to result in financial loss or serious damage to credibility. Examples would include internal memos, minutes of meetings, and internal project reports. Security at this level is controlled but normal.

- Confidential:
  Data that, by its nature, is exempt from disclosure under the requirements of Chapter 119, F.S. Data whose loss, corruption, or unauthorized disclosure would be a violation of federal or State laws/regulations. Information of a proprietary nature. Procedures, operational work routines, project plans, designs, or specifications that define the way in which the organization operates. Data whose loss, corruption, or unauthorized disclosure would tend to impair business functions or result in any business, financial, or legal loss. Data that involves issues of personal credibility, reputation, or other issues of privacy. Highly sensitive internal documents that could seriously damage the State or Department if such information were lost or made public. Customer data including personally identifying information which is protected under the DPPA.

8.0 Web Services and Data Exchanges

The Department has created online web-based services and data exchanges which may be utilized by Tax Collectors and authorized Vendors who meet various technical standards, requirements, and statutory authority. The specific standards, requirements, and conditions for use of the above-mentioned web services and data exchanges are outlined in the individual Memorandum of Understanding (MOU) for each service offered. The terms and conditions of the MOU shall govern the applicable use, timeframe, and requirements of each web service and data exchange.

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#A-03: Information Security Awareness and Training

1.0 Purpose

To ensure that External Entities are made aware of, and receive appropriate training in, how to fulfill their information security responsibilities and safeguard the Department's information they use.

2.0 Policy

1. External Entities who utilize Department information systems and data are required to have a security awareness training component for their employees who have access to Department systems and data.

2. The security awareness component shall explain the dangers of phishing / social engineering, and instruct users on how to spot phishing attacks, as well as reporting of suspicious messages to an External Entity's IT department.

3. Phishing attacks that affect Department systems and data used by an external entity shall be immediately reported as outlined in #B-10, Incident Handling (Security Incidents).

4. External Entities such as Tax Collectors, License Plate Agencies and other entities outlined in the MOU must complete assigned training from the Learning Development Office, including security awareness training within 30 days of the training being assigned.

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#A-04: Passwords	Review Date: 08/16/24	Issue Date: 12/01/08	Revised Date: 08/16/24

#A-04: Passwords

1.0 Purpose

To ensure the processes for password creation, distribution, changing, safeguarding, termination, and recovery adequately protect information resources.

2.0 Policy and Standards

Passwords are unique strings of characters that personnel or information resources provide in conjunction with a logon ID to gain access to an information resource. Passwords, which are the first line of defense for the protection of the Departments information resources, shall be treated as confidential information and must not be divulged.

1. All user accounts / identities used to access the Department information resources shall have passwords of sufficient strength and complexity, and be implemented based on system requirements and constraints, and in accordance with the following rules to ensure strong passwords are established:
   - Shall be routinely changed at an interval not greater than 90 days.
   - Shall be different than the last 10 passwords.
   - Shall adhere to a minimum length of 8 characters.
   - Shall be a combination of alpha (upper and lower case), numeric, and special characters (unless a particular system does not allow, passwords shall consist of at least 3 of the above 4 categories).
   - Shall not be anything that can be easily guessed or associated to the account owner such as: username, social security number, nickname, relative's names, pet's names, birth date, sports team, etc.
   - Shall not be dictionary words or acronyms.
   - Based on role, privilege assigned, or risk factor, multi-factor authentication shall be assigned to further strengthen and protect user accounts and identities.
   - Newly created or reset passwords must be randomly generated. Use of a default or standard new/reset password is prohibited.
2. Stored passwords shall be encrypted.
3. Passwords and user account / identities shall not be divulged or shared with anyone, including co-workers or contractors. Passwords and user account / identities must be treated as confidential information and shall be safeguarded. User account / identities are unique credentials and shall ONLY be used by the person to which they are assigned. User Credentials include access to Department systems or networks which provide access to Department systems and/or data.
4. All users are responsible for the work performed under their credentials (User Id and password). Allowing other users to use your computer while you are logged on is strictly prohibited. Approved exceptions are:
   - Initial System Configuration
   - System Support

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- Troubleshooting Activities

5. If the security of a password is in doubt, the password must be changed immediately.
6. Administrators shall not circumvent this policy solely for ease of use.
7. Users shall not circumvent password entry with auto logon, application remembering, embedded scripts or hard-coded passwords in client software. Exceptions may be made for specific applications (like automated backup) with the approval of the Department's ISM. For an exception to be approved, there must be a procedure to change the password.
8. Computing devices shall not be left unattended without enabling a password-protected screensaver that is activated after 15 minutes of inactivity or logging off the device.
9. User accounts must be locked after 5 unsuccessful login attempts.
10. Passwords must not be transmitted via e-mail or other forms of electronic communication.
11. Passwords must be encrypted during transmission and storage using appropriate encryption technology.
12. Passwords should not be written down and stored at your workstation in your office. Password managers are encouraged for secure user account credential maintenance.
13. Passwords stored on physical media must be protected by an encryption technology outlined in Policy #B-01 Acceptable Encryption.
14. Initial use passwords that have been assigned must expire at the time of first use in a manner that requires the password owner to supply a new password, provided that this functionality is available within that particular product or facility.
15. For all password resets, the identity of the person requesting the password reset must be verified. Password resets shall only be requested by the user whom the account / identity belongs to. If a person calls the Department's Technical Assistance Center (TAC) to have a User Account / Identity password reset for another user, both the person calling and the account they are calling for will be disabled and locked.
16. Any exception to the password policies requires prior review and written approval by the Department's Information Security Manager (ISM).

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#B-01: Acceptable Encryption	Review Date: 08/06/24	Issue Date: 12/01/08	Revised Date: 08/06/24

#B-01: Acceptable Encryption

1.0 Overview

To establish policy that directs the use of encryption to provide adequate protection of data where required. Additionally, this policy provides direction to ensure that Federal regulations are followed, and legal authority is obtained for the dissemination and use of encryption technologies outside of the United States.

2.0 Purpose

To ensure the confidentiality, integrity and availability of data is maintained for Department data and information resources.

3.0 Scope

In the event encryption is required for the transmittal of confidential information, the encryption methodology shall be coordinated with the Department's ISM for the management of secure escrow and storage of encryption keys.

4.0 Policy

Encryption is the primary means for providing confidentiality for information that can be stored or transmitted, either physically or logically. When possible, confidential information should not be transmitted via email. If confidential information must be sent via email, it shall be encrypted. Information resources that stores or transmits sensitive or confidential data must have the capability to encrypt information.

Proven, standard algorithms must be used as the basis for encryption technologies. Encryption key lengths must be at least 128 bits, although stronger encryption strength such as 256-bit AES encryption may be utilized. The Department key length requirements will be reviewed periodically and upgraded as technology, legislation, or business needs requires.

The use of proprietary encryption algorithms is not allowed for any purpose, unless reviewed by and approved by the Department's ISM. It should be noted that the U.S. Government restricts the export of encryption technologies. Potential users of the Department information resources in countries outside the United States should make themselves aware of the encryption technology laws of those countries.

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#B-02: Access Control

1.0 Purpose

To protect the Department's information resources from threats of unauthorized access, disclosure, modifications, or destruction.

2.0 Policy

1. Each user accessing a Department information resource shall be assigned a unique personal identifier, commonly referred to as either a user account, Logon ID, user identification, or User ID. Exceptions: public systems where such access is authorized or for situations where risk analysis by the Department demonstrates such use to be applicable and appropriate. (Example: DL check on the FLHSMV website)
2. Users shall not under any circumstances use another user's account logon or credentials. User credentials are network user credentials to a workstation or resource, and/or user credentials to any FLHSMV system (example: ORION, DAVID, etc.)
3. User access rights shall be established based on approved written requests. The user identification shall be traceable to the user for the lifetime of the records or reports in which they appear.
4. A user's access shall be promptly disabled and/or removed from systems which access Department information resources, when access is no longer required. Examples include, but are not limited to, termination, transfer, or removal of the duties that require access. Notification of changes in the status of users with established Department credentials is the responsibility of the authorizing External Entity to report such changes to the Department.
5. Each user shall agree in writing to use the access only for the purpose intended.
6. An automatic workstation time-out shall occur no later than 15 minutes after inactivity. A password shall be required to unlock the user account. User accounts shall be locked after 5 unsuccessful attempts.
   Exception: In the interest of officer safety, devices that are part of a law enforcement vehicle or are used to conduct dispatch functions and are within a physically secure location are exempt from this requirement. However, these devices shall be logged off or locked if they are left unattended.
7. External Entities must monitor the access rights of those whom they have authorized, and immediately revoke access to Department systems or data, when a user leaves or no longer requires access.
8. Established controls must ensure that Department information resources are accessed only by users authorized to do so.
9. Access to accounts with elevated access rights shall follow the principle of least-privilege and should be restricted to systems personnel only; usage of these accounts shall be logged and subject to audit.
10. Administrative access shall incorporate Separation of Duties to ensure no individual can control an entire process.

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11. Access rights to Department information resources by systems personnel shall be based on specific job requirements. Responsibility for production processing must be separated from system development, testing and maintenance. Systems or development personnel should only access production data to resolve emergencies.

12. All development and testing shall be performed on test data and not utilize the Department's production data. Test systems shall be kept physically or logically separate from production systems. Security controls that provide restricted access and auditing shall not be disabled or removed. Confidential or exempt data shall not be used in any test system.

13. The Department utilizes the principle of least privilege for access control to information resources. All External Entities shall be limited to the access required to do their assigned tasks.

14. Support personnel utilizing remote access to Department information resources for the purpose of providing technical support shall use RDP (Remote Desktop Protocol) or Windows Remote Assistance, or a remote access product approved by the Department's ISM. The following requirements must be met:
    - Remote connectivity must be done in a secure fashion.
    - Remote access must be granted by the end-user or system administrator before a remote session can be initiated.
    - Remote session must be always monitored for the duration of the session.
    - Remote session must be terminated immediately upon completion of authorized tasks.

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#B-03: Account Management for User Accounts	Review Date: 08/06/24	Issue Date: 12/01/08	Revised Date: 8/06/24

#B-03: Account Management for User Accounts

1.0 Purpose

To ensure that user accounts which access Department information resources are created, maintained, monitored, and removed in a manner that protects Department information resources and user access privileges.

2.0 Background

Computer user accounts are the means used to grant access to the Department's information resources. These accounts provide accountability, a key to the Department's computer security program for information resource usage. Creating, controlling, and monitoring all computer user accounts is extremely important for access to the Department's information resources.

3.0 Policy

1. All accounts created must have an associated request and approval that is appropriate for the Department's information resource or service.
2. External Entities must complete Information Security Training on the Department's Partner Net Portal within 30 days of receiving their account or risk having access terminated.
3. All accounts must be uniquely identifiable using the assigned user name. User accounts and the associated passwords constitute a user's credentials and shall never be shared.
4. All default passwords for accounts must comply with password policy # A-04.
5. All accounts must have a password expiration that complies with password policy # A-04.
6. The appropriate system administrator or other designated staff should disable accounts of individuals on extended leave. Extended leave is defined as greater than 60 days.
7. External Entity user accounts established by the Department that have not been accessed within 30 days are subject to being disabled.
    a. External Entities' System Administrators are responsible for modifying the accounts of individuals that change duties or are separated from their relationship with the External Entity upon notification of change or separation.
    b. Must have a documented process to modify a user account to accommodate situations such as name changes, account changes, and permission changes.
    c. Must have a documented process for periodically reviewing existing accounts for validity.
    d. Department information resources utilized by External Entities are subject to independent audit review of user account management.
    e. Must provide a list of accounts for the systems they administer when requested by authorized Department management.
    f. Must cooperate with authorized Department management investigating security incidents.

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#B-06: Application Service Provider

1.0 Purpose

To define minimum security requirements for an Application Service Provider (ASP) to the Department. This policy applies to ASPs that are either being considered for use by the Department or its agent or have already been selected for use. Note: For the purpose of the External Information Security Policy, this individual policy does not apply to state agencies or "other" vendors such as transcript or data brokers who consume data and have an executed MOU with the Department.

2.0 Policy and Standards

1. General Security:

    a. The Department reserves the right to audit the infrastructure utilized by the ASP to ensure compliance with this policy. Non-intrusive network audits (basic port scans, etc.) may be performed, where technically possible.
    b. The ASP must provide a proposed architecture document that includes a full network diagram of the Department Application Environment (initially provided to ASP by the Department), illustrating the relationship between the Environment and any other relevant networks, with a full data flowchart that details where Department data resides, the applications that manipulate it, and the security thereof.
    c. The ASP must be able to immediately disable all or part of the functionality of the application should a security issue be identified.
    d. Exceptions to this policy require prior approval by the Department's ISM and CIO who will evaluate requests on a case-by-case basis.
    e. The ASP must certify compliance to these requirements in writing annually.
    f. The ASP must identify their ISM and provide the Department and authorizing External Entity with contact information.

Physical Security:

a. The ASP's application infrastructure (hosts, network equipment, etc.) must be in a physically secure facility and in a locked environment.

b. The ASP must disclose who amongst their personnel will have access to the environment hosting the application for the authorizing External Entity.

c. The Department requires that the ASP disclose their ASP background check procedures and results prior to the Department's ISM approval.

3. Network Security:

    a. The network hosting the application must be logically or physically separated from any other network or customer that the ASP may have. This means the authorizing External Entity's application environment must use logically or physically separated hosts and infrastructure.

    b. Data flow between the authorizing External Entity and the ASP:

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- If the Department or the authorizing External Entity will be connecting to the ASP via a private circuit, then that circuit must terminate on the authorizing External Entity's infrastructure, and the operation of that circuit will adhere to this policy.
- If the data between the authorizing External Entity and the ASP traverses a public network such as the Internet, the ASP must deploy appropriate firewall technology, and the traffic between the authorizing External Entity and the ASP must be protected and authenticated by cryptographic technology.

4. Host Security:
   a. The ASP must disclose how and to what extent the hosts or servers (Unix, Windows, etc.) comprising its application infrastructure have been hardened against potential threats and attack vectors. The ASP shall provide any hardening documentation it has for the Department or authorizing External Entity's application infrastructure as well.
   b. The ASP must provide a methodology and plan for ensuring systems are patched or updated according to industry best practices and guidelines. Patches include, but are not limited to, host OS, web server, database, and any other system or application.
   c. The ASP must disclose its processes for monitoring the confidentiality, integrity and availability of those hosts.
   d. The ASP must provide to the Department information on its password policy for the application infrastructure, including minimum password length, password generation guidelines, and how often passwords are changed.
   e. The ASP must provide information on account creation, maintenance, and termination processes, for service, system, and user accounts. This should include information as to how an account is created, how account information is communicated to the user, and how accounts are terminated when no longer needed.
5. Web Security:
   a. The ASP will disclose the use of various web architecture and programming languages, including, but not limited to Java, JavaScript, ActiveX, PHP, Python, C, Perl, VBScript, etc.
   b. The ASP will describe the process for performing security quality assurance testing for the application. For example, testing of authentication, authorization, and accounting functions, or any other activity designed to validate the security architecture.
   c. The ASP will disclose the methodology utilized for web code reviews, including CGI, Java, etc., for the explicit purposes of finding and remediating security vulnerabilities, the authorizing party who performed the review, results of the review, and what remediation activity has taken place.
6. Encryption:
   a. The Department's application data in the custody of the authorizing External Entity must be stored and transmitted using acceptable encryption technology as outlined in Policy #B-01, Acceptable Encryption.
   b. Connections to the ASP utilizing the Internet must be protected using any of the following encryption technologies: IPsec, TLS, SSH/SCP, PGP, or any other encryption technologies approved by the Department's ISM.

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#B-10: Incident Handling (Security Incidents)	Review Date: 08/07/24	Issue Date: 12/01/08	Revised Date: 08/07/24

#B-10: Incident Handling (Security Incidents)

1.0 Purpose

To ensure that computer security incidents which impacts, or has the potential to impact the confidentiality, integrity, and availability of the Department's information resources are properly recorded, communicated and remediated. Security incidents include but are not limited to virus and malware detection, unauthorized use of computer accounts and computer systems, as well as complaints of improper use of information resources.

2.0 Policy

Information security incidents are events involving the Department's information resources, systems, or data, whether suspected or proven, deliberate or inadvertent, that threatens the confidentiality, integrity, and availability, of the Department's information resources. The reporting of incidents enables the Department to review the security controls and procedures; establish additional, appropriate corrective measures, if required, and reduce the likelihood of recurrence.

1. The Department's ISM is responsible for the coordination of any security incident that occurs.

2. Whenever a security incident, such as a virus, Denial of Service, hoax email, discovery of hacking tools, altered data, etc. is suspected OR confirmed that impacts or has the potential to impact the Department's information resources, the Department's ISM must be notified immediately, and the appropriate incident management procedures must be followed. Notifications shall be made to ISM@flhsmv.gov.

3. Local governments reporting responsibility – External entities who are local government entities shall follow the Incident Notification requirements as outlined in F.S. 282.3185 "Local Government Cybersecurity" to provide incident or ransomware incident notification to the Florida Digital Services Cybersecurity Operations Center, Cybercrime Office of the Department of Law Enforcement, and sheriff who has jurisdiction over the local government as outlined in F.S. 282.3185 (5) "Incident Notification". External Entities shall NOT rely on the Department to make this notification as this notification is a responsibility of Local Governments, although notification to the Department's ISM as noted above is still required.

   Reportable Incidents:

   Reportable incidents include, but are not limited to, the following:

   - Ransomware activity known, or suspected.
   - Physical loss, theft, or destruction of the Department's information resources. This includes data exfiltration.
   - Unauthorized disclosure, modification, misuse, or disposal of sensitive, critical, or business-controlled information.
   - Suspected or known unauthorized internal or external access activity, including, but not limited to, sharing of user credentials and accounts must be reported immediately.
   - Unauthorized activity or transmissions using Department information resources.

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- Internal/external intrusions/interference with Department networks (denial of service attacks, unauthorized activity on restricted systems, unauthorized modification or deletion of files, or unauthorized attempts to control information resources.
- Editing of files when no changes in them should have occurred.
- Appearance / disappearance of files, or significant /unexpected changes in file size.
- Systems that display strange messages or that mislabel files and directories.
- Data that has been altered or destroyed or access that is denied outside of normal business procedures.
- Detection of unauthorized personnel in controlled information security areas.
- Lost security tokens, smart cards, identification badges, or other devices used for identification and authentication shall be reported immediately.
- Fraud, embezzlement, and other illegal activities.
- Violation of any portion of the External Information Security Policy.

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#B-20: Security Monitoring and Auditing	Review Date: 08/08/24	Issue Date: 12/01/08	Revised Date: 08/08/24

#B-20: Security Monitoring and Auditing

1.0 Purpose

To ensure that information resource security controls required to protect the Department's information resources are established, effective, and are not being bypassed. This policy defines the requirements and provides the authority for the Department's ISM, and Enterprise Security Management Team (ESM) to conduct audits and risk assessments to ensure integrity of information resources, to investigate incidents, to ensure conformance to security policies, or to monitor user/system activity where appropriate. This section applies to monitoring inbound and outbound traffic to/from External Entities, agents, and trusted partners' networks and environments, where interconnectivity exists with the Department. External Entities who access or utilize Department information resources are subject to independent audit review.

2.0 Background

Security monitoring allows the Department to detect and mitigate illicit or fraudulent activity as early as possible, therefore limiting the risk of exposure or compromise. Security monitoring can assist in identification and remediation of new security vulnerabilities or emerging threats. This early identification can assist in preventing or limiting harm to Department information resources.

3.0 Policy

1. Security monitoring will be used as a method to confirm that security practices, controls, and policies are functional, adhered to, and are effective.

2. Monitoring consists of activities such as the periodic review of:
   a. Automated intrusion detection system logs
   b. Firewall logs
   c. User account logs
   d. Network scanning logs
   e. Application logs
   f. Data backup recovery logs
   g. Technical Assistance Center (TAC) logs

3. Audits may be conducted to:
   a. Ensure integrity, confidentiality and availability of the Department's information resources
   b. Investigate possible security incidents
   c. Ensure conformance to the Department's security policies
   d. Monitor user or system activity where appropriate

4. The Department shall use automated tools to provide real time notification of detected anomalies or vulnerability exploitation. These tools will be deployed to monitor network traffic and/or operating system security parameters.

5. The following files may be checked for signs of misuse, fraudulent activity, and vulnerability exploitation periodically, or as requested for investigative purposes:
   a. Automated intrusion detection system logs
   b. Firewall logs

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c. User account logs
d. Network scanning logs
e. System error logs
f. Application logs
g. Data backup and recovery logs
h. Telephone activity – Call Detail Reports

6. The following audit review may be performed periodically or upon request by assigned technical staff:
   a. Password strength
   b. Unauthorized network devices
   c. Unauthorized personal web servers
   d. Unsecured sharing of devices
   e. Unauthorized modem use
   f. Operating system and software licenses
   g. Unauthorized wireless access points

7. When requested, and for the purpose of performing an audit, any access needed will be provided to members of ESM as designated by the Department's ISM. This access may include:

   a. User level and/or system level access to any computing or communications device
   b. Access to information (electronic, hardcopy, etc.) that may be produced, transmitted or stored on the Department's information resources
   c. Access to work areas that access or process Department information resources
   d. Access to interactively monitor and log traffic on the Department's networks.

8. Any security issues discovered will be reported to the Department's ISM for follow-up review and possible improvement to security settings.

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#B-23: Network Interconnectivity	Review Date: 08/08/24	Issue Date: 12/01/08	Revised Date: 08/08/24

#B-23: Network Interconnectivity

1.0 Purpose

To ensure that interconnection of External Entities' networks to the Department's networks does not compromise the security of the Department's information resources.

2.0 Policy

1. Access to the Department's networks via External Entities' networks shall be protected via firewall or firewall features. No network connection between the Department's network and an external network shall be permitted without the use of firewall features to the appropriate degree based on level of risk, as determined by ISA, in conjunction with the Department's ISM.

2. Access to devices (servers) within the confines of the Department's core network from External Entities' networks shall be limited to the minimum manageable set of users/connections, as determined by ISA in conjunction with the Department's ISM, via firewall features.

3. All External Entities' network connections must meet the requirements of the State of Florida Cybersecurity Standards (Rule 60GG-2). Blanket access is prohibited, and the principle of least privilege shall apply. Interconnectivity is limited to services, devices, and equipment needed.

   External Entity Agreements:

   a. All External Entities that desire to connect their networks to the Department's network for the purpose of retrieving Motor Vehicle and Driver License information must complete and submit to the Department the agreement(s) governing External Entity connections.
   b. In addition to the agreement, the External Entity shall be required to submit the Entity's name, address, phone number, fax number, email address, a technical contact's name, phone number, fax number and email address. The Department may request and obtain additional information from the External Entity.
   c. The Department's External Entity connection agreements shall determine the responsibilities of the External Entity, including approval authority levels and all terms and conditions of the agreement.
   d. All External Entities shall implement a binding Memorandum of Understanding, or where applicable, a Management Control Agreement (ex. Entity that manages CJIS data or systems) to ensure appropriate security controls are established and maintained by their trusted partner and agents.

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#B-24: Malware/Virus Protection	Review Date: 08/09/24	Issue Date: 12/01/08	Revised Date: 08/09/24

#B-24: Malware/Virus Protection

1.0 Purpose

To ensure the Department's information resources are protected from computer threats, including but not limited to viruses, malware, ransomware, and other threats of malicious software designed to compromise system confidentiality, integrity, and availability. As a part of the Department's information security program, information resources must receive adequate protection against viruses, malware, ransomware and other exploits and threats. External Entities which access and or utilize the Department's information resources (Department systems or have Department data within their environment) are required to adhere to this policy.

2.0 Policy

1. All computing devices (workstations, servers, laptops, tablets, etc.) whether connected to the Department's network OR storing Department data, must utilize a modern, robust, and up to date antivirus/malware protection system.

2. The antivirus/malware protection system must be enabled on workstations and servers at start-up, employ resident scanning, and never be disabled or bypassed for production usage. The settings for the virus protection system must not be altered in a manner that will reduce the effectiveness of the system.

3. External Entities which access and utilize the Department's information resources are required to update antivirus/malware protection systems upon updates being available to ensure coverage from new and emerging threats.

4. The automatic update frequency of the antivirus/malware protection system must not be altered to reduce the frequency of updates. Each computing device which accesses Department information resources must utilize a modern, robust and up to date anti-virus/malware protection system and be setup to detect and clean viruses/malware that may infect file storage areas.

5. External Entities which access or utilize the Department's information resources shall ensure that email is scanned to ensure email and attachments are free from malware and viruses.

6. Each virus, malware, or system exploit that impacts, or potentially impacts the Department's information resources constitutes a security incident and must be reported as outlined in the in #B-10, Incident Handling. The computing device shall be removed from the network until it is verified as free of viruses and malware and coordinated with the Department's ISM.

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Definitions	Review Date: 08/19/24	Issue Date: 8/18/17	Revised Date: 08/19/24

Term	Definition
Access	To approach, view, instruct, communicate with, store data in, retrieve data from, or otherwise make use of computers or information resources.
Air-Gap	An air gap is a network security measure, also known as air gapping, employed on one or more computers to ensure that a secure computer network is physically isolated from unsecured networks.
Agent	Entity operating on the Department's behalf, but who is not an official Department member.
Application Service Provider (ASP)	ASP's combine hosted software, hardware and networking technologies to offer a service-based application, as opposed to a department-owned and operated application. In some cases, systems provided by ASP's reside and operate from within the Department's data center environment. Common ASP offerings include enterprise resource planning (ERP), collaboration and sales force automation tools, but are not limited to these things. For example: Cloud Provider or Software as a Service Provider.
Audit	To examine or verify appropriate use of computing devices and the interconnectivity with External Entities. A Security audit may include **an** independent formal review and examination of system records and activities to (a) determine the adequacy of system controls, (b) ensure compliance with established security policy and operational procedures, (c) detect breaches in security, and (d) recommend any indicated changes in any of the foregoing.
Authentication	The process that verifies the claimed identify or access eligibility of a station, originator, or individual as established by an identification process.
Authorization	A positive determination by the information resource owner or delegated custodian that a specific individual may access that information resource, or validation that a positively identified user has the need and the owner's permission to access the resource.
Business Function	The business need that a software application satisfies. Managed by an ASP that hosts an application on behalf of the Department.
Chief Information Officer (CIO)	Responsible for the management of the Department's information resources. The Director of Information Systems Administration serves as the Department's CIO.
Client	A system that requests and uses the service provided by a "server".
Computer security	Measures that implement and assure security in a computer system, particularly those that assure access control; usually understood to include functions, features and technical characteristics of computer hardware and software, especially operating systems.
CJIS	Criminal Justice Information Systems. For purposes of this policy, CJIS data and systems process, store, or transmit criminal justice information (CJI).
Computing Device	Workstations, servers, laptops, tablets, etc. either connected to the Department's network or which store or process the Department's data.
Confidential information	Information that is exempted from disclosure requirements under the provisions of applicable state or federal law, e.g., the Florida Public Records Act.
Credentials	The combination of User ID, or Logon ID and password constitute credentials assigned to an entity.
Custodian	Guardian or caretaker; the holder of data, the agent charged with implementing the controls specified by the owner. The custodian is responsible for the processing and storage of information. The custodian is normally a provider of services.
Data	A representation of facts or concepts in an organized manner that may be stored, communicated, interpreted, or processed by people or automated means.
Database	A set of related files that is created and managed by a database management system
Denial of service	The prevention of authorized access to a system resource or the delaying of system operations and functions.
Department	The Department of Highway Safety and Motor Vehicles.

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Term	Definition
E-mail or email	Abbreviation for electronic mail, which consists of messages sent over any electronic media by a communications application.
Encryption	Encryption is the conversion of data into a form, which cannot be easily understood by unauthorized people.
Extranet	Connections between third parties that require access to connections non-public DHSMV resources, as defined in the Network Support Organization's extranet policy.
External Entities	Agents, vendors, contractors and consultants who use and/or have access to Department information resources.
Firewall	A firewall is a safeguard or type of gateway that is used to control access to information resources. A firewall can control access between separate networks, between network segments, or between a single computer and a network. It can be a PIX, a router with access control lists or similar security devices approved by the Network Support Organization.
Host	A computer in a network that provides direct support functions, such as database access, application programs, and programming languages.
Incident (or breach)	A violation or imminent threat of violation, whether such violation is accidental or deliberate, of information technology security policies, acceptable use policies, or standard security practices. An imminent threat of violation refers to a situation in which the state agency has a factual basis for believing that a specific incident is about to occur.
Information Resources (IR)	For purposes of this policy, information resources are defined as Department owned assets (hardware, systems, software, and data) which are strategic assets vital to the business performance of the Department.
Information Security Manager (ISM)	The person designated to administer the Department's information resource security program in accordance with section 282.318(2)(a)1, Florida Statutes, and the Department's internal and external point of contact for all information security matters.
Information Systems Administration (ISA)	Entity responsible for computers, networking and data management.
Technical Assistance Center (TAC)	The ISA Section that receives requests for assistance from customers using Department computer equipment or network.
ISA	Information Systems Administration (within DHSMV).
IT (or IR)	Information Technology (or Information Resources). IT is a term that encompasses all forms of technology used to create, store, exchange, and use information in its various forms (business data, voice conversations, still images, motion pictures, multimedia presentations, and other forms, including those not yet conceived).
Local Area Network (LAN)	Two or more computers and associated devices that share a common communications line within a small geographic area (for example, within an office building), for the purposes of sharing applications, peripherals, data files, etc.
Members	Employees of DHSMV.
Multi-Factor Authentication	Authentication using two or more different factors. Factors include something you know (ex: password/personal identification number [PIN]); something you have (cryptographic identification device, token); or something you are (biometric). **(NIST)** An authentication system that requires more than one distinct authentication factor for successful authentication. Multifactor authentication can be performed using a multifactor authenticator or by a combination of authenticators that provide different factors.
Network	A combination of data circuits and endpoints that are utilized to transmit and receive information.
Password	A protected word or string of characters which serves as authentication of a person's identity ("personal password"), or an account identity ("service or system account") which is used to grant or deny access to private or shared data.
Phishing	A common tactic used by cybercriminals, perpetrators typically impersonate a legitimate business or reputable person in an attempt obtain access to sensitive data, such as bank account numbers, or access to a larger computerized system through a fraudulent solicitation in email or on a website. While widely known, these tactics are becoming increasingly more sophisticated.

Exempt from Public Disclosure Pursuant to 282.318, F.S.

Term	Definition
Physical Security	The protection of building sites and equipment (and information and software contained therein) from theft, vandalism, natural and manmade disasters, and damages, whether accidental or intentional.
Production or Production System	A system used to process an organization's daily work. It implies a real-time operation and the most mission critical systems in the enterprise.
Proprietary Encryption	Encryption technology that has not been made public and/or has not withstood public scrutiny. The developer of the encryption technology could be a vendor, an individual, or the government.
Provider	Third party such as a contractor, vendor, or private organization providing products, services and/or support.
Ransomware Incident	A malicious cybersecurity incident in which a person or an entity introduces software that gains unauthorized access to or encrypts, modifies, or otherwise renders unavailable a state agency's, counties, or municipality's data and thereafter the person or entity demands a ransom to prevent the publication of the data, restore access to the data, or otherwise remediate the impact of the software.
Remote Desktop Protocol (RDP)	Connection protocol that presents the screen of a remote computing device on a user's computer screen. The user's computer does not have physical access to the external network. The user will be able to use the remote computer as if they were sitting at it.
Risk analysis	A process that systematically identifies valuable system resources and threats to those resources, quantifies loss exposures (i.e., loss potential) based on estimated frequencies and costs of occurrence, and recommends how to allocate resources to countermeasures to minimize total exposure.
Security Monitoring	Security monitoring is a process that assists in proactive identification and remediation of security vulnerabilities and threats. This early identification can assist in preventing or limiting harm to Department information resources.
Sensitive Information	Information that is confidential or exempt from disclosure by federal or state law; information that requires protection from unauthorized access by virtue of its legal exemption from the Public Records Act.
Server	A physical or virtual computer/device that provides information or services on a network.
State	The government of the State of Florida.
System Administrator	Person responsible for the effective operation and maintenance of IT, including implementation of standard procedures and controls.
Test System	A system that mimics the production environment for the testing of system and application changes yet does not interfere with the production environment.
Threat	Any circumstance or event that has the potential to adversely impact an Agency's operations or assets through an information system via unauthorized access, destruction, disclosure, or modification of information or denial of service.
User	A Worker or non-worker who has been provided access to a system or data.
Virus	A computer virus is a type of malicious software program ("malware") that, when executed, replicates itself by modifying other computer programs and inserting its own code. Infected computer programs can include data files or the "boot" sector of the hard drive.
Vulnerability	Weakness in an information system, system security procedures, internal controls, or implementation that could be exploited or triggered by a threat source.
Wireless Access Point	A wireless receiver, typically 802.1x, which provides connectivity, commonly referred to as "Wi-Fi" from wireless network devices to a wired network.

Exempt from Public Disclosure Pursuant to 282.318, F.S.

EXHIBIT 20

RETURN TO AGENDA

AUTHORIZED SIGNER(S) CERTIFICATE

I, Duzianthan Mohan, a duly elected acting Responsible Officer of **K-Bar Ranch II Community Development District**, a local unit of special-purpose government organized and existing under the laws of the State of Florida, do hereby certify that the following has/have been appointed as Responsible Officers, as of the date hereof, and are authorized to act on behalf of the above Institution in matters relating to:

K-Bar Ranch II Community Development District
Special Assessment Bonds Series 2017A-1, 2017A-3 and Series 2021

I also certify that the signatures opposite their names are the signatures of such individuals.

Name (First, middle [as applicable], last)	Title (list multiple titles if applicable)	Contact Information	Specimen Signature
Duzianthan Mohan	Chairman	duzianthancdd@gmail.com Phone Number	
Greg Halstead	Vice Chairman	ghalsteadcdd@gmail.com Phone Number	

Callback Designees (To be called first for any required payment instruction verification and authorized for Pivot access):

Name (First, middle [as applicable], last)	Title (list multiple titles if applicable)	Contact Information
Patricia Thibault	District Manager, Secretary, Treasurer	Phone (407) 221-9153 Patricia@havenmgtsol.com
Austin Comings	Assistant Treasurer	Phone (407) 378-8427 Austin@havenmgtsol.com

Witness my signature on this _2__ day of September, 2026.

_____
(Signature of Authorizing Person)

EXHIBIT 21

RETURN TO AGENDA

RESOLUTION 2026-13

[COMMON AREA POND & ENFORCEMENT RULES]
[TRESPASS AUTHORIZATION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING TRESPASS ENFORCEMENT AND THE ISSUANCE OF CORRESPONDENCE REGARDING THE SAME; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and/or has responsibility for certain real property within its boundaries, including, but not limited to, amenity and recreational facilities, recreational water bodies which also perform stormwater management functions, and parks and common areas ("**District Property**"); and

WHEREAS, the Board of Supervisors of the K-Bar Ranch II Community Development District ("**Board**") wishes to adopt the rules prohibiting, among other things, trespassing on District Property as set forth in **Exhibit 1** (the "Rules"); and

WHEREAS, the District desires to secure the assistance of the County Sheriff's Office or such other law enforcement agencies as may be available, to prevent trespassing on District Property in contravention of those policies.

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

SECTION 1. AUTHORITY REGARDING ENFORCEMENT OF TRESPASS LAWS; FORM OF TRESPASS LETTER. The above recitals are true, correct, and incorporated herein by the reference. The Board hereby adopts the Rules set forth in **Exhibit 1**. The Board hereby authorizes the District Manager, representatives of Haven Management Solutions, LLC, as District Manager, the Chair or Vice Chairperson of the Board, and additional individuals to be identified by the District Manager, to act on behalf of the District with respect to the enforcement of the District's rules and policies, including, but not limited to, taking any actions necessary to the enforcement and/or prosecution of trespass violations on the District's behalf and pursuant to Florida law. In addition, the Board hereby authorizes the District Manager to issue to the County Sherriff's Office and/or the City Police Department a copy of this resolution and the trespass letter, as updated from time to time by the District Manager and attached hereto substantially in form as **Exhibit 2**. The District Manager shall cause any individual exercising trespass authority to sign the waiver and release form attached hereto as **Exhibit 3.**

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the K-Bar Ranch II Community Development District.

PASSED AND ADOPTED on the 18th day of November, 2026.

ATTEST:

K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____
Its:_____

EXHIBIT 1: Common Area Pond and Enforcement Rule
EXHIBIT 2: Letter Regarding Trespass Enforcement
EXHIBIT 3: Authorized Representative Waiver & Release Form

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

COMMON AREA POND & ENFORCEMENT RULES

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

PART 1: K-Bar Ranch II Community Development District

Common Area Pond Rules

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2024)
Effective Date: November 18, 2026

In accordance with Chapters 190 and 120, *Florida Statutes*, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the K-Bar Ranch II Community Development District adopted the following rules to govern the operation of the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

LAKE OR POND AREAS

The **Pond Areas** throughout the community, identified in **Exhibit A** hereto, are designed to help facilitate the District's natural water system for run off and overflow. Except as set forth herein, no individual other than District representatives, contractors and/or authorized invitees (e.g., homeowner's association representatives and/or contractors with prior permission from the District) shall have access to any property of the District set forth in **Exhibit A**, and any such prohibited access shall constitute a trespass, enforceable in accordance with the District's rules and Florida law. The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Swimming, boating and any other use of the ponds is prohibited, except by authorized District Staff and/or District contractors, and except as otherwise set forth herein.
3. The practice of fishing in ponds throughout the community is generally prohibited except where signage designates otherwise. All fishing in designated areas shall be catch and release only.
4. Pets must be accompanied and in their owner's control at all times around ponds.
5. Parking along the right of way or on any grassed area near the ponds is prohibited.
6. Electric bicycles as defined in Section 316.003(29), Florida Statutes, as amended, are not permitted on any grassed area near the ponds.
7. Do not leave any litter.
8. Do not feed the wildlife anything, ever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining provisions, or any part of the Rules not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these Rules from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these Rules.

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

PART 2: K-Bar Ranch II Community Development District

Disciplinary and Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2026)
Effective Date: August 19, 2026

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the K-Bar Ranch II Community Development District adopted the following rules to govern disciplinary and enforcement matters. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

---

1. **Introduction.** This rule addresses enforcement matters relating to the use of the properties owned and managed by the District as depicted in **Exhibit A** hereto.

2. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

4. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES
EXHIBIT A
COMMON AREAS

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

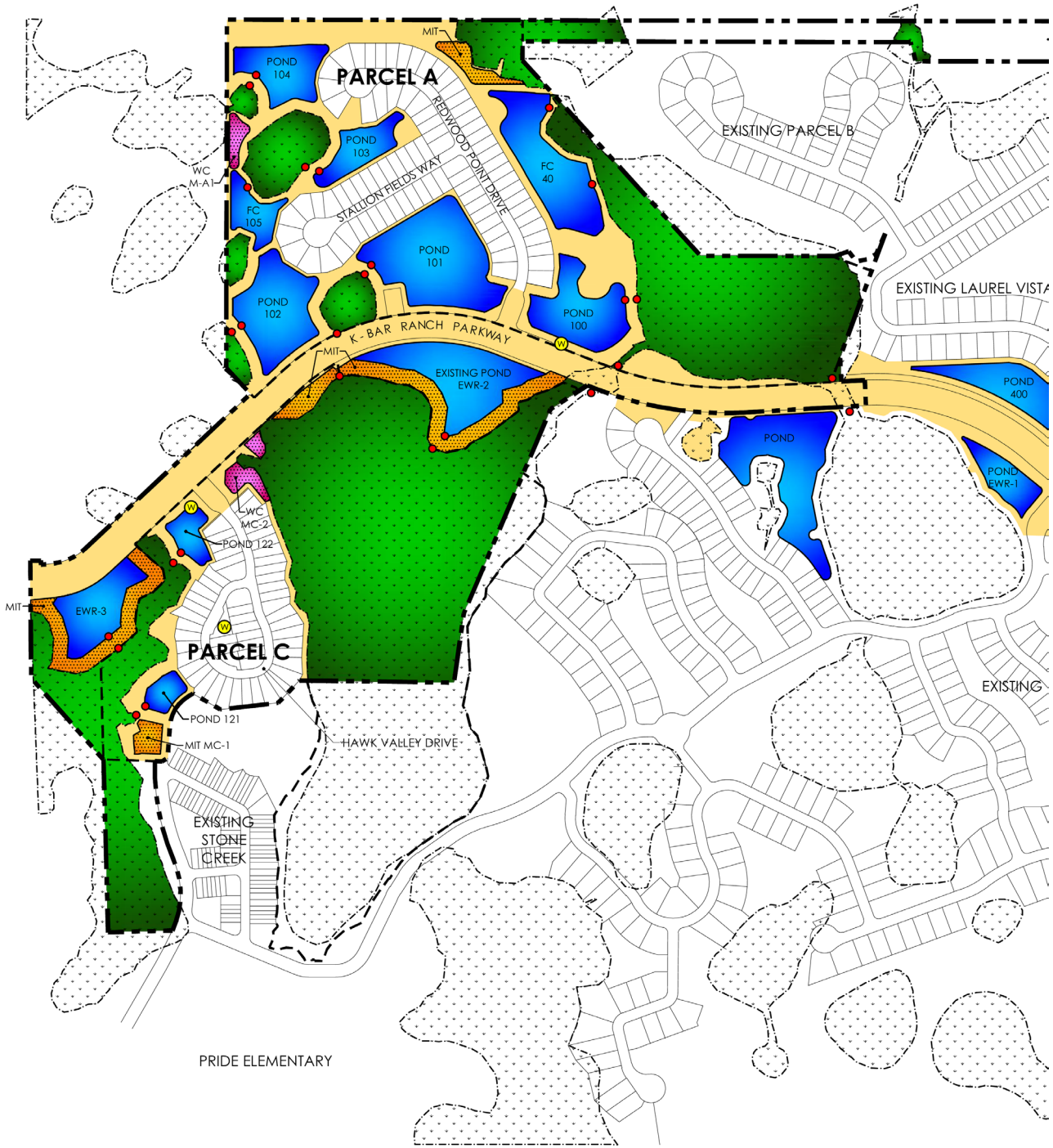
Certificate of Authorization #27013
FL Lic. # LC-C000170

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.
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Legend

- CDD BOUNDARY
- PARCEL BOUNDARY
- GREEN SPACE MAINTAINED BY CDD
- POND/SUMP/FLOODPLAIN COMPENSATION
- CONTROL STRUCTURES
- WETLANDS
- MITIGATION
- WETLAND CREATION
- WELL LOCATIONS



Revision	By	Appd.	YY.MM.D

Issued	By	Appd.	YY.MM.D

File Name: 215615296-X03-MAINTENANCE MAP	VN Dwn.	TLS Chkd.	VN Dsgn.	20.03.1 YY.MM.D

Permit-Seal

Client/Project

K-BAR RANCH II COMMUNTIY DEVELOPMENT DISTRICT

Pasco County, Florda

Title

MAINTENANCE MAP

Project No.	Scale	
215615296	1" = 600'	
Drawing No.	Sheet	Revision
X03	1 of 1	0

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES
EXHIBIT A

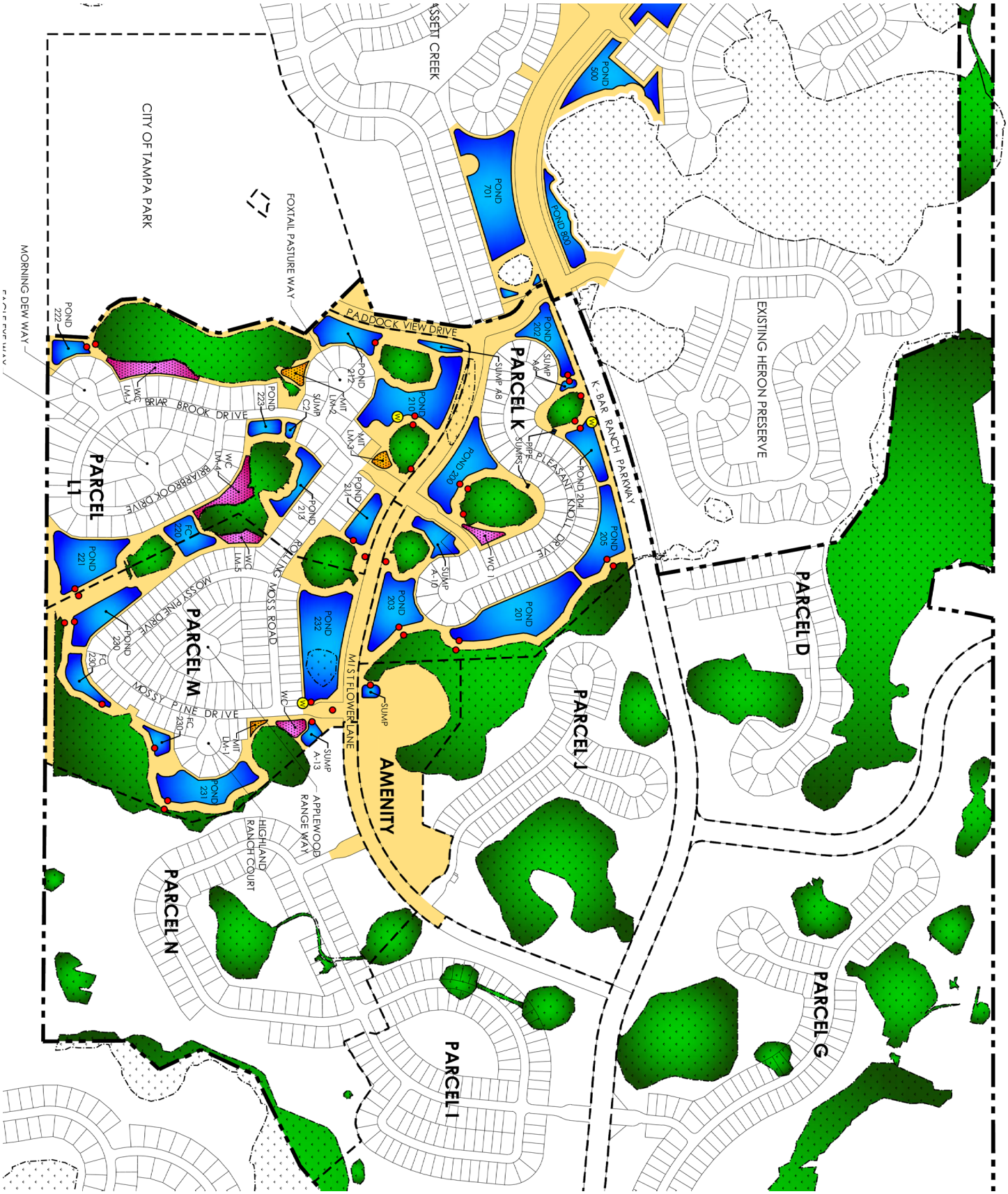


EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES
EXHIBIT A

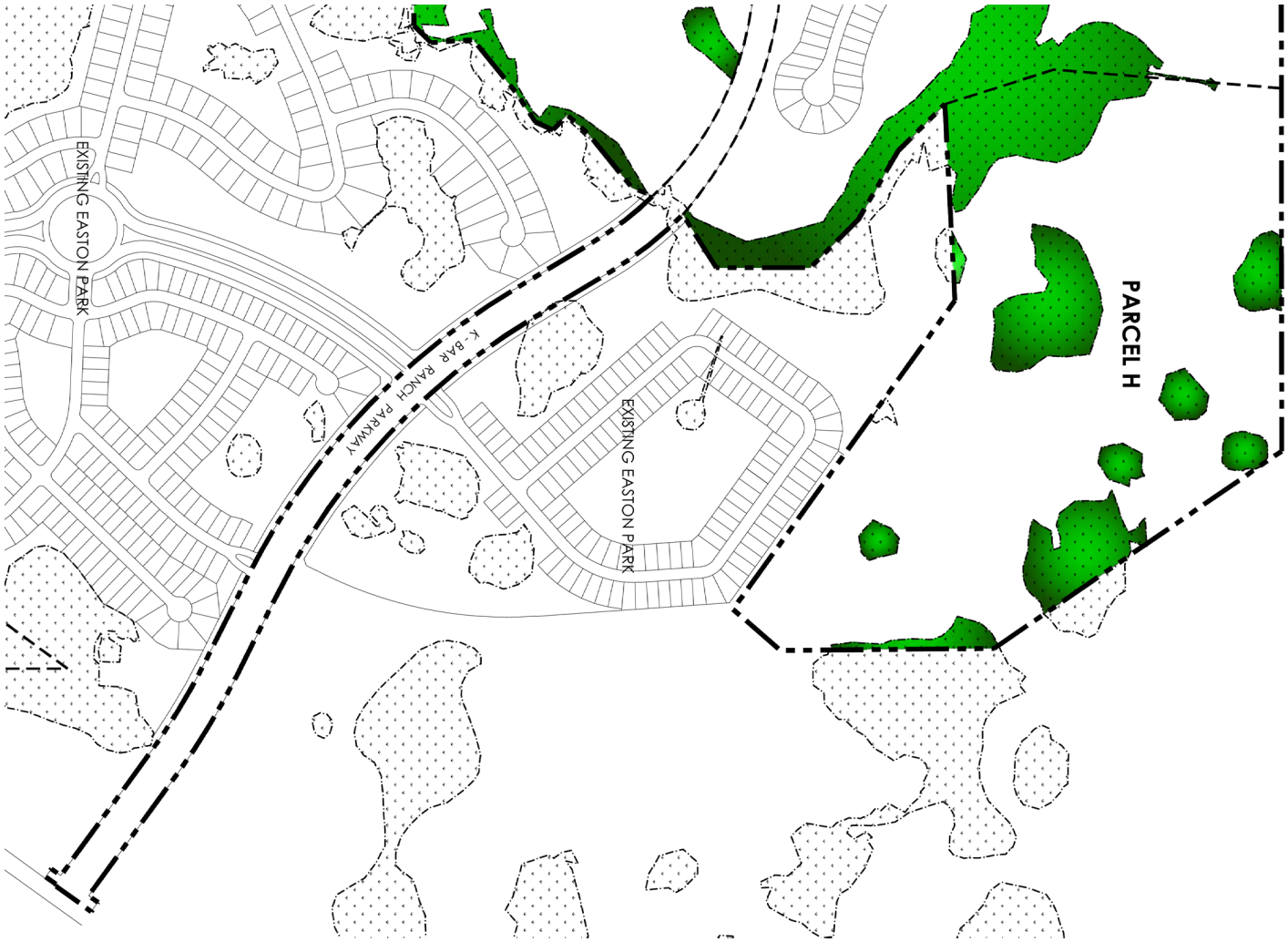


EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES
EXHIBIT A
POND AREAS



EXHIBIT 2

K-Bar Ranch II Community Development District
c/o Haven Management Solutions, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
_____, ___, 2026

Hillsborough County Sheriff's Office
P.O. Box 3371
Tampa, FL 33601

Re: K-Bar Ranch II Community Development District Authorization for Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the K-Bar Ranch II Community Development District ("**District**"), a local unit of special-purpose government located in Hillsborough County, Florida, and am writing on behalf of the District. Please accept this letter as authorization for the County Sheriff's Office to order trespassers to leave the District's property and to otherwise enforce section 810.09, *Florida Statutes*, or any other applicable law related to trespasses on the District's property. For purposes of this authorization, "trespassers" refers to any person who, without being authorized, licensed or invited, willfully enters upon or remains on the District's property, as determined by any of the Authorized Representatives (defined below).

Pursuant to District Resolution 2026-13, a copy of which is attached, the following individuals (together, "**Authorized Representatives**") are authorized to contact law enforcement officers in Hillsborough County, Florida and provide this written authorization to law enforcement officers for the purpose of enforcing the District's policy and Florida law: (a) Patricia Thibault, the District's Manager; (b) any employees of Haven Management Solutions, LLC, as District Manager; (c) Duzianthan Mohan and/or Gregory Halstead as Chairperson / Vice-Chairperson of the District's Board of Supervisors. The Board of Supervisors and staff of the K-Bar Ranch II Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (407) 966-7629.

Sincerely,

Patricia Thibault
District Manager

Attachment A: Resolution 2026-13

EXHIBIT 2

K-Bar Ranch II Community Development District
c/o Haven Management Solutions, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
_____, ___, 2026

Tampa Police Department
411 N. Franklin St.
Tampa, Florida, 33602

Re: K-Bar Ranch II Community Development District Authorization for Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the K-Bar Ranch II Community Development District ("**District**"), a local unit of special-purpose government located in Tampa, Florida, and am writing on behalf of the District. Please accept this letter as authorization for the Tampa Police Department to order trespassers to leave the District's property and to otherwise enforce section 810.09, *Florida Statutes*, or any other applicable law related to trespasses on the District's property. For purposes of this authorization, "trespassers" refers to any person who, without being authorized, licensed or invited, willfully enters upon or remains on the District's property, as determined by any of the Authorized Representatives (defined below).

Pursuant to District Resolution 2026-13, a copy of which is attached, the following individuals (together, "**Authorized Representatives**") are authorized to contact law enforcement officers in Tampa, Florida and provide this written authorization to law enforcement officers for the purpose of enforcing the District's policy and Florida law: (a) Patricia Thibault, the District's Manager; (b) any employees of Haven Management Solutions, LLC, as District Manager; (c) Duzianthan Mohan and/or Gregory Halstead as Chairperson / Vice-Chairperson of the District's Board of Supervisors. The Board of Supervisors and staff of the K-Bar Ranch II Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (407) 966-7629.

Sincerely,

Patricia Thibault
District Manager

Attachment A: Resolution 2026-13

EXHIBIT 3

WAIVER AND RELEASE FORM

K-Bar Ranch II Community Development District

This Waiver and Release of Liability ("**Release**") is executed by _____ ("**Volunteer**"), who hereby releases the K-Bar Ranch II Community Development District ("**District**"), and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, "**Released Parties**"). The Volunteer desires to provide volunteer services for the following District activity:

ASSIST WITH TRESPASS ENFORCEMENT AS AUTHORIZED BY RESOLUTION 2026-13

Volunteer understands that the scope of Volunteer's relationship with the District is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District except as expressly authorized above; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the above-listed activity. The following additional provisions apply:

1. ***Waiver and Release:*** In consideration for allowing Volunteer to participate in the above-referenced activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the District, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.

2. ***Insurance:*** Further I understand that District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.

3. ***Medical Treatment:*** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with District.

EXHIBIT 3

WAIVER AND RELEASE FORM

4. ***Rules:*** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time.

5. ***Other.*** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida, and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Name:_____ Date:_____

Participant
Signature:_____
(if Participant is 18 years of age or older)

Parent/Guardian
Signature:_____n/a_____
(if Participant is a minor child)

Address: _____

_____

_____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICY GOVERNING MEMBER REQUESTS FOR HOLIDAY LIGHTING DISPLAYS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (the "District") owns and operates monument lighting that can be programmed to display various colors in celebration of a holiday; and

WHEREAS, the Policy has been formally noticed in accordance with the applicable provisions of Chapter 120 and 190, Florida Statutes; and

WHEREAS, section 190.011, Florida Statutes, empowers the District to adopt rules and resolutions which may be necessary for the conduct of district business and to exercise all powers necessary, convenient, incidental, or proper in connection with any of the powers duties, or purposes authorized by the Act.

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

SECTION 1. The Policy Governing Member Requests for Holiday Lighting Displays (the "Policy") attached here to as Exhibit "A" is hereby adopted as the Policy of the District. The Board hereby delegates authority to the District Manager to execute the Policy.

SECTION 2. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND DULY ADOPTED this 16th day of September, 2026.

ATTEST:

_____
Secretary/Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

Policy Governing Member Requests for Holiday Lighting Displays

The K-Bar Ranch II Community Development District (the "District") owns and operates monument lighting (the "Lights") that can be programmed to display various colors in celebration of a holiday. The District Board of Supervisors has authorized the District Manager to effectuate this Policy.

I. General Operation. Lights are turned on at sundown each Calendar Day. For all Calendar Days that are not Dates of Observation on the Schedule as defined below, the Color Display of the Lights shall be White. Lights are turned off at sunrise each Calendar Day.

II. Standard Holiday Schedule. The District Manager shall, within two weeks of adoption of this Policy and annually on October 1 thereafter, produce a schedule governing the observed Holidays and corresponding Color Display of the Lights (the "Schedule"). The Schedule shall observe the following Holidays, and any additional holidays approved by the Board of Supervisors pursuant to Section III of this Policy, and the Lights shall be programmed to display the corresponding Color Display:

Holiday	**Color Display**
New Year's Day	Yellow and White
Thai Pongal	Yellow, Orange, and Green
Birthday of Martin Luther King, Jr.	Green, Red, and Black
Inauguration Day	Red, White, and Blue
Washington's Birthday	Red, White, and Blue
Ramadan	Blue and Yellow
Tamil New Year	Yellow and Green
Lent	Purple
Memorial Day	Red, White, and Blue
Juneteenth National Independence Day	Green, Red, and Yellow
Independence Day	Red, White, and Blue
Labor Day	Red, White, and Blue
Yom Kippur	Blue and White
Columbus Day	Red, White, and Blue
Diwali	Red and Yellow
Veterans Day	Red, White, and Blue
Thanksgiving Day	Red, Orange, and Yellow
Hannukah	Blue and White
Christmas Day	Red and Green

The District Manager shall be responsible for identifying the Date(s) of Observation and Color Display for each Holiday on the Schedule, including the holidays listed above and any additional Holidays approved by the Board of Supervisors pursuant to Section III of this Policy.

III. Application for Member Requests. The District's amenity Members ("Members") (i.e., those individuals authorized to use the District's amenities pursuant to the District's Community Facilities Rules & Regulations, as amended from time to time) may request commemoration of additional holidays by submitting a fully executed Holiday Lighting Application ("Application") set forth in Attachment #1 of this Policy to the District Manager no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to October 1 of each year. Applications must be delivered to the District Manager via email at patricia@havenmgtsol.com. Applications must include the requested Holiday, Color Display, and suggested Date(s) of Observation for the forthcoming Calendar Year. The District Manager shall compile all timely submitted Applications and present them to the Board of Supervisors at a noticed public meeting held prior to October 1. The Board of Supervisors shall evaluate Applications using the following content-neutral criteria: (a) whether the requested Date(s) of Observation conflict with existing holidays on the Schedule; (b) whether the total number of approved Holidays would exceed thirty (30) per calendar year; and (c) whether the Application was timely and complete. The Board of Supervisors shall have final approval and legislative authority to amend this Policy to add requested holidays to the Schedule, effective for the forthcoming calendar year. The District Manager shall notify all applicants in writing of the Board's decision within fourteen (14) days following the Board's action.

Attachment #1 - Application

Exhibit A
Attachment #1 Application

Holiday Lighting Application

Member Name: _____

Address: _____

I Am A(n): ☐ Owner ☐ Tenant ☐ Annual Pass Holder If Tenant, Owner Name: _____

Holiday: _____

Date(s) the Holiday falls on this Year: _____, 20____ to _____, 20____

Suggested Date(s) of Observation: _____

Suggested Color Display: _____

The above-referenced Member, on behalf of the Member's self, executors, personal representatives, assigns, heirs, and next of kin (collectively referred to as the "Member" herein), acknowledges and agrees that the K-Bar Ranch II Community Development District, its Board of Supervisors, its District Manager, and all their officers, employees, directors, members, executives, agents, affiliates, representatives, successors, and assigns (collectively, the "District") assume no responsibility or liability in connection with any and all activities, determinations, and decisions related to the Holiday Lighting Application. In exchange for consideration of the Member's Holiday Lighting Application, the Member does hereby agree to the following terms and conditions:

1. Member shall hold harmless and release the District from any claims and demands arising out of or in connection with the Holiday Lighting Application, excluding claims arising from the District's gross negligence or willful misconduct.
2. Member shall indemnify and defend the District from and against any loss, liability, damage, or cost caused by Member's misrepresentations in the Holiday Lighting Application or Member's actions in connection with the Holiday Lighting Application.
3. Member agrees that the foregoing release and waiver is intended to be as broad and inclusive as permitted by Florida law, and that if any portion is held invalid by a Court of competent jurisdiction, the remainder will continue in full legal force and effect.

Member agrees that Member has had opportunity to consult legal counsel regarding this Holiday Lighting Application, if desired, and signs this Holiday Lighting Application in full awareness and understanding of its contents.

_____ _____

Signature Date

EXHIBIT 22

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-C6X-000000-B0001.0

Resolution No. _____

GRANT OF STORMWATER DRAINAGE EASEMENT

THIS GRANT OF STORMWATER EASEMENT (the "Easement") is made this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E. Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive stormwater drainage easement for the installation, construction, repair, operation, maintenance, and replacement of drainage facilities including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall not: (a) construct any buildings or structures, (b) install any pavement or impervious surface material, or (c) install any landscaping in, on, over or under the Easement Property without the prior written consent of the Director of the City of Tampa's Mobility Department.

4. In connection with the installation, construction, maintenance, operation, repair or replacement of the Drainage Facilities by the Grantee pursuant to this Easement, Grantee shall be responsible for returning any excavated areas to finished grade and restoring any pavement (if allowed) that is disturbed to the quality of pavement that meets the minimum standard for public streets in the City of Tampa; and Grantor shall be solely responsible for the cost of removing (if necessary), repairing and/or restoring any buildings, structures or landscaping located on the Easement Property which are disturbed in connection with the exercise of Grantee's easement rights pursuant to the terms hereof.

5. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its successors and assigns.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____

Name: _____

Title: _____

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary

Name: _____

My Commission Expires: _____

Description Sketch

(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3098.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-2, K-BAR RANCH PARCEL - 1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said K-BAR RANCH PARCEL - 1; run thence along the Easterly boundary thereof the following two (2) courses: 1) S.32°06'41"W., a distance of 19.80 feet; 2) S.21°00'00"W., a distance of 79.67 feet; thence N.18°18'40"W., a distance of 104.35 feet; thence N.33°16'19"E., a distance of 43.69 feet to a point on the Northeasterly boundary of said K-BAR RANCH PARCEL - 1; thence along said Northeasterly boundary, Southeasterly, 65.34 feet along the arc of a non-tangent curve to the right having a radius of 1520.00 feet and a central angle of 02°27'46" (chord bearing S.47°08'46"E., 65.33 feet) to the **POINT OF BEGINNING**.

Containing 0.108 acres and 4,700 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Easterly boundary of K-BAR RANCH PARCEL - 1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of S.21°00'00"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for Sketch, Line and Curve tables.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:21:48 -05'00'

Jack M. Greene LS6506

JOB: K-BAR DRAINAGE EASEMENT
DRAWN: AKN DATE: 01/08/25 CHECKED: NMV
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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---	---	---
---	---	---

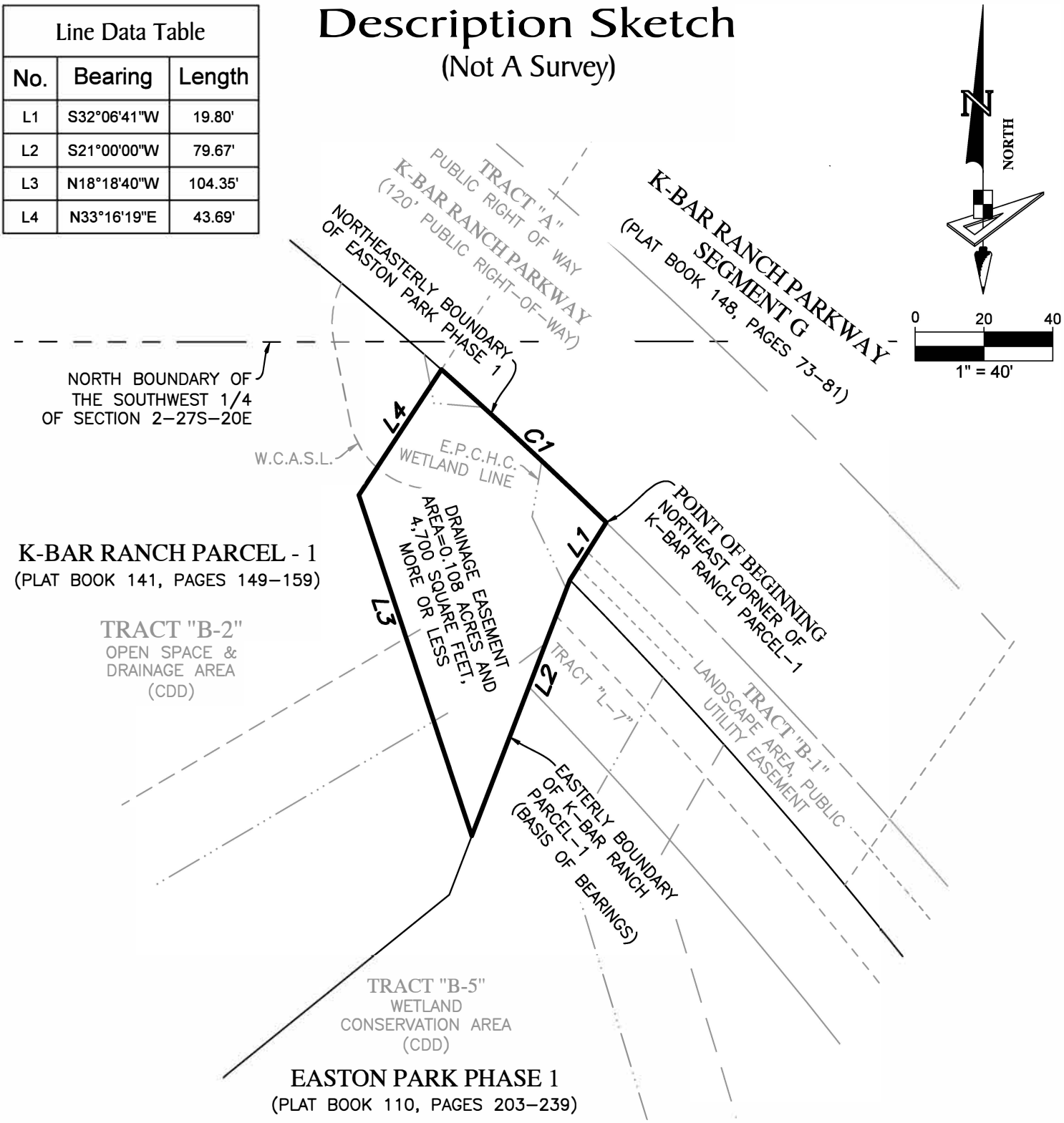
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-DRAINAGEEASEMENT 3-D&S.DWG LAST SAVED BY: NAYARAV 01 of 02

Description Sketch
(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S32°06'41"W	19.80'
L2	S21°00'00"W	79.67'
L3	N18°18'40"W	104.35'
L4	N33°16'19"E	43.69'



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1520.00'	65.34'	2°27'46"	S47°08'46"E	65.33'

LEGEND

W.C.A.S.L. ---- Wetland Conservation Area Setback Line
E.P.C.H.C. ---- Environmental Protection Commission of Hillsborough County

Notes:
See Sheet 1 for Description and Basis of Bearings.

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

EXHIBIT 23

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-D17-000000-B0001.0

Resolution No. _____

GRANT OF STORMWATER DRAINAGE EASEMENT

THIS GRANT OF STORMWATER EASEMENT (the "Easement") is made this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E. Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive stormwater drainage easement for the installation, construction, repair, operation, maintenance, and replacement of drainage facilities including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall not: (a) construct any buildings or structures, (b) install any pavement or impervious surface material, or (c) install any landscaping in, on, over or under the Easement Property without the prior written consent of the Director of the City of Tampa's Mobility Department.

4. In connection with the installation, construction, maintenance, operation, repair or replacement of the Drainage Facilities by the Grantee pursuant to this Easement, Grantee shall be responsible for returning any excavated areas to finished grade and restoring any pavement (if allowed) that is disturbed to the quality of pavement that meets the minimum standard for public streets in the City of Tampa; and Grantor shall be solely responsible for the cost of removing (if necessary), repairing and/or restoring any buildings, structures or landscaping located on the Easement Property which are disturbed in connection with the exercise of Grantee's easement rights pursuant to the terms hereof.

5. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its successors and assigns.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____

Name: _____

Title: _____

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary

Name: _____

My Commission Expires: _____

Description Sketch
(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3099.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

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

BEGIN at the Southernmost corner of said K-BAR RANCH - PARCEL G; run thence along the Southerly boundary thereof, Northwesterly, 62.69 feet along the arc of a non-tangent curve to the left having a radius of 1640.00 feet and a central angle of 02°11'24" (chord bearing N.47°53'50"W., 62.68 feet); thence N.33°16'19"E., a distance of 27.40 feet; thence S.45°04'27"E., a distance of 68.48 feet to a point on the Southeasterly boundary of said K-BAR RANCH - PARCEL G; thence along said Southeasterly boundary the following two (2) courses: 1) S.58°00'00"W., a distance of 12.81 feet; 2) S.32°06'41"W., a distance of 11.56 feet to the **POINT OF BEGINNING.**

Containing 0.037 acres and 1,617 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Southeasterly boundary of K-BAR RANCH - PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of S.58°00'00"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for Sketch, Line and Curve tables.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:20:23 -05'00'

Jack M. Greene LS6506

JOB: K-BAR DRAINAGE EASEMENT 2
DRAWN: AKN DATE: 01/08/25 CHECKED: NMV
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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---	---	---
---	---	---
---	---	---

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

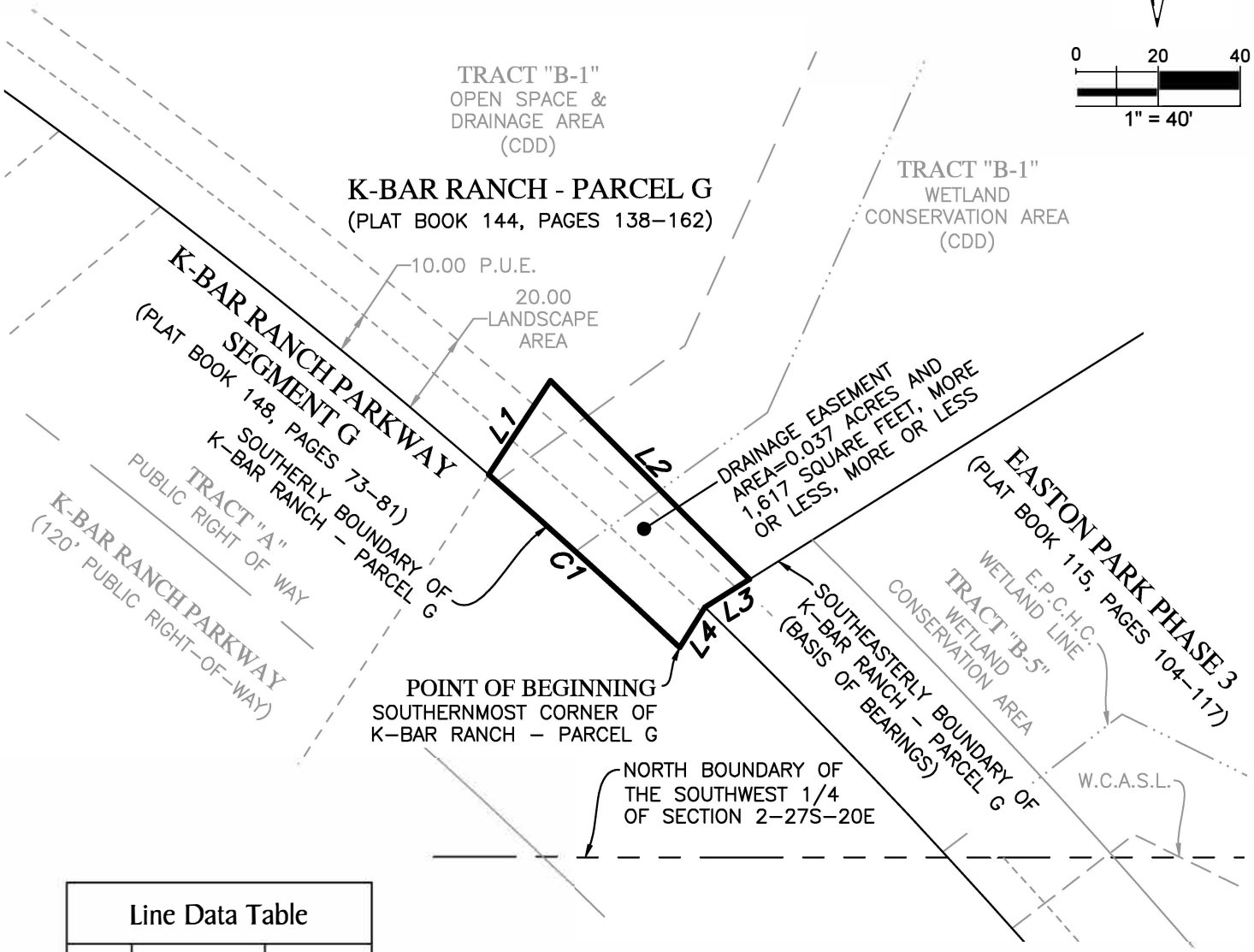
GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-DRAINAGEEASEMENT 4-D&S.DWG LAST SAVED BY: NAYARAV 01 of 02

Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1640.00'	62.69'	2°11'24"	N47°53'50"W	62.68'



Line Data Table		
No.	Bearing	Length
L1	N33°16'19"E	27.40'
L2	S45°04'27"E	68.48'
L3	S58°00'00"W	12.81'
L4	S32°06'41"W	11.56'

LEGEND

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

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

P.U.E. ---- *Public Utility Easement*

Notes:

1) See Sheet 1 for Description and Basis of Bearings.

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

EXHIBIT 24

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-D17-000000-B0001.0

Resolution No. _____

GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT

THIS GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT (the "Easement") is made as of this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive "flow-through" drainage easement for the drainage of surface and storm water in, over, under, on and through those certain storm or surface water drainage facilities, including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall be solely responsible for the proper operation, maintenance, repair and replacement of the Drainage Facilities located in, on, over, under and across the Easement Property. In connection therewith, Grantor shall operate and maintain said Drainage Facilities so that Grantee's surface and storm water is able to flow-through said Drainage Facilities in a manner consistent with all applicable governmental permits and approvals relating to the Drainage Facilities. In addition, Grantor shall not make any use of the Easement Property that in anyway disrupts, interferes with or damages said Drainage Facilities or otherwise interferes with or impedes the natural flow-through. In the event that the Drainage Facilities are not properly operated and maintained, Grantee shall notify Grantor, and Grantor shall undertake to repair or replace said Drainage Facilities within thirty (30) days of receipt of notice from Grantee. In the event of a bona-fide emergency involving flooding of adjacent public streets and/or nearby properties not owned by Grantor, Grantee may, without notice to Grantor, voluntarily undertake to repair and/or replace the Drainage Facilities, and in such an event Grantor shall then compensate Grantee for all of Grantee's costs and expenses in causing the Drainage Facilities to be repaired or replaced within thirty (30) days after receiving documentation from Grantee regarding its costs in repairing and/or replacing said Drainage Facilities and Grantee shall have no liability for any damage caused to any other improvements located in the Easement Property that may occur in connection with Grantee voluntarily undertaking such a repair. The obligations of Grantor to Grantee under this paragraph are and shall be joint and several.

4. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its respective successors and assigns including, without limitation, any property owners association that may be formed by Grantor in the future to own, maintain, operate and repair the Drainage Facilities on the Easement Property.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary
Name:_____
My Commission Expires:_____

Description Sketch

(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3101.01 Atlas: GG-23
By: Ross Simons Date: 08/18/2025

DESCRIPTION:

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

COMMENCE at the Southernmost corner of said K-BAR RANCH PARCEL-G, run thence along the Southwesterly boundary thereof the following two (2) courses: 1) Northwesterly 165.80 feet along the arc of a tangent curve to the left having a radius of 1640.00 feet and a central angle of 05°47'33" (chord bearing N.49°41'55"W., 165.73 feet) to the **POINT OF BEGINNING** 2) continue Northwesterly 30.79 feet along the arc of a non-tangent curve to the left having a radius of 1640.00 feet and a central angle of 01°04'33" (chord bearing N.53°07'58"W., 30.79 feet); thence N.49°54'19"E., a distance of 71.96 feet; thence S.40°05'41"E., a distance of 30.00 feet; thence S.49°54'19"W., a distance of 65.02 feet to the **POINT OF BEGINNING**.

Containing 0.047 acres and 2,056 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Southwesterly boundary of K-BAR RANCH PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of N.49°41'55"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for sketch and curve table.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:24:40 -05'00'

Jack M. Greene LS6506

JOB: K-BAR FLOW THROUGH EASEMENT
DRAWN: CJF DATE: 01/08/25 CHECKED: MC
Prepared For: Eisenhower Property Group

Revisions

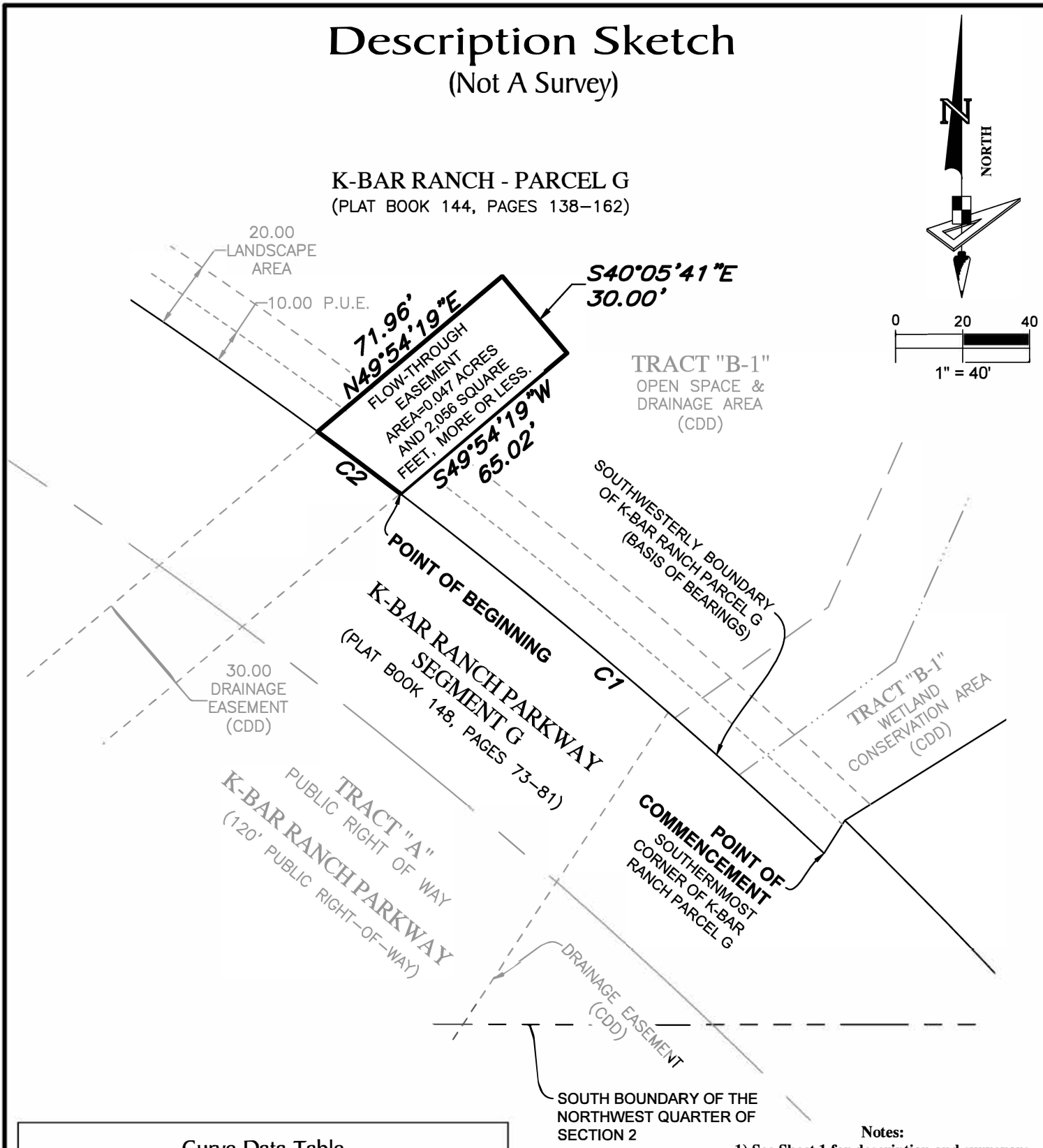
DATE	DESCRIPTION	DRAWN
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West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-FLOWTHROUGHEASEMENT 2-D&S.DWG LAST SAVED BY: CAMERONF 01 of 02

Description Sketch
(Not A Survey)



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1640.00'	165.80'	5°47'33"	N49°41'55"W	165.73'
C2	1640.00'	30.79'	1°04'33"	N53°07'58"W	30.79'

LEGEND

P.U.E. – – – – Public Utility Easement

Notes:
1) See Sheet 1 for description and surveyors notes.

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Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-FLOWTHROUGHEASEMENT 2-D&S.DWG LAST SAVED BY: CAMERONF **02** of **02**

EXHIBIT 25

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-C6X-000000-B0001.0

Resolution No. _____

GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT

THIS GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT (the "Easement") is made as of this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive "flow-through" drainage easement for the drainage of surface and storm water in, over, under, on and through those certain storm or surface water drainage facilities, including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall be solely responsible for the proper operation, maintenance, repair and replacement of the Drainage Facilities located in, on, over, under and across the Easement Property. In connection therewith, Grantor shall operate and maintain said Drainage Facilities so that Grantee's surface and storm water is able to flow-through said Drainage Facilities in a manner consistent with all applicable governmental permits and approvals relating to the Drainage Facilities. In addition, Grantor shall not make any use of the Easement Property that in anyway disrupts, interferes with or damages said Drainage Facilities or otherwise interferes with or impedes the natural flow-through. In the event that the Drainage Facilities are not properly operated and maintained, Grantee shall notify Grantor, and Grantor shall undertake to repair or replace said Drainage Facilities within thirty (30) days of receipt of notice from Grantee. In the event of a bona-fide emergency involving flooding of adjacent public streets and/or nearby properties not owned by Grantor, Grantee may, without notice to Grantor, voluntarily undertake to repair and/or replace the Drainage Facilities, and in such an event Grantor shall then compensate Grantee for all of Grantee's costs and expenses in causing the Drainage Facilities to be repaired or replaced within thirty (30) days after receiving documentation from Grantee regarding its costs in repairing and/or replacing said Drainage Facilities and Grantee shall have no liability for any damage caused to any other improvements located in the Easement Property that may occur in connection with Grantee voluntarily undertaking such a repair. The obligations of Grantor to Grantee under this paragraph are and shall be joint and several.

4. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its respective successors and assigns including, without limitation, any property owners association that may be formed by Grantor in the future to own, maintain, operate and repair the Drainage Facilities on the Easement Property.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary
Name:_____
My Commission Expires:_____

Description Sketch
(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3100.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-2 of K-BAR RANCH PARCEL-1, according to the plat thereof, as recorded in Plat Book 148, Pages 73 through 81, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said K-BAR RANCH PARCEL-1, run thence along the Northerly boundary thereof, Northeasterly 203.88 feet along the arc of a tangent curve to the left having a radius of 1520.00 feet and a central angle of 07°41'07" (chord bearing N.49°45'26"W., 203.73 feet) to the **POINT OF BEGINNING**; thence S.49°54'19"W., a distance of 84.97 feet; thence N.40°05'41"W., a distance of 30.00 feet; thence N.49°54'19"E., a distance of 77.44 feet to a point on the Northerly boundary of said K-BAR RANCH PARCEL-1; thence along said Northerly boundary, Southeasterly 30.93 feet along the arc of a non-tangent curve to the right having a radius of 1520.00 feet and a central angle of 01°09'57" (chord bearing S.54°10'58"E., 30.93 feet) to the **POINT OF BEGINNING**.

Containing 0.056 acres and 2,438 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Northerly boundary of K-BAR RANCH PARCEL-1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of N.49°54'19"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for sketch, curve and line tables.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:25:44 -05'00'

Jack M. Greene LS6506

JOB: K-BAR FLOW THROUGH EASEMENT
DRAWN: CJF DATE: 01/07/25 CHECKED: MC
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

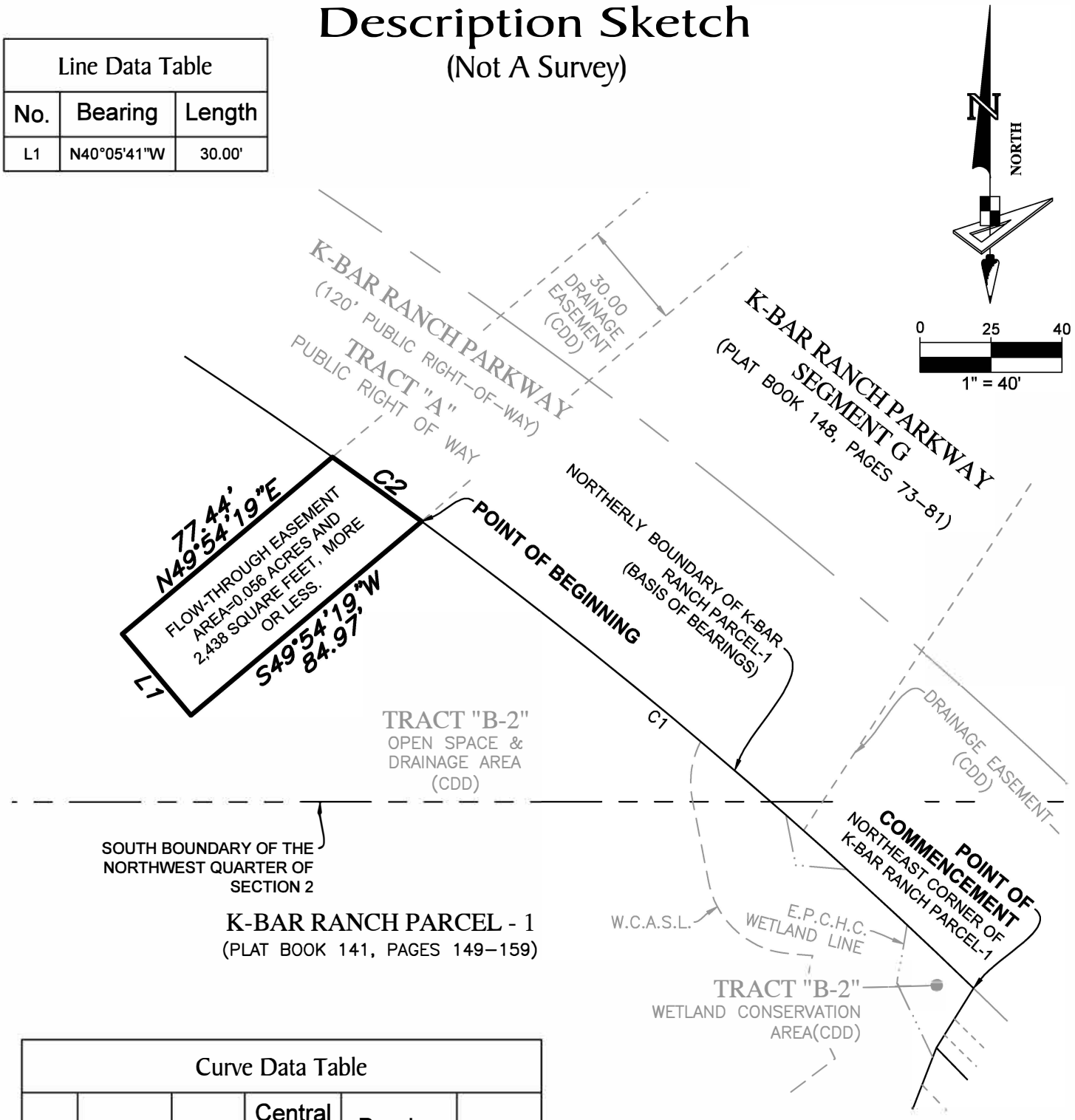
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-FLOWTHROUGHEASEMENT-D&S.DWG LAST SAVED BY: CAMERONF 01 of 02

Description Sketch
(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N40°05'41"W	30.00'



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1520.00'	203.88'	7°41'07"	N49°45'26"W	203.73'
C2	1520.00'	30.93'	1°09'57"	S54°10'58"E	30.93'

Notes:
1) See Sheet 1 for description and surveyors notes.

LEGEND

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

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

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
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GeoPoint Surveying, Inc.

EXHIBIT 26

RETURN TO AGENDA

Minutes of Meeting

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

K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Wednesday, June 18, 2025, at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

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

Also present:

Matt O'Nolan	**District Manager, Rizzetta & Company, Inc.**
Dan Lewis	**District Counsel, Persson, Cohen and Mooney (via phone)**
Chris Thompson	**Representative, Blue Water Aquatics**
Mark Spada	**Representative, EP6**
Boyan Pargou	**Representative, Height**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. O'Nolan called the meeting to order, conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

No audience comments were presented.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report

The Board tabled all landscaping proposals until the July meeting.

B. Presentation of Aquatics Report

Mr. Thompson reviewed his report and discussed pond four and EC9.

The Board requested Bluewater Aquatics provide quote for dig fennel removal.

C. Clubhouse Manager Report

The Board requested quotes on new pool furniture.

The Board requested staff investigate quotes for benches and pads for benches if needed.

The Board requested staff investigate food truck vendor services who will coordinate scheduling and insurance.

The Board asked the Amenity Manager to continue to investigate options for solar panels.

D. District Counsel

Mr. Lewis spoke about RFP process for District Management.

The Board approved an RFP to be conducted for Amenity Management services with the District Counsel to coordinate.

The Board requested District Counsel conduct RFP with timelines of bids submitted by July meeting and August meeting decision date.

On a Motion by Ms. Halstead , seconded by Mr. Reddy, with two opposed (Ms. Emery and Mr. Gossenbacher), the Board of Supervisors approved an RFP to be conducted for Amenity Management services with the District Counsel to coordinate., for K-Bar Ranch II Community Development District.

E. District Engineer

The Board approved the K-Bar Ranch parkway segment G easements authorizing Chair, DC and DC to approve and work on agreement.

Mr. Reid discussed wetlands.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the District Engineers proposed rate schedule, for the K-Bar Ranch II Community Development District.

DRAFT

On a Motion by Mr. Grossenbacher, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the K-Bar Ranch parkway segment G easements authorizing Chair, DC and DC to approve and work on agreement, for K-Bar Ranch II Community Development District.

F. District Manager Report

Mr. O'Nolan advised the upcoming meeting to be held on July 17, 2025 at 6:00 pm.

G. Review of Financial Statement

Mr. O'Nolan provided a brief overview of the May 2025.

FOURTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' meeting held on May 7 and 15, 2025**

FIFTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for May 2025**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the Board of Supervisors meeting held on June 20, 2024 and the Operations and Maintenance Expenditures for May ($130,098.52), for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Pest Control Proposal**

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the pest control proposal pending updated agreement from District Counsel, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS **Discussion of Food Truck in Community**

There was a discussion about food trucks in the community and seek out vendors.

EIGHTH ORDER OF BUSINESS **Discussion of Package Delivery with Gate Code**

The Board requested to investigate if there is a sensor on the gate arm.

The Board discussed having Chess Tournaments.

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, the Board approved the chess tournament with DC to work with Chair on agreement details., for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS **Discussion of FY 25-26 Proposed Budget**

DRAFT

The was a discussion about the budget and The Board modified the proposed budget as follows: $20,000 for crosswalks, $20,000 for Benches, $50,000 for tennis lights, all to come out of Capital Outlay. Also, $50,000 for storm cleanup, $75,000 for litigation defense and moving $25,000 from Capital Outlay to Litigation defense which would leave $85,000 in Capital Outlay. The Board requested adding additional line codes to budget.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Reddy requested update on Mr. Electric invoices from December and January and Illuminations Holiday lighting contract billing.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. O'Nolan stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adjourned the meeting at 9:50 p.m., for K-Bar Ranch II Community Development District.

DRAFT

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

EXHIBIT 27

RETURN TO AGENDA

K Bar Ranch II
Community Development District

Summary Financial Statements

(Unaudited)

September 30, 2026

K Bar Ranch II
Balance Sheet
September 30, 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	-	-	-	-	-	-	-
Cash - Merchant Account Bank United	-	-	-	-	-	-	-
Cash - Operating Southstate	198,798	-	-	-	-	-	198,798
Cash - Money Market Southstate	644,211	850,446	-	-	-	-	1,494,657
Cash - Debit Card	2,155	-	-	-	-	-	2,155
Cash - Square Account Southstate	28,577	-	-	-	-	-	28,577
Investments:							
Revenue Trust Fund	-	-	265,249	103,713	-	-	368,962
Interest Fund	-	-	-	-	-	-	-
Debt Service Reserve Fund	-	-	237,736	168,700	-	-	406,436
Prepayment Fund	-	-	3,282	-	-	-	3,282
Construction	-	-	-	-	45,613	40,221	85,833
Accounts Receivable	812	-	-	-	-	-	812
On-Roll Assessments Receivable	-	-	-	-	-	-	-
Due from Other Funds	-	-	23,647	11,744	-	-	35,391
Deposits	9,085	-	-	-	-	-	9,085
Prepaid Items	58,241	-	-	-	-	-	58,241
Total Assets	$ 941,879	$ 850,446	$ 529,913	$ 284,157	$ 45,613	$ 40,221	$ 2,692,228
Liabilities:							
Accounts Payable	66,687	-	-	-	-	-	66,687
Sales Tax Payable	(33)	-	-	-	-	-	(33)
Due to Other Funds	35,391	-	-	-	-	-	35,391
Deposits Payable	8,150	-	-	-	-	-	8,150
Deferred Revenue - On-Roll	-	-	-	-	-	-	-
							-
Fund Balance:							-
							-
Non-Spendable:	8,150	-	-	-	-	-	8,150
Assigned - Operating Reserved	425,000	300,112	-	-	-	-	725,112
Restricted	-	-	506,335	276,417	37,462	32,985	853,200
Unassigned	616,494	-	-	-	-	-	616,494
Fund Balance Forward	(209,809)	-	-	-	-	-	(209,809)
Net Change in Fund Balance	(8,150)	550,334	23,579	7,739	8,150	7,235	588,888
Total Liabilities & Fund Balance	$ 941,879	$ 850,446	$ 529,913	$ 284,157	$ 45,613	$ 40,221	$ 2,692,228

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 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	$ 2,028,362.29	$ 23,782
3	Interest Income	-	-	56,147	56,147
4	Miscellaneous Revenue	-	-	42,481	42,481
5	Fund Balance Forward	495,233	495,233	209,809	(285,424)
6	**Total Revenues**	**2,499,813**	**2,499,813**	**2,336,800**	**(163,013)**
7					
					Variance (Over) / Under
8	**Expenditures:**				
9	**Financial & Administrative**				
10	Supervisor Compensation	13,000	13,000	13,000	-
11	Administrative Services	5,213	5,213	3,606	1,607
12	District Management	23,321	23,321	25,519	(2,198)
13	District Engineer	17,000	17,000	33,084	(16,084)
14	Assessment Roll	5,624	5,624	7,781	(2,157)
15	Financial & Revenue Collections	5,624	5,624	5,187	437
16	Accounting Services	20,853	20,853	19,234	1,619
17	Auditing Services	5,000	5,000	4,900	100
18	Public Officials Liability Insurance	4,105	4,105	3,209	896
19	Bank Fees	1,100	1,100	1,992	(892)
20	Dues, Licenses & Fees	500	500	2,797	(2,297)
21	Legal Advertising	5,000	5,000	1,190	3,810
22	Website Fees & For Remediation	4,378	4,378	2,138	2,241
23	District Counsel	35,000	35,000	100,587	(65,587)
24	Litigation Mediation	75,000	75,000	140,281	(65,281)
25	**Total Financial & Administrative**	**220,718**	**220,718**	**364,505**	**(143,787)**
26					
27	**Debt Administration**				
28	Dissemination Agent	6,000	6,000	4,202	1,798
29	Trustee Fees	10,040	10,040	13,226	(3,186)
30	Arbitrage Rebate Calculation	900	900	-	900
31	**Total Debt Administration**	**16,940**	**16,940**	**17,428**	**(488)**
32					
33	**Securty Operations**				
34	Gate Maintenance & Repairs	60,000	60,000	40,941	19,059
35	Security Monitoring Services	51,734	51,734	46,234	5,500
36	**Total Security Operations**	**111,734**	**111,734**	**87,175**	**24,559**
37					
38	**Electric Utility Services**				
39	Utility Services	95,000	95,000	57,108	37,892
40	Utility - Recreation Facilities	40,000	40,000	15,418	24,582
41	Utility - Streetlights	175,000	175,000	215,068	(40,068)
42	**Total Electric Utility Services**	**310,000**	**310,000**	**287,595**	**22,405**
43					
44	**Garbage/Solid Waste Control Services**				
45	Garbage - Recreation Facilities	6,000	6,000	7,974	(1,974)
46	**Total Garbage/Solid Waste Control Services**	**6,000**	**6,000**	**7,974**	**(1,974)**

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 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	12,442	(8,942)
50	**Total Water-Sewer Combination Services**	**3,500**	**3,500**	**12,442**	**(8,942)**
51					
52	**Stormwater Control**				
53	Aquatic Maintenance	58,320	58,320	58,320	-
54	Lake/Pond Bank Maintenance & Repair	5,000	5,000	22,798	(17,798)
55	Wetland Monitoring & Maintenance	5,000	5,000	-	5,000
56	**Total Stormwater Control**	**68,320**	**68,320**	**81,118**	**(12,798)**
57					
58	**Other Physical Environment**				
59	Property Insurance	50,099	50,099	41,688	8,411
60	General Liability Insurance	4,163	4,163	4,763	(600)
61	Entry & Walls Maintenance & Repair	8,000	8,000	-	8,000
62	Landscape Maintenance	400,000	400,000	409,630	(9,630)
63	Well Maintenance	15,000	15,000	1,598	13,402
64	Storm Cleanup	50,000	50,000	-	50,000
65	Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	24,676	324
66	Landscape Inspection Services	13,200	13,200	10,200	3,000
67	Fire Ant Treatment	10,000	10,000	-	10,000
68	Holiday Decorations	25,000	25,000	30,297	(5,297)
69	Tree Removal	25,000	25,000	-	25,000
70	Landscape - Mulch	55,000	55,000	50,665	4,335
71	Landscape - Annuals/Flowers	47,093	47,093	31,060	16,033
72	Rust Prevention	19,140	19,140	20,885	(1,745)
73	Irrigation Repair	25,000	25,000	14,807	10,193
74	Wildlife Management Services	5,000	5,000	-	5,000
75	**Total Other Physical Environment**	**776,695**	**776,695**	**640,268**	**136,427**
76					
77	**Road & Street Facilities**				
78	Parking Lot Repair & Maintenance	1,500	1,500	-	1,500
79	Roadway Repair & Maintenance	5,000	5,000	-	5,000
80	Sidewalk Maintenance & Repair	5,000	5,000	-	5,000
81	Street Sign Repair & Maintenance	500	500	-	500
82	**Total Road & Street Facilities**	**12,000**	**12,000**	**-**	**12,000**
83					
84	**Parks & Recreation**				
85	Management Contract	278,284	278,284	205,361	72,923
86	Lighting Replacement	2,500	2,500	28	2,472
87	Clubhouse Maintenance & Repair	10,000	10,000	24,721	(14,721)
88	Office Supplies	2,500	2,500	4,243	(1,743)
89	Pool Service Contract	34,080	34,080	25,560	8,520
90	Pool Permits	300	300	-	300
91	Pool Repair & Maintenance	6,500	6,500	14,259	(7,759)
92	Facility A/C Heating Maintenance & Repair	3,500	3,500	-	3,500
93	Furniture Repair / Maintenance	12,500	12,500	-	12,500
94	Playground Equipment Maintenance & Repair	500	500	6,415	(5,915)
95	Telephone, Cable, Internet	4,000	4,000	4,675	(675)
96	Athletic Court / Field/ Playground Maintenance	5,000	5,000	304	4,696
97	Pest Control & Termite Bond	3,509	3,509	1,072	2,437

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 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	1,500	374	1,126
100	Dog Waste Station Supplies & Maintenance	500	500	465	35
101	**Total Parks & Recreation**	**368,673**	**368,673**	**295,224**	**73,449**
102					
103	**Special Events & Contingency**				
104	Clubhouse - Special Events	15,000	15,000	6,845	8,155
105	Miscellaneous Contingency	165,233	165,233	111,226	54,007
106	**Total Special Events & Contingency**	**180,233**	**180,233**	**118,071**	**62,162**
107					
108	**Total Expenditures Before Other Financing Sources**	**2,074,813**	**2,074,813**	**1,911,800**	**163,013**
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**	**2,499,813**	**2,336,800**	**163,013**
113					
114	Transfer In			-	
115					
116	**Total Excess Expenditures Over (Under) Revenues**	**-**	**-**	**0**	**0**
117					
118	**Fund Balance - Beginning**			**1,041,494**	
119					
120	**Fund Balance - Ending**			**1,041,494**	

K Bar Ranch II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 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 September 30, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ 667,172	$ 674,546
3	Prepayment Revenue	-	-
4	Interest	-	21,250
5			
6	**Total Revenues**	**667,172**	**695,796**
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**	**-**	**36,864**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	-
25	Transfer Out	-	(13,286)
26	**Total Other Sources (Uses)**	**-**	**(13,286)**
27			
28	**Fund Balance - Beginning**	-	506,335
29			
30	**Fund Balance - Ending**	**-**	**529,913**

K Bar Ranch II
Debt Service 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ 337,071	$ 340,594
3	Prepayment Revenue	-	-
4	Interest	-	11,354
5			
6	**Total Revenues**	**337,071**	**351,948**
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**	**-**	**16,753**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	10,797
25	Transfer Out	-	(19,810)
26	**Total Other Sources (Uses)**	**-**	**(9,013)**
27			
28	**Fund Balance - Beginning**	-	276,417
29			
30	**Fund Balance - Ending**	**-**	**284,157**

K Bar Ranch II
Construction 2017
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ -	$ -
3	Prepayment Revenue	-	-
4	Interest	-	1,372
5			
6	**Total Revenues**	**-**	**1,372**
7			
8			
9	**Expenditures:**		
10			
11	Construction Expense	-	-
18			
19	**Total Expenditures**	**-**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**1,372**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	6,779
25	Transfer Out	-	-
26	**Total Other Sources (Uses)**	**-**	**6,779**
27			
28	**Fund Balance - Beginning**	-	37,462
29			
30	**Fund Balance - Ending**	**-**	**45,613**

K Bar Ranch II
Construction 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ -	$ -
3	Prepayment Revenue	-	-
4	Interest	-	1,510
5			
6	**Total Revenues**	**-**	**1,510**
7			
8			
9	**Expenditures:**		
10			
11	Construction Expense	-	-
18			
19	**Total Expenditures**	**-**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**1,510**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	16,522
25	Transfer Out	-	(10,797)
26	**Total Other Sources (Uses)**	**-**	**5,726**
27			
28	**Fund Balance - Beginning**	-	32,985
29			
30	**Fund Balance - Ending**	**-**	**40,221**

K Bar Ranch II
Balance Sheet
September 30, 2026

Balance per Bank Statement	$	219,227.90
Plus: Deposits in Transit		-
Less: Outstanding Checks		(53,449.18)
	$	**165,778.72**

Beginning Balance		50,659.62
Receipts		350,000.00
Disbursements		(234,880.90)
Balance per Book	**$**	**165,778.72**

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				Funds Transfer	12.38		33,516.34
7/31/2026				Funds Transfer	1.24		33,517.58
7/31/2026					**42,246.62**	**8,729.04**	**33,517.58**
8/3/2026	080326ach		Spectrum	19302 Eage Creek Ln		170.00	33,347.58
8/5/2026	080526ach		Spectrum	10711 Mistflower Ln		170.59	33,176.99
8/5/2026	080526ach2		Spectrum	10541 K Bar Ranch Pkwy		170.59	33,006.40
8/5/2026	080526ach3		Spectrum	10340 K Bar Ranch Pkwy		170.59	32,835.81
8/7/2026	080726ach		Spectrum	10820 Mistflower Ln		321.79	32,514.02
8/8/2026				Funds Transfer	144,066.56		176,580.58
8/8/2026	080826ach		Spectrum	19292 Mossy Pine Dr		170.00	176,410.58
8/9/2026		3	Wayne Letson	Reimb-Home depot-water for Brivo		14.73	176,395.85
8/9/2026		4	Business Observer	legal adv		102.81	176,293.04
8/9/2026		6	Brandon Electric	Repairs/Maint		3,452.09	172,840.95
8/9/2026		7	Suncoast Rust Control	water treatment		1,525.00	171,315.95
8/9/2026		8	Cooper Pools Inc	Pool Maint/Repair		2,840.00	168,475.95
8/9/2026		9	Complete IT	camera mgmt		3,602.00	164,873.95
8/9/2026		10	Kutak Rock LLP	Legal Svc		16,297.50	148,576.45
8/9/2026		11	Pine Lake Companies	#8262 maint contract		33,019.25	115,557.20
8/10/2026	081026ach		TECO	10611 Kbar Ranch Pkwy		164.37	115,392.83
8/10/2026	081026ach4		TECO	10598 Kbar Ranch Pkwy		130.98	115,261.85
8/10/2026	081026ach8		TECO	10841 Mistflower Ln Gate		91.13	115,170.72
8/10/2026	081026ach9		TECO	10598 Kbar Ranch Pkwy		66.98	115,103.74
8/10/2026	081026ach12		TECO	10580 Kbar Ranch Pkwy		27.63	115,076.11
8/11/2026	081126ach		TECO	K Bar Ranch Parcel G		2,246.79	112,829.32
8/11/2026	081126ach2		TECO	K bar ranch parcel I		1,738.07	111,091.25
8/11/2026	081126ach1		TECO	19301 Eage Creek Ln		101.90	110,989.35
8/11/2026				Service Charge		19.20	110,970.15
8/12/2026		12	Anti-Pesto Bug Killers	Pest Control		142.00	110,828.15
8/12/2026		14	Illuminations Holiday Lighting	Deposit		10,098.94	100,729.21
8/12/2026		13	Complete IT	camera mgt		250.00	100,479.21
8/12/2026	081226ach		Spectrum	10820 Mistflower Ln		185.38	100,293.83
8/14/2026		1	Haven Management Solutions, llc	Amenity Management Billing 7/25-8/7/26		10,815.54	89,478.29
8/14/2026		49		To deposit funds received from Valley National Not on TB received from Rizzetta, CK # 1(	800.00		90,278.29
8/17/2026		18	Strategic Air Conditioning Inc.	ac repair		1,550.00	88,728.29
8/17/2026		17	Strategic Air Conditioning Inc.	ac repair		510.00	88,218.29
8/17/2026		15	Business Observer	legal adv		183.75	88,034.54
8/17/2026		16	PC Consultants	software		60.00	87,974.54
8/17/2026		19	Complete IT	transmitter		1,000.00	86,974.54
8/18/2026	8/18/2026		Spectrum	10339 k bar ranch pkwy gate		170.59	86,803.95
8/19/2026	081926ach		TECO	Summary Bill		19,535.95	67,268.00
8/19/2026	082026ach		Florida Dept of Revenue	Sales Tax		642.09	66,625.91
8/19/2026		20	813 Security & Protective Svcs	security		2,500.00	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		23	Complete IT	circuit board		874.72	58,035.02
8/24/2026		24	Complete IT	mossy pine maint		1,496.00	56,539.02
8/26/2026		25	Haven Management Solutions, llc	August Management Services		4,637.50	51,901.52
8/27/2026	082726ach		Spectrum	10621 Mistflower Ln		170.00	51,731.52
8/27/2026	082726ach1		Spectrum	10841 Mistflower Lane		160.00	51,571.52
8/28/2026	082826ach		Waste Management	Waste Services		741.31	50,830.21
8/29/2026	082926ach		Spectrum	10339 k bar ranch pkwy gate		170.59	50,659.62
8/31/2026					**144,866.56**	**127,724.52**	**50,659.62**
9/3/2026		1061	Haven Management Solutions, llc	September Management Services		4,637.50	46,022.12
9/3/2026		1062	Haven Management Solutions, llc	Amenity Management Billing 8/8-8/21/26		10,597.74	35,424.38
9/3/2026				Funds Transfer	150,000.00		185,424.38
9/4/2026		1064	Complete IT	redwood hinges		3,014.06	182,410.32
9/4/2026		1065	Blue Water Aquatics, Inc.	Pond/waterway treatment		4,860.00	177,550.32
9/4/2026		1066	Complete IT	lock/key		186.50	177,363.82
9/4/2026		1067	Wayne Letson	Reimb-Publix		30.47	177,333.35

9/4/2026	1068	Wayne Letson	Reimb-HomeDepot		25.44	177,307.91
9/4/2026	1069	Complete IT	gate controller		825.00	176,482.91
9/4/2026	1070	Complete IT	siren repair		935.00	175,547.91
9/4/2026	1071	Complete IT	labor		330.00	175,217.91
9/4/2026	1072	Pine Lake Companies	irrigation repairs		858.50	174,359.41
9/4/2026	1073	Greg Halstead	081926BOSMTG		200.00	174,159.41
9/4/2026	1075	Michele Emery	081926BOSMTG		200.00	173,959.41
9/4/2026	1076	Venu Reddy	081926BOSMTG		200.00	173,759.41
9/4/2026	1074	Christopher Grossenbacher	081926BOSMTG		200.00	173,559.41
9/4/2026	1077	Wayne Letson	Reimb-HomeDepot		114.04	173,445.37
9/4/2026	1078	Pine Lake Companies	mulch installation		43,758.00	129,687.37
9/4/2026	1079	Complete IT	gate hinge replacement		1,445.00	128,242.37
9/4/2026	1080	Complete IT	repair/maint		420.00	127,822.37
9/4/2026	9/4/2026	Spectrum	19302 Eage Creek Ln		170.00	127,652.37
9/5/2026	1090	Suncoast Rust Control	water treatment		1,525.00	126,127.37
9/5/2026	1082	813 Security & Protective Svcs	security		2,500.00	123,627.37
9/5/2026	1083	Strategic Air Conditioning Inc.	ac repair		750.00	122,877.37
9/6/2026	9/6/2026	Spectrum	10541 K Bar Ranch Pkwy		170.59	122,706.78
9/6/2026	9/6/2024	Spectrum	10711 Mistflower Ln		170.59	122,536.19
9/7/2026	1084	Fast-Dry Courts	Tweener LED Lighting		15,995.00	106,541.19
9/7/2026	1085	Business Observer	legal adv		76.56	106,464.63
9/7/2026	1086	Cooper Pools Inc	Pool Maint/Repair		2,840.00	103,624.63
9/7/2026	1088	Pine Lake Companies	#8262 maint contract		33,019.25	70,605.38
9/7/2026	1091	Pine Lake Companies	irrigation repairs		1,762.48	68,842.90
9/8/2026	1122	US Bank C/O Kbar Ranch II CDD	trustee fees		4,256.13	64,586.77
9/8/2026	1123	US Bank C/O Kbar Ranch II CDD	trustee fees		4,256.13	60,330.64
9/8/2026	1124	US Bank C/O Kbar Ranch II CDD	trustee fees		4,256.13	56,074.51
9/8/2026	9/8/2026	Spectrum	10820 Mistflower Ln		170.00	55,904.51
9/8/2026	9/8/2026	Spectrum	10340 K Bar Ranch Pkwy		170.59	55,733.92
9/8/2026	9/8/2026	Spectrum	10820 Mistflower Ln		321.79	55,412.13
9/9/2026			Funds Transfer	100,000.00		155,412.13
9/9/2026	9/9/2026	Spectrum	19292 Mossy Pine Dr		170.00	155,242.13
9/9/2026	9/9/2026	TECO	10598 Kbar Ranch Pkwy		54.89	155,187.24
9/9/2026	9/9/2026	TECO	10580 Kbar Ranch Pkwy		74.00	155,113.24
9/9/2026	9/9/2026	TECO	10841 Mistflower Ln Gate		74.13	155,039.11
9/9/2026	9/9/2026	TECO	10598 Kbar Ranch Pkwy		100.75	154,938.36
9/9/2026	9/9/2026	TECO	10611 Kbar Ranch Pkwy		151.82	154,786.54
9/10/2026	9/10/2026	TECO	19301 Eage Creek Ln		75.94	154,710.60
9/10/2026	9/10/2026	TECO	K bar ranch parcel I		1,726.54	152,984.06
9/10/2026	9/10/2026	TECO	K Bar Ranch Parcel G		2,231.89	150,752.17
9/11/2026			Service Charge		554.72	150,197.45
9/16/2026	1121	Haven Management Solutions, llc	Amenity Mgt 8/22-9/4/26		10,525.14	139,672.31
9/17/2026	1125	Wayne Letson	Reimb-Gas for Kubota		41.00	139,631.31
9/17/2026	1126	Wayne Letson	Reimb-HomeDepot		49.34	139,581.97
9/17/2026	1127	Anti-Pesto Bug Killers	Pest Control		149.00	139,432.97
9/20/2026	9/30/2026	Florida Dept of Revenue	Sales Tax		656.08	138,776.89
9/22/2026			Funds Transfer	100,000.00		238,776.89
9/22/2026	9/2/2026	TECO	Summary Bill		18,918.61	219,858.28
9/24/2026	1128	Kutak Rock LLP	Legal Svc		11,103.14	208,755.14
9/24/2026	9/24/2026	City of Tampa Utilities	10820 Mistflower Ln		404.27	208,350.87
9/26/2026	9/26/2026	Waste Management	Waste Services		741.31	207,609.56
9/27/2026	9/27/2026	Spectrum	10621 Mistflower Ln		170.00	207,439.56
9/27/2026	9/27/2026	Spectrum	10841 Mistflower Lane		160.00	207,279.56
9/29/2026	9/29/2026	Spectrum	10339 k bar ranch pkwy gate		170.59	207,108.97
9/30/2026	1129	Complete IT	repair/maint- gate		357.00	206,751.97
9/30/2026	1130	Pine Lake Companies	#8262 maint contract		33,019.25	173,732.72
9/30/2026	1131	Fence Outlet of Tampa Inc.	Est JD457-rem bal fence		7,954.00	165,778.72
9/30/2026				**350,000.00**	**234,880.90**	**165,778.72**

EXHIBIT 28

RETURN TO AGENDA

MINUTES OF 09/16/26 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, September 16, 2026, at 6:00 p.m. at the Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by District Manager Thibault. Roll was called and a quorum was confirmed with the following supervisors present:

Duzianthan Mohan ..... Board of Supervisors, Chairman
Greg Halstead ..... Board of Supervisors, Vice Chair
Michele Emery ..... Board of Supervisors, Assistant Secretary
Chris Grossenbacher ..... Board of Supervisors, Assistant Secretary
Venu Reddy ..... Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault ..... District Manager, Haven Management Solutions
Kirsten Mood ..... District Counsel, Kutak Rock
Dana Bryant ..... Haven Management Solutions
Michael Sakellarides ..... Amenity Management, Haven Management Solutions
Greg Woodcock ..... Stantec

Ms. Thibault called the meeting to order at 6:00 p.m. and conducted roll call. Present were Vice Chair Halstead, Supervisor Emery, and Supervisor Grossenbacher. Chairman Mohan joined at 6:02. It was acknowledged that a quorum was established.

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

There were no audience comments.

III. Professional Vendor Presentation

A. Presentation of Team Deliverables

- The Board did not have questions regarding the team deliverables.

B. District Engineering Report – Stantec Engineering – Greg Woodcock

1. Discussion of Roadway Concepts Detectable Warning Proposal

- Mr. Woodcock updated the Board on the proposal, noting that the revised proposal will be less costly as there will be fewer locations. He added that it would be helpful to have a Board member to work on finalizing the roadway concepts. Supervisor Reddy asked Mr. Woodcock to explain Stantec's role in the roadway concepts project. Mr. Woodcock confirmed that they locate the issues when asked to investigate and explained what his team had been working on regarding the roadway concepts project, advising that they do not do the contracting.
- The Board discussed the map locations, including the number of locations and areas that had been removed. Supervisor Emery volunteered to work with Mr. Woodcock to finalize the roadway concepts.

C. Blue Water Aquatics

1. Aquatic Services Report – Chris Thompson

2. Presentation of Proposal for Aquatic Services

- Mr. Thompson presented the proposal, noting it would be a 3% increase of $146 per month.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Blue Water Aquatics Proposal for Aquatic Services for the K-Bar Ranch II Community Development District.

- Ms. Mood discussed amending the contract to follow the fiscal year. Mr. Thompson discussed specific areas and issues around the community.

D. Pine Lake

- Mr. Cane updated the Board on the status of the deliverables listing.

1. August Irrigation Inspection

- Mr. Cane presented the August Irrigation Inspection to the Board, noting areas that required repair.

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

- Mr. Cane presented the proposal to the Board.

On a MOTION by Supervisor Emery, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the Inspection Repairs Proposal for Clocks 1, 3, 4, & 7 for $3,461.54 for the K-Bar Ranch II Community Development District.

- Mr. Pine reported that the plants are unsuccessful in certain areas and suggested conducting soil tests to attempt to determine the issue.

E. Field Services – Dana Bryant

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 with the landscaping around the monuments and irrigation issues. The Board discussed blocked storm drains. Ms. Thibault directed Mr. Woodcock to reach out to Johnson Engineering to address the storm drains. Mr. Bryant detailed the status of the plant material and landscaping of areas in the community including the amenity center and the pool area.

F. 813 Security Services

1. Security Services Report

- 813 Security presented their report, noting incidents that had occurred.

2. Discussion of 813 Security Agreement

- Ms. Thibault asked the Board how they would like to proceed with 813 Security's monthly contract. The Board discussed the contract.

On a MOTION by Supervisor REddy, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Agreed to Terminate 813 Security as of September 30 2026 for the K-Bar Ranch II Community Development District.

G. Clubhouse and Amenity Manager

1. Presentation of Amenity Center Report Amenity

- Mr. Sakellarides presented the items he proposed should be added to the insurance documentation. The Board discussed their options regarding hiring a handyman. Ms. Thibault and Ms. Mood advised the Board of the legal qualifications any hired vendors would need to be able to meet. The Board discussed possible methods to document who is coming in and out of the community.

2. Discussion Locations for Shed Placement

- Mr. Sakellarides suggested the storage proposals be moved to the next meeting. He presented the suggested locations, advising the Board of a reasonably sized area of land that could serve as a good spot for a storage shed.

3. Presentation of Location for Bike Rack and Pad

- Ms. Thibault presented the bike rack options. Mr. Sakellarides explained the installation options. The Board discussed the bike rack options, noting the necessary installation of the bike pad as well.
- Ms. Thibault asked the Board if they would like to address the sidewalk to the tennis court and the bike pad together.

On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $4,160 for the K-Bar Ranch II Community Development District.

- The Board tabled the pressure-wash proposals to be brought back after the storage area had been decided.

4. Discussion of Tennis Court Lighting

- Mr. Sakellarides explained the proposal.

On a MOTION by Vice Chair Halstead SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved the 10-S Tennis Supply & Dinkshot Pickleball Extension Cables 100ft, 52'6, 17ft for $659.89 for the K-Bar Ranch II Community Development District.

On a MOTION by Supervisor Reddy, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved the Brandon Electric Installation of Circuits to Transformers for $2,306.56 for the K-Bar Ranch II Community Development District.

5. Presentation of Locations for Fifteen Benches

- Ms. Thibault and Mr. Sakellarides updated the Board on the status of the project. The Board discussed the locations. Ms. Thibault confirmed that the amenity team would mark the locations and a supervisor would walk through.

6. Consideration of JML Proposal for 15 Four-Inch Concrete Slabs - $5,800

On a MOTION by Supervisor Reddy, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the JML Proposals for 15 Four-Inch Concrete Slabs for $5,800 for the K-Bar Ranch II Community Development District.

F. District Counsel

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

- Ms. Mood reported that the letter was returned to sender and advised that they had sent another letter making it clear that they were requesting the email records. Supervisor Reddy advised, based on his research, that the Board had not made an official motion regarding the Rizzetta Suncoast Rust Payments. The Board discussed the option of a lawsuit. The Board debated using a process server or moving forward with another letter.

2. Consideration for Adoption Resolution 2026-18; Adopting Annual Meeting Schedule for FY 2026-2027

- Ms. Mood reported that the schedule remained the same per month.

On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-18 Adopting Annual Meeting Schedule for the FY 2026-2027 for the K-Bar Ranch II Community Development District.

3. Discussion of Well Requisition Accurate Well Proposal for Gilded Woods - $26,920 Plus Electrical

- Ms. Mood advised that she was unable to move forward until she received the engineer certificate from Mr. Woodcock and a resolution as to who the signers are.

IV. Administrative Matters

A. Consent Agenda

- Ms. Thibault presented the consent agenda.

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Consent Agenda for all of the Administrative Items for the K-Bar Ranch II Community Development District.

V. Other Introduced Items

1. Walk-on Proposal

- Mr. Sakellarides updated the Board on the passes.
- Ms. Thibault presented opened the floor to audience comments. Hearing none.

> On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Pass Increase to $40 monthly for 500 Licenses for the K-Bar Ranch II Community Development District.

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

- An audience member asked about holding an event in the amenities center using the facilities. Ms. Mood advised that it would not be a good idea for the District to sponsor the event.
- Ms. Thibault opened the floor to audience comments. A resident expressed concerns.

> On a MOTION by Supervisor Reddy, SECONDED by Chairman Mohan WITH ALL IN FAVOR, the Board Agreed to Waive the Fee for a Debate Between Candidates for the K-Bar Ranch II Community Development District.

- A resident shared her comments about the policy workshop, asking that the rules are made clear before anyone receives a penalty, noting parking concerns.
- A resident reported that the track lighting at Hawk Vall and by the Amenity Center needed to be addressed. He reported that the Amenity Center sign had fallen down.

VII. Supervisor Requests

1. Request to Apply for FRDAP Grant

- Cice Chair Halstead reported on his request to apply for the FRDAP Grant.
- The Board discussed overnight parking spaces in Hawk Valley.

> On a MOTION by Supervisor Grossenbacher, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved $100 for Previously Awarded Grants for Public Records Request for the K-Bar Ranch II Community Development District.

- The Board briefly discussed an Amenity Center lounge area. The item was pushed to the next meeting. Ms. Thibault confirmed the amenity team would look into the lights that were out on Sundrift One, Mossey, and Old Spanish. A supervisor reported that the water cooler chiller was not working.

VIII. Adjournment

On a MOTION by Vice Chair Halstead, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Adjourned the Meeting at 9:10 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 29A

RETURN TO AGENDA

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
https://cooperpoolsinc.com/

QUOTE

Quote Number
1271

Quote Total
$356.36

Quote Date
October 8, 2026

Expiration Date
November 8, 2026

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

LOCATION: 10820 Mistflower Lane, Tampa

Item	Description	Qty	Rate	Amount
81060BU 2" 0-60PSI 0.25" BTM MOUNT PLASTIC PRESSURE GAUGE	PRESSURE GAUGE	2	10.02	20.04
2.5" 0-30 0.25" BTM Mount Steel Vacuum Gauge	2.5" 0-30 0.25" BTM Mount Steel Vacuum Gauge	2	18.85	37.70
.75"MPT BRASS HOSE BIB	.75"MPT BRASS HOSE BIB	1	26.70	26.70
ESCUTCHEON CHROME PLATED SNAP TOGETHER	ESCUTCHEON CHROME PLATED SNAP TOGETHER	2	28.58	57.16
NO ENTRY DEPTH MARKER 6"x12" NON SKID	NO ENTRY DEPTH MARKER 6"x12" NON SKID	1	26.66	26.66
BOLT & WING NUT 6 Pk	BOLT & WING NUT	2	4.05	8.10
Installation / Labor	Installation / Labor	1	180.00	180.00

Our North Territory Manager did a Poolside Inspection and noticed these items need to be addressed.

Subtotal	$356.36
Tax	$0.00
Quote Total	$356.36

Cooper Pools Inc
info@cooperpoolsinc.com

Gregory Halstead Gregory Halstead — 10/12/24

Name & Signature — Date

Cooper Pools

844-766-5256

EXHIBIT 29B

RETURN TO AGENDA

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

Complete I.T.
SERVICE & SOLUTIONS

Customer Contact Information:

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

Estimate #	6653
Estimate Date	10-12-26
Sales Team Member	
Total	**$495.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00
6'x4"x4" Black Aluminum Pole	Approx. 4' above ground	$165.00	1.0	$165.00
Hawk Valley	Move SOS to post for Hawk Valley	$0.00	1.0	$0.00

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:** 10/10/26

Billing Contact:

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

EXHIBIT 29C

RETURN TO AGENDA

FASTSIGNS
Make Your Statement

19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
(813) 575-3838

INVOICE
2160-10208

https://www.fastsigns.com/2160-new-tampa-wesley-ch

Payment Terms: Cash Customer

Patricia Thibault

Created Date: 10/9/2026

DESCRIPTION: QTY 1 / 3/16" FOAMCORE / SS / 36" W x 24" H

Bill To: Haven Management
Kbar Ranch II CDD
10820 Mistflower Lane
Tampa, FL 33647
US

Pickup At: FASTSIGNS of Wesley Chapel
19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
US

Ordered By: Michael Sakellarides
Email: michael@havenmgtsol.com
Tax ID: 85-8017306955C-1

Salesperson: Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**QTY 1 / 3/16" FOAMCORE / SS / 36" W x 24" H**	1	$99.00	$0.00	$99.00
1.1	**Foam Core 3/16" -**				
1.2	**Laminate - LAMINATE**				

Subtotal:	$99.00
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$99.00
Amount Paid:	$0.00
BALANCE DUE:	$99.00

FINE PRINT...PLEASE READ CAREFULLY: We appreciate the opportunity to provide you with outstanding signage products and service. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) invoice in any way, whether verbal, by email, by active participation or with monetary deposit, constitutes all of the following: the creation of this invoice as a purchase contract for exactly, and only, the custom signage products and services described and contained herein; and that this contract can only be cancelled in writing (not by email) received within 2 business days of invoice creation date; and that purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the sole reasonable discretion of FSWC; and that any verbal discussions regarding details and/or changes to this contract do not apply to altering this contract; and that during the sales process, FSWC is not responsible for any implied or conveyed customer expectations that are not specifically covered in writing, in advance of signage production; and that the purchaser is responsible to carefully review signage proofs and purchaser's approval will constitute final sign production - POST-PRODUCTION changes or remake of signage will require additional payment; and that any PRE-PRODUCTION email discussion regarding details and/or changes to this contract, without direct FSWC response and acknowledgment of those changes, are not valid and do not apply to altering this contract; and that purchaser agrees to pay the invoice in full upon receipt of FINAL/COMPLETION invoice; and that past-due invoices will be subject to finance charges to the extent permitted by Florida law; and that the company takes full responsibility for the invoice listed listed contact buyer as having the authority to represent the said company listed on this purchase contract. Thank you.

EXHIBIT 30

RETURN TO AGENDA

Outlook

Gate holiday decorations

From Venu Reddy <reddyvenu979@gmail.com>
Date Wed 10/7/2026 1:37 PM
To Patricia Thibault <Patricia@havenmgtsol.com>

Good Afternoon Patricia

I would like to have the following on the upcoming Agenda.

Residents want to decorate their hate for the Holidays with their own funds.
I would like this on the agenda.

Thank you

Venu M Reddy