



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
February 15, 2024**

**District Office:
2700 S. Falkenburg Rd. Suite 2745
Riverview, FL 33578
813-533-2950**

www.kbarranchiicdd.org

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

M/I Homes of Tampa, LLC 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634

| | | |
|-----------------------------|------------------|--|
| Board of Supervisors | Michele Emery | Chair |
| | Duzianthan Mohan | Vice Chair |
| | Greg Halstead | Assistant Secretary |
| | James Finley | Assistant Secretary |
| | Chloe Firebaugh | Assistant Secretary |
| District Manager | Matt O'Nolan | Rizzetta & Company, Inc. |
| District Counsel | Andy Cohen | Persson Cohen Mooney Fernandez & Jackson, P.A. |
| District Engineer | Tonja Stewart | Stantec Consulting Services |

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578
Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
WWW.KBARRANCHIICDD.ORG

Board of Supervisors
K-Bar Ranch II Community
Development District

2/7/2024

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, February 15 2024 at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report and Responses..... Tab 1
 1. Consideration of Landscape Proposals Tab 2
 - B. Presentation of Aquatics Report..... Tab 3
 1. Consideration of Irrigation Proposal..... Tab 4
 - C. Clubhouse Manager
 - D. District Counsel
 - E. District Engineer
 - F. District Manager Report Tab 5
 1. Review of Financial Statement Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 18, 2024 Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for December 2023 Tab 8
- 5. BUSINESS ITEMS**
 - A. Consideration of Pickle Ball Solar Lighting..... Tab 9
 - B. Consideration of Key for Business Services Tab 10
 - C. Consideration of Petition for Rule Making Tab 11
 - D. Consideration of Fence Estimate Tab 12
 - E. Consideration of Sensor Upgrade Tab 13
 - F. Consideration of Amenity Services Addendum Tab 14
 - G. Presentation of 4th Quarter Website Audit..... Tab 15
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Matt O'Nolan ,

District Manager

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



February 7, 2024
Rizzetta & Company
Jason Liggett-Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Recent and Upcoming Events, Hawk Valley, Redwood Pt.

General Updates, Recent & Upcoming Maintenance Events

❖ Work on moss removal throughout the district

feet (15') over roadways and ROW's. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles (and other small trees) shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning and seed pod removal are the preferred methods of Crape Myrtle

The following are action items for Pine Lake Services to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Purple** is installation contractor. **Orange** indicate tasks to be completed by Staff and **Bold, underlined black** indicates updates or questions for the BOS.

1. Continue to work on the ant mounds on both Kbar Ranch Parkway and Meadow Pointe Blvd. During my inspection we had some big mounds.
2. Treat the ant mounds in the tree rings to the east and west of the Hawk Valley gates.
2. **Work on the moss removal in the oak trees at the main entrance to hawk valley on the inbound and outbound side.(Pic 2>)**
3. **Pine Lake to work on the moss removal in the Cypress trees along Kbar Ranch Parkway.**
4. **Remove the moss from the trees at the Redwood Pointe Mail Kiosk area in the oak trees.**
5. **Remove the moss from the oak trees in the redwood Pointe Frontage oak trees on the inbound and outbound side.**
6. Remove the moss from the oak trees at the Briar Brook entrance.
7. Eradicate the ant mounds at the Briar brook mail kiosk. Once treated rake down the mounds.
8. Treat the crack weeds in between the sidewalk and the parking lot at the Briar Brook mail Kiosk.



9. **Treat the dollar weed and other turf weeds at the entrance to Mistflower Lane in the center island.(Pic 9)**



Kbar Ranch II

10. Diagnose and treat the decline in the Saint Augustine on the outbound side of the Briar brook entrance.(Pic 10)



11. Eradicate the bed weeds in the Loropetalum beds from the Briar Brook entrance to the Mossy pine entrance.
12. Remove the moss from the oak trees on the inbound and outbound side of the Mossy Pine entrance.
13. Treat the turf weeds in the tennis court frontage in the Saint Augustine.
14. The ligustrums along the frontage of the amenity center are still showing signs of leaf spot continue to treat these with fungicides.
15. Remove the dead Jack Frost ligustrum from the front of the amenity center. The board is looking to install gutters to the front of the clubhouse, and we will look at putting in another type of material when this is done.
16. Remove the moss in the Crape Myrtles in and around the pool area.
17. Gilded woods front entrance is ready to be turned over please provide the district a price to add this into the contract.



Tab 2



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

K-Bar Ranch II CDD
c/o Rizzetta & Company
5844 OLd Pasco Rd
Suite 100
Wesley Chapel, FL 33544

| | |
|--------------------|-----------|
| Date | 1/31/2024 |
| Estimate # | 87688 |
| LMP REPRESENTATIVE | |
| AV | |
| PO # | |
| Work Order # | |

| DESCRIPTION | QTY | COST | TOTAL |
|--|-----|-------|-----------|
| Install 450 CY of pine bark mulch. Quantity was provided by customer. Any shortages in quantity will result in an additional estimate with additional quantity. Installer indicates that last time property was fully mulched it took 500 cubic yards. | | | |
| Mulch - Pine Bark 450 CY | 450 | 57.00 | 25,650.00 |

TERMS AND CONDITIONS:

| | |
|--------------|--------------------|
| TOTAL | \$25,650.00 |
|--------------|--------------------|

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Estimate

EST-002380



iMulchFL, Inc.

210 N. Tubbs St #569
Oakland 34760
(407) 490-9799
www.imulchfl.com

Bill To

K-Bar Ranch II CDD

Amy Linen
10820 Mistflower Ln, Tampa, FL 33647

Alinen@rizzetta.com

Estimate Date :

01/30/2024

| Mulch Type & Service Notes | Yards | Rate | Amount |
|---------------------------------|--------|-------|-------------|
| Installation of Pine Bark Mulch | 450.00 | 49.00 | 22,050.00 |
| Sub Total | | | 22,050.00 |
| Total | | | \$22,050.00 |

Notes

Looking forward for your business.

Terms & Conditions

Please indicate authorization to commence installation by signing below and emailing back to info@imulchfl.com

Authorized By: _____

PO# (if needed): _____

Date: _____

Authorized Signature _____



5311 36th Avenue East
Palmetto, FL 34221
Phone (888) 90-MULCH
Fax (941) 721-3525

SUBMITTED TO: K-Bar Ranch II CDD c/o Rizzetta Prop. Mgmt.
3434 Cowel Ave Unit 200
Tamps FI 33614
ATTN: Amy Linen
Alinen@rizzetta.com
813 933 5571

Date : 1/24/2022

Project : K-Bar Ranch II Common Areas

| QTY | DESCRIPTION | UNIT PRICE | EXTENDED TOTAL |
|--------------|---|------------|------------------|
| 450 | Pinebark 2' Nuggets (cubic yards) Installed in common area landscape. | 47.50 | 21,375.00 |
| 8 | Fuel surcharge/trip fee \$3 per loaded mile (60 miles) | 180.00 | 1,440.00 |
| Total | | | 22,815.00 |

Terms : Payment due upon completion.

ACCEPTED BY: _____

DATE: _____

ACCEPTED BY: _____

DATE: _____

Mulch Blowers Representative - Royce Dunnuck
888-906-8524

-

-



Hey Amy,

I hope you're doing well. Thank you for considering Pinellas Premium for your landscaping project! We've put together a plan and we're excited to work with you on your property.

Here is the scope of work:

1. Installing 450 yards of pine bark in flower beds around the property.

Here's a breakdown of the proposal:

Mulch

Installation of (450) yards of pine bark

Total for mulch and installation: \$55,000.00

Delivery fees - \$500.00

Dump fee: \$175.00

Total: \$55,675.00

Please note that this job requires a 50% deposit to secure your spot on our schedule. The remaining balance will be due upon completion of the work. If you have any questions, concerns, or would like to discuss any aspects of the proposal further, please don't hesitate to reach out. We're here to help!

Before the job is started a walk through with the property manager must be completed by manager Warren Ayotte of Pinellas Premium. After walking through, his complete proposal may be changed according to job conditions. Proposal can be canceled at any time by any party.

We're eager to get started on your project and are ready to proceed when you are. This proposal is valid for 30 days, so let us know your thoughts soon.

Thanks for thinking of us. We can't wait to get to work on your project. If you have any questions just ask.

Best regards,

Warren Ayotte

Estimator/Manager

Pinellas Premium

www.PinellasPremium.com



Pine Bark Application 11/23

Date 10/26/2023
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Epifanio Carvajal Ulloa 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 epi@pinelakenurseryinc.com or 813 528 5039.

Pine Bark Application 11/23

Pine Bark Mulch install

| Pine Bark | | | |
|----------------|----------|------|-------------|
| Items | Quantity | Unit | Price |
| Pine Bark | 450.00 | Yd | |
| Pine Bark: | | | \$26,100.00 |
| PROJECT TOTAL: | | | \$26,100.00 |

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is

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

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

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

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

current market prices

Escalation Clause

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

Warranty and Tolerances

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

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

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

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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

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

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

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner

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

Material Tolerances

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

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

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

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

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

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the

project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

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

Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____
Epifanio Carvajal Ulloa
Date 10/26/2023
Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.

Tab 3

Chris Thompson

Blue Water Aquatics, Inc.

1/22/2024 | 9 Photos



K-Bar Ranch CDD II Aquatics Report



January Aquatics Report

According to SWFWMD, the total rainfall in Hillsborough County was 2.82 inches this month. Many of the ponds are filling back up to their normal levels which helps them look their best. Algae was not an issue this month. Much of our work consisted of cleaning up some of the more difficult areas to access on the back side of ponds and cleaning up trash throughout the subdivisions. As usual, there is quite a bit of wildlife on the property. Several otters were spotted on pond C2. The presence of otters usually indicates a strong fish population. K-Bar has a diverse population of native animals. We spotted several pink spoonbills, hooded mergansers, wood ducks, and mottled ducks throughout the property.



Pond 230 - This pond had very low water levels this past summer. A few complaints came in about algae during the summer. It was mainly filamentous algae with a little bit of planktonic algae mixed in. A technician performed an initial algae treatment as well as a follow-up treatment. Since then, there haven't been any issues except for the typical emergent invasive vegetation that is treated if present.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:03am

Creator: Darren Maio



Pond FC220 - This small pond is nestled between two neighborhoods in K Bar 2. It offers a great view for homeowners and frequently has wildlife in and around the pond. The water level is currently quite high. There are various types of native aquatic plant species growing in the pond. Maintaining this pond consists of treating exposed banks for invasive species of plants and accurately treating invasive plants that sprout up within the native plant population.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:10am

Creator: Darren Maio



Pond C2 - This small pond has a tendency to lose almost all of its water during the summer months. It may not be the biggest pond in K Bar Ranch, but it is home to plenty of plants and wildlife. There is a small population of native plants like Jointed Spikerush and Duck Potato. There is a family of otters that can be seen playing in the pond very frequently, just like in this picture.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:21am

Creator: Darren Maio

4



Pond 210 - This pond is located down the street from the amenities center and is adjacent to the traffic circle. The pond is inspected and treated monthly for invasive plants and algae. Recent rain has refilled the water level greatly.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:37am

Creator: Darren Maio

5



Pond 202 - Located at the very busy intersection corner of Paddock View and K Bar Ranch Parkway, this pond boasts a great native population of Jointed Spikerush. This plant helps filter nutrients out of the water that create algae. It also provides shelter to wildlife living in the pond. The majority of ponds on the property have this plant growing in them. Invasive torpedo grass can sometimes be found growing in patches of Jointed Spikerush. A specialized herbicide is used in this case that targets the torpedo grass and leaves the native plants completely unharmed.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:46am

Creator: Darren Maio

6



Pond 193 - This pond is located just outside of the Old Spanish neighborhood. When the water level is low, invasive vegetation begins sprouting up on the exposed steep banks. The pond is treated and inspected monthly to prevent unwanted invasive plants from populating the banks and shorelines.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 12:02pm

Creator: Darren Maio

7



Pond 244-This pond backs up to a nice Cypress Grove and has half a dozen homes on the other side. It is inspected and treated for unwanted invasive plants monthly. The banks of the pond are not steep, making it easy to target even the smallest sprout of torpedo grass or patch of Slender Spikerush.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 12:11pm

Creator: Darren Maio

8



Pond 101-This big pond provides an incredible view for residents, guests, and vendors. Pond 101 is located in front of the Redwood Point neighborhood. There is a wonderful population of native aquatic plants. This pond is inspected and treated monthly for invasive plants such as creeping water primrose, torpedo grass, and alligator weed. Pond 101 is in great condition.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 12:28pm

Creator: Darren Maio

9



Pond EC5-This is the first pond that can be seen when entering K Bar from Meadow Pointe. The perimeter of the pond is very difficult to maneuver around when it is not mowed. The shorelines have steep banks that are inspected and treated monthly. The current water level is very high.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 1:17pm

Creator: Darren Maio



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

1/5/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

3e

Temperature

50

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

193 242 sdii2 sdii3 sdii4 sdii5 sdii1
fc670250a fc630151 243 fc242a 241 240
a13wca 231 243 fc231 232 fc230 230 221
fc220 213 211 c2 c3 223 222 212 220 210

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

Sdii2 sdii3 sdii5 210 211

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal



Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

1/5/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

11 MPH ESE

Temperature

72*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

EWR3, 121, EWR2, 102, FC105, 104, 103, 101, 100, FC40, 202, 204, 205, 201, 200, A10, 203, S1, 191A, 192, 190, 193, 191, EC9, EC2, EC1, EC8, EC3, EC4, EC5, EC6, EC7

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

- ☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

The ponds in K BAR 2 are in great condition. Today, I treated mainly emergent vegetation such as torpedo grass, alligator weed, sedge, creeping water primrose, pennywort, slender spikerush, and west indian marsh grass.

2 of 3



Aquatic Services Report

Pond Numbers

244, FC630151, FC670250A, A13, 210,
212, 241, 240, SDII4

Service Performed

Inspection

Water Level

Normal

Observations/Recommendations

These ponds looked great.

3 of 3

Pond Numbers

103, 104, 121, EC6

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae.



Aquatic Services Report

Technician

Darren Maio

Job Details

| | |
|------------------------------|---|
| Service Date | 1/11/2024 |
| Customer | K-Bar Ranch CDD II |
| Weather Conditions | Cloudy |
| Wind | 6 MPH ENE |
| Temperature | 59* |
| Multiple Sites Treated | No |
| Pond Number | SUN DRIFT CIRCLE |
| Service Performed | Inspection |
| Work Performed | <input checked="" type="checkbox"/> Other |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | Normal |
| Restrictions | None |
| Observations/Recommendations | I was instructed to go inspect a certain area in the SUN DRIFT neighborhood in K BAR RANCH 2 for debris. I located, removed, and disposed of a 5 foot Christmas tree that a resident had thrown out into the common area behind their home. Picture attached. I also stopped into the office and informed the office manager that there had been a complaint/inquiry about debris in the neighborhood. She stated that she was aware of the issue. She also asked me about the large trash pile at the end of K BAR RANCH PKWY. I informed her that was not Blue Water Aquatics' responsibility to clean that up. |

Pictures of Work Completed

Aquatic Services Report





Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

1/22/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Cloudy

Wind

9 MPH E

Temperature

67*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

EC1-9, 191, 242, 193, 190, 192, A10, 200, 202, 204, 205, 201, S1, 191A, 200, 210, 212, 211, 213, C3, C2, 223, 222, 221, FC220, 232, 230, FC230, FC231, 231, WCA, A13, 240, 241, 244, FC242B, 243, FC630151, FC670250A, SDII1, SDII2, SDII3, SDII4, SDII5, 121, EWR3, 122, EWR2, 100, 101, 102, 103, 104, FC40, FC105

Service Performed

Treatment

Work Performed

☒ Other

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Inspected K BAR 2 today. The ponds are in good condition. Treatment will resume in the first week of February. Trash was removed as requested from pond FC630151.

2 of 2



Aquatic Services Report

| | |
|------------------------------|---|
| Pond Numbers | 230, 121, 210 |
| Service Performed | Treatment |
| Work Performed | <input checked="" type="checkbox"/> Algae |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | High |
| Restrictions | None |
| Observations/Recommendations | Treated ponds for small filamentous algae mats. |



Aquatic Services Report

Technician

Darren Maio

Job Details

| | |
|------------------------------|---|
| Service Date | 1/31/2024 |
| Customer | K-Bar Ranch CDD II |
| Weather Conditions | Partly Cloudy |
| Wind | 14 MPH WNW |
| Temperature | 69* |
| Multiple Sites Treated | No |
| Pond Number | K BAR 2 PONDS TRASH REMOVAL |
| Service Performed | Inspection |
| Work Performed | <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Special Service Agreement |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | Normal |
| Restrictions | None |
| Observations/Recommendations | Trash removal work was performed today in the K Bar 2 neighborhoods. Various kids' toys, construction debris, garden waste, and just trash in general picked up. Trash removal service will continue in February. |

Tab 4



Proposal #3275

Kbar Ranch II Irrigation Repairs 1-24

Date 1/22/2024
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

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

Irrigation Repairs found during the 1-24 Inspection.

Inspection Repairs

January Inspection

| Items | Quantity | Unit | Price |
|---|----------|------|------------|
| Labor Irrigation | 18.00 | Hr | \$1,440.03 |
| Clock 1 | | | |
| 2" Mainline Repair Parts - Pipe and Fittings | 1.00 | ea | \$300.00 |
| Clock 4 | | | |
| Master Valve Decoder | 1.00 | ea | \$268.00 |
| Clock 6 | | | |
| Zone 2 - Replace 2" Valve | 1.00 | ea | \$360.00 |
| Zone 13 - Replace Decoder | 1.00 | ea | \$268.00 |
| Clock 7 | | | |
| Multiple Zones with Bad Wire Connectors - Replace DBYR Connectors | 50.00 | ea | \$255.00 |
| Zone 26 - Replace 2" Valve | 1.00 | ea | \$360.00 |
| Clock 11 | | | |
| Wireless Hunter Rain Sensor | 1.00 | ea | \$50.00 |

January Inspection: \$3,301.03

PROJECT TOTAL: \$3,301.03

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

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

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

current market prices

Escalation Clause

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

Warranty and Tolerances

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

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that 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 from rusting commencing immediately after installation

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

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

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of


the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the

project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

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

Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 
Terry McLane
Date 1/22/2024
Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** March 21 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

February 15

2024

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II

FINANCIAL SUMMARY

12/31/2023

General Fund Cash & Investment Balance: \$2,040,529

Reserve Fund Cash & Investment Balance: \$202,543

Debt Service Fund Investment Balance: \$664,386

Total Cash and Investment Balances: \$2,907,458

General Fund Expense Variance: \$40,563 Under Budget

Tab 6



Rizzetta & Company

K-Bar Ranch II Community Development District

**Financial Statements
(Unaudited)**

December 31, 2023

Prepared by: Rizzetta & Company, Inc.

kbarranchiicdd.org
rizzetta.com

K-Bar Ranch II Community Development District

Balance Sheet

As of 12/31/2023

(In Whole Numbers)

| | General Fund | Reserve Fund | Debt Service Fund | Capital Project Fund | Total Gvmnt Fund | Fixed Assets Group | Long-Term Debt |
|--|------------------|----------------|-------------------|----------------------|------------------|--------------------|-------------------|
| Assets | | | | | | | |
| Cash In Bank | 1,154,768 | 100,000 | 723,219 | 0 | 1,977,987 | 0 | 0 |
| Investments | 885,761 | 102,543 | 664,386 | 42,325 | 1,695,015 | 0 | 0 |
| Accounts Receivable | 246,494 | 0 | 126,422 | 0 | 372,916 | 0 | 0 |
| Prepaid Expenses | 1,167 | 0 | 0 | 0 | 1,167 | 0 | 0 |
| Refundable Deposits | 9,110 | 0 | 0 | 0 | 9,110 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 0 | 25,048,077 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 1,514,027 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 13,555,973 |
| Total Assets | 2,297,300 | 202,543 | 1,514,027 | 42,325 | 4,056,195 | 25,048,077 | 15,070,000 |
| Liabilities | | | | | | | |
| Accounts Payable | 57,561 | 0 | 0 | 0 | 57,561 | 0 | 0 |
| Accrued Expenses | 9,544 | 0 | 0 | 0 | 9,544 | 0 | 0 |
| Other Current Liabilities | 176 | 0 | 0 | 0 | 176 | 0 | 0 |
| Due To Other | 20 | 0 | 0 | 0 | 20 | 0 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 0 | 15,070,000 |
| Deposits Payable | 4,880 | 0 | 0 | 0 | 4,880 | 0 | 0 |
| Total Liabilities | 72,181 | 0 | 0 | 0 | 72,181 | 0 | 15,070,000 |
| Fund Equity & Other Credits | | | | | | | |
| Beginning Fund Balance | 812,066 | 101,964 | 831,872 | 38,064 | 1,783,965 | 0 | 0 |
| Investment In General Fixed Assets | 0 | 0 | 0 | 0 | 0 | 25,048,077 | 0 |
| Net Change in Fund Balance | 1,413,053 | 100,579 | 682,155 | 4,261 | 2,200,049 | 0 | 0 |
| Total Fund Equity & Other Credits | 2,225,119 | 202,543 | 1,514,027 | 42,325 | 3,984,014 | 25,048,077 | 0 |
| Total Liabilities & Fund Equity | 2,297,300 | 202,543 | 1,514,027 | 42,325 | 4,056,195 | 25,048,077 | 15,070,000 |

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|--|---------------------------|-----------------------|----------------------------|-----------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 3,705 | (3,705) |
| Special Assessments | | | | |
| Off Roll | 277,477 | 277,477 | 277,477 | 0 |
| Tax Roll | 1,579,164 | 1,579,164 | 1,583,986 | (4,822) |
| Other Misc. Revenues | | | | |
| Miscellaneous Revenue | 0 | 0 | 7,071 | (7,071) |
| Total Revenues | <u>1,856,641</u> | <u>1,856,641</u> | <u>1,872,239</u> | <u>(15,598)</u> |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 13,000 | 3,250 | 1,600 | 1,650 |
| Total Legislative | <u>13,000</u> | <u>3,250</u> | <u>1,600</u> | <u>1,650</u> |
| Financial & Administrative | | | | |
| Accounting Services | 20,246 | 5,062 | 5,062 | 0 |
| Administrative Services | 5,061 | 1,265 | 1,265 | 0 |
| Arbitrage Rebate Calculation | 900 | 0 | 0 | 0 |
| Assessment Roll | 5,460 | 5,460 | 5,460 | 0 |
| Auditing Services | 4,700 | 0 | 140 | (140) |
| Bank Fees | 750 | 188 | 376 | (189) |
| Disclosure Report | 5,000 | 0 | 0 | 0 |
| District Engineer | 11,000 | 2,750 | 6,435 | (3,685) |
| District Management | 22,352 | 5,588 | 5,588 | 0 |
| Dues, Licenses & Fees | 500 | 125 | 175 | (50) |
| Financial & Revenue Collections | 5,460 | 1,365 | 1,365 | 0 |
| Legal Advertising | 7,000 | 1,750 | 0 | 1,750 |
| Public Officials Liability Insurance | 3,143 | 3,143 | 2,829 | 314 |
| Trustees Fees | 10,040 | 5,999 | 9,950 | (3,951) |
| Website Hosting, Maintenance, Backup & E | 3,002 | 1,904 | 1,838 | 66 |
| Total Financial & Administrative | <u>104,614</u> | <u>34,598</u> | <u>40,483</u> | <u>(5,885)</u> |
| Legal Counsel | | | | |
| District Counsel | 30,000 | 7,500 | 11,660 | (4,160) |
| Total Legal Counsel | <u>30,000</u> | <u>7,500</u> | <u>11,660</u> | <u>(4,160)</u> |
| Security Operations | | | | |
| Gate Maintenance & Repair | 40,000 | 10,000 | 10,946 | (946) |
| Security Monitoring Services | 115,000 | 28,750 | 51,264 | (22,514) |
| Total Security Operations | <u>155,000</u> | <u>38,750</u> | <u>62,210</u> | <u>(23,460)</u> |

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|--|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Electric Utility Services | | | | |
| Utility - Recreation Facilities | 35,000 | 8,750 | 4,454 | 4,296 |
| Utility - Street Lights | 169,000 | 42,250 | 42,022 | 228 |
| Utility Services | 89,488 | 22,372 | 21,374 | 998 |
| Total Electric Utility Services | 293,488 | 73,372 | 67,850 | 5,522 |
| Garbage/Solid Waste Control Services | | | | |
| Garbage - Recreation Facility | 5,000 | 1,250 | 802 | 448 |
| Total Garbage/Solid Waste Control Services | 5,000 | 1,250 | 802 | 448 |
| Water-Sewer Combination Services | | | | |
| Utility Services | 2,500 | 625 | 551 | 74 |
| Total Water-Sewer Combination Services | 2,500 | 625 | 551 | 74 |
| Stormwater Control | | | | |
| Aquatic Maintenance | 59,090 | 14,772 | 11,288 | 3,484 |
| Lake/Pond Bank Maintenance & Repair | 18,000 | 4,500 | 0 | 4,500 |
| Wetland Monitoring & Maintenance | 5,200 | 1,300 | 1,292 | 8 |
| Total Stormwater Control | 82,290 | 20,572 | 12,581 | 7,992 |
| Other Physical Environment | | | | |
| Entry & Walls Maintenance & Repair | 8,000 | 2,000 | 0 | 2,000 |
| Fire Ant Treatment | 1,000 | 250 | 0 | 250 |
| General Liability Insurance | 3,842 | 3,842 | 3,458 | 384 |
| Holiday Decorations | 20,000 | 10,000 | 9,574 | 426 |
| Irrigation Maintenance & Repair | 35,000 | 8,750 | 2,161 | 6,589 |
| Landscape - Annuals/Flowers | 47,093 | 11,773 | 0 | 11,773 |
| Landscape - Mulch | 50,025 | 0 | 0 | 0 |
| Landscape Inspection Services | 10,800 | 2,700 | 2,400 | 300 |
| Landscape Maintenance | 551,885 | 137,971 | 90,797 | 47,174 |
| Landscape Replacement Plants, Shrubs, Tr | 40,000 | 10,000 | 21,382 | (11,381) |
| Property Insurance | 42,450 | 42,450 | 42,791 | (341) |
| Rust Prevention | 19,140 | 4,785 | 4,700 | 85 |
| Well Maintenance | 10,000 | 2,500 | 0 | 2,500 |
| Wildlife Management Services | 15,000 | 3,750 | 0 | 3,750 |
| Total Other Physical Environment | 854,235 | 240,772 | 177,263 | 63,508 |
| Road & Street Facilities | | | | |
| Parking Lot Repair & Maintenance | 500 | 125 | 0 | 125 |
| Roadway Repair & Maintenance | 500 | 125 | 0 | 125 |
| Sidewalk Maintenance & Repair | 2,500 | 625 | 0 | 625 |
| Street Sign Repair & Replacement | 500 | 125 | 0 | 125 |
| Total Road & Street Facilities | 4,000 | 1,000 | 0 | 1,000 |

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|--|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Parks & Recreation | | | | |
| Athletic Court/Field/Playground Maintena | 1,000 | 250 | 3,994 | (3,744) |
| Clubhouse Maintenance & Repair | 2,500 | 625 | 3,354 | (2,728) |
| Clubhouse Supplies | 3,000 | 750 | 614 | 135 |
| Dog Waste Station Supplies & Maintenance | 1,500 | 375 | 0 | 375 |
| Facility A/C & Heating Maintenance & Rep | 1,500 | 375 | 0 | 375 |
| Furniture Repair & Replacement | 2,500 | 625 | 0 | 625 |
| Lighting Replacement | 1,000 | 250 | 3,906 | (3,656) |
| Management Contract | 208,966 | 52,241 | 46,385 | 5,856 |
| Office Supplies | 2,000 | 500 | 1,111 | (611) |
| Pest Control & Termite Bond | 2,873 | 719 | 129 | 589 |
| Playground Equipment & Maintenance | 500 | 125 | 0 | 125 |
| Pool Permits | 275 | 0 | 0 | 0 |
| Pool Repair & Maintenance | 2,000 | 500 | 0 | 500 |
| Pool Service Contract | 20,400 | 5,100 | 5,100 | 0 |
| Telephone, Internet, Cable | 4,500 | 1,125 | 870 | 256 |
| Utility Golf Cart Maintenance | 15,000 | 3,750 | 0 | 3,750 |
| Total Parks & Recreation | 269,514 | 67,310 | 65,463 | 1,847 |
| Special Events | | | | |
| Clubhouse Programs/Events | 8,000 | 2,000 | 4,686 | (2,686) |
| Total Special Events | 8,000 | 2,000 | 4,686 | (2,686) |
| Contingency | | | | |
| Capital Outlay | 30,000 | 7,500 | 12,000 | (4,500) |
| Miscellaneous Contingency | 5,000 | 1,250 | 2,037 | (787) |
| Total Contingency | 35,000 | 8,750 | 14,037 | (5,287) |
| Total Expenditures | 1,856,641 | 499,749 | 459,186 | 40,563 |
| Total Excess of Revenues Over(Under) Expenditures | | | | |
| | 0 | 1,356,892 | 1,413,053 | (56,161) |
| Fund Balance, Beginning of Period | | | | |
| | 0 | 0 | 812,066 | (812,066) |
| Total Fund Balance, End of Period | | | | |
| | 0 | 1,356,892 | 2,225,119 | (868,227) |

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 580 | (580) |
| Special Assessments | | | | |
| Tax Roll | 100,000 | 100,000 | 100,000 | 0 |
| Total Revenues | <u>100,000</u> | <u>100,000</u> | <u>100,580</u> | <u>(580)</u> |
| Expenditures | | | | |
| Contingency | | | | |
| Capital Reserve | 100,000 | 100,000 | 0 | 100,000 |
| Total Contingency | <u>100,000</u> | <u>100,000</u> | <u>0</u> | <u>100,000</u> |
| Total Expenditures | <u>100,000</u> | <u>100,000</u> | <u>0</u> | <u>100,000</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>100,580</u> | <u>(100,580)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>101,963</u> | <u>(101,963)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>202,543</u> | <u>(202,543)</u> |

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 5,889 | (5,889) |
| Special Assessments | | | | |
| Tax Roll | 667,172 | 667,172 | 672,624 | (5,452) |
| Total Revenues | <u>667,172</u> | <u>667,172</u> | <u>678,513</u> | <u>(11,341)</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 472,172 | 472,172 | 233,541 | 238,631 |
| Principal | 195,000 | 195,000 | 0 | 195,000 |
| Total Debt Service | <u>667,172</u> | <u>667,172</u> | <u>233,541</u> | <u>433,631</u> |
| Total Expenditures | <u>667,172</u> | <u>667,172</u> | <u>233,541</u> | <u>433,631</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>444,972</u> | <u>(444,972)</u> |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Expense) | | | | |
| Interfund Transfer | 0 | 0 | (1,690) | 1,690 |
| Total Other Financing Sources(Uses) | <u>0</u> | <u>0</u> | <u>(1,690)</u> | <u>1,690</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>552,275</u> | <u>(552,275)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>995,557</u> | <u>(995,557)</u> |

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 3,048 | (3,048) |
| Special Assessments | | | | |
| Off Roll | 141,537 | 141,537 | 141,537 | 0 |
| Tax Roll | 195,534 | 195,534 | 197,132 | (1,598) |
| Total Revenues | <u>337,071</u> | <u>337,071</u> | <u>341,717</u> | <u>(4,646)</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 202,071 | 202,071 | 100,760 | 101,312 |
| Principal | 135,000 | 135,000 | 0 | 135,000 |
| Total Debt Service | <u>337,071</u> | <u>337,071</u> | <u>100,760</u> | <u>236,312</u> |
| Total Expenditures | <u>337,071</u> | <u>337,071</u> | <u>100,760</u> | <u>236,312</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>240,957</u> | <u>(240,957)</u> |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Expense) | | | | |
| Interfund Transfer | 0 | 0 | (2,084) | 2,084 |
| Total Other Financing Sources(Uses) | <u>0</u> | <u>0</u> | <u>(2,084)</u> | <u>2,084</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>279,597</u> | <u>(279,597)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>518,470</u> | <u>(518,470)</u> |

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|-----------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 285 | (285) |
| Total Revenues | <u>0</u> | <u>0</u> | <u>285</u> | <u>(285)</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>285</u> | <u>(285)</u> |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Revenue) | | | | |
| Interfund Transfer | 0 | 0 | 1,690 | (1,690) |
| Total Other Financing Sources(Uses) | <u>0</u> | <u>0</u> | <u>1,690</u> | <u>(1,690)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>22,452</u> | <u>(22,452)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>24,427</u> | <u>(24,427)</u> |

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 12/31/2023 | Year To Date 12/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|-----------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 202 | (202) |
| Total Revenues | <u>0</u> | <u>0</u> | <u>202</u> | <u>(202)</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>202</u> | <u>(202)</u> |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Revenue) | | | | |
| Interfund Transfer | 0 | 0 | 2,084 | (2,084) |
| Total Other Financing Sources(Uses) | <u>0</u> | <u>0</u> | <u>2,084</u> | <u>(2,084)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>15,612</u> | <u>(15,612)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>17,898</u> | <u>(17,898)</u> |

K-Bar Ranch II CDD**Investment Summary****December 31, 2023**

| <u>Account</u> | <u>Investment</u> | <u>Balance as of</u> <u>December 31, 2023</u> |
|--|---|--|
| The Bank of Tampa | Money Market Account | \$ 264,659 |
| The Bank of Tampa ICS Operating | | |
| Ever Bank | Money Market Account | 123,712 |
| Nexbank | Money Market Account | 291 |
| Pinnacle Bank | Money Market Account | 248,825 |
| Western Alliance Bank | Money Market Account | 248,053 |
| Zions Bancorporation, N.A. | Money Market Account | 221 |
| Total General Fund Investments | | <u>\$ 885,761</u> |
| | | |
| The Bank of Tampa ICS Capital Reserve | | |
| Ever Bank | Money Market Account | \$ 101,921 |
| Nexbank | Money Market Account | 1 |
| Western Alliance Bank | Money Market Account | 458 |
| Zions Bancorporation, N.A. | Money Market Account | 163 |
| Total Reserve Fund Investments | | <u>\$ 102,543</u> |
| | | |
| US Bank Series 2017 A-1 Revenue | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | \$ 75,009 |
| US Bank Series 2017 A-1 Reserve | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 136,794 |
| US Bank Series 2017 A-1 Prepayment | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 2,935 |
| US Bank Series 2017 A-3 Revenue | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 74,327 |
| US Bank Series 2017 A-3 Reserve | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 104,152 |
| US Bank Series 2021 Revenue | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 102,469 |
| US Bank Series 2021 Reserve | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 168,700 |
| Total Debt Service Fund Investments | | <u>\$ 664,386</u> |
| | | |
| US Bank Series 2017 A-1 Construction | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | \$ 14,696 |
| US Bank Series 2017 A 2/3 Construction | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 9,731 |
| US Bank Series 2021 Construction | First American Funds Inc SHS-Y Treasury Oblig Fd 3801 | 17,898 |
| Total Capital Projects Fund Investments | | <u>\$ 42,325</u> |

K-Bar Ranch II Community Development District
Summary A/R Ledger
From 12/01/2023 to 12/31/2023

| | Fund_ID | Fund Name | Customer | Invoice Number | AR Account | Date | Balance Due |
|--------------------------|----------------|--------------------------------|---|-----------------------|-------------------|-------------|--------------------|
| 221, 2226 | | | | | | | |
| | 221-001 | 221 General Fund | Hillsborough County Tax Collec- tor | AR00001193 | 12110 | 10/01/2023 | 107,755.18 |
| | 221-001 | 221 General Fund | M/I Homes | AR00001369 | 12109 | 10/01/2023 | 69,369.25 |
| | 221-001 | 221 General Fund | M/I Homes | AR00001370 | 12109 | 10/01/2023 | 69,369.25 |
| Sum for 221, 2226 | | | | | | | 246,493.68 |
| 221, 2228 | | | | | | | |
| | 221-200 | 221 Debt Service Fund S2017 | Hillsborough County Tax Collec- tor | AR00001193 | 12110 | 10/01/2023 | 17,583.00 |
| | 221-200 | 221 Debt Service Fund S2017 | Hillsborough County Tax Collec- tor | AR00001193 | 12110 | 10/01/2023 | 25,456.98 |
| Sum for 221, 2228 | | | | | | | 43,039.98 |
| 221, 2229 | | | | | | | |
| | 221-201 | 221 Debt Service Fund S2021 | Hillsborough County Tax Collec- tor | AR00001193 | 12110 | 10/01/2023 | 12,614.13 |
| | 221-201 | 221 Debt Service Fund S2021 | M/I Homes | AR00001369 | 12109 | 10/01/2023 | 35,384.11 |
| | 221-201 | 221 Debt Service Fund S2021 | M/I Homes | AR00001370 | 12109 | 10/01/2023 | 35,384.11 |
| Sum for 221, 2229 | | | | | | | 83,382.35 |
| Sum for 221 | | | | | | | 372,916.01 |
| Sum Total | | | | | | | 372,916.01 |

See Notes to Unaudited Financial Statements

**K-Bar Ranch II Community Development District
Summary A/P Ledger
From 12/1/2023 to 12/31/2023**

| Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|------------------|------------------------|---|------------------------------------|---|--------------------|
| 221, 2226 | | | | | |
| 221 General Fund | 12/22/2023 | Blossom N Bloom LLC | 000015 | Holiday Party Cancel- lation 12/23 | 390.00 |
| 221 General Fund | 12/01/2023 | Blue Water Aquatics, Inc. | 30984 | Aquatic Service - Pond Treatment 11/23 | 3,705.00 |
| 221 General Fund | 12/29/2023 | Blue Water Aquatics, Inc. | 31118 | Aquatic Service - Pond Treatment 12/23 | 3,765.00 |
| 221 General Fund | 12/21/2023 | Duzianthan Mohana- doss | DM122123 | Board of Supervisors Meeting 12/21/23 | 200.00 |
| 221 General Fund | 12/01/2023 | Florida Department of Revenue | 39-8017923158-4 11/23 | Sales and Use Tax 11/23 | 164.87 |
| 221 General Fund | 12/01/2023 | Florida Department of Revenue | 39-8017923158-4 11/23 (Revised) | Sales and Use Tax 11/23 | 15.00 |
| 221 General Fund | 12/21/2023 | Gregory Halstead | GH122123 | Board of Supervisors Meeting 12/21/23 | 200.00 |
| 221 General Fund | 12/06/2023 | Horner Environmental Professionals, Inc. | 219467 | Aquatic Maintenance - Parcels A,C,K,L,M 11/23 | 430.78 |
| 221 General Fund | 12/21/2023 | James E Finley Jr | JF122123 | Board of Supervisors Meeting 12/21/23 | 200.00 |
| 221 General Fund | 12/31/2023 | Jeffrey LaFlamme | 010324 LaFlamme | Reimburse Debit Card Expense - Holiday Party 12/23 | 152.97 |
| 221 General Fund | 08/17/2023 | Michele Emery | ME081723 | Board of Supervisors Meeting 08/17/23 | 200.00 |
| 221 General Fund | 12/21/2023 | Michele Emery | ME122123 | Board of Supervisors Meeting 12/21/23 | 200.00 |
| 221 General Fund | 12/31/2023 | Persson, Cohen & Mooney, P.A. | 4558 | Legal Services 12/23 | 4,720.00 |
| 221 General Fund | 12/31/2023 | Pine Lake Services, LLC | 3380 | Valley Common Areas 12/23 | 1,099.00 |
| 221 General Fund | 12/22/2023 | Rizzetta & Company, Inc. | INV0000086334 | Personnel Reimburse- ment 12/22/23 | 7,491.64 |
| 221 General Fund | 12/31/2023 | Securiteam, Inc. | 14096121323 | Service Call - Amenity 12/23 | 612.50 |
| 221 General Fund | 12/17/2023 | Spectrum | 1779814121723 - 9814 AUTO PAY | 19302 Eagle Creek LN SB 12/23 | 84.98 |
| 221 General Fund | 12/29/2023 | Spectrum | 1744362122923 - 4362 AUTO PAY | 10340 K-Bar Ranch Pkwy 12/23 | 149.97 |
| 221 General Fund | 12/19/2023 | Spectrum | 1736988121923 - 6988 AUTO PAY | 10541 K-Bar Ranch Pkwy 12/23 | 149.97 |
| 221 General Fund | 12/22/2023 | Spectrum | 2736809122223 - 6809 AUTO PAY | 19292 Mossy Pine Dr 12/23 | 169.98 |
| 221 General Fund | 12/19/2023 | Spectrum | 1736970121923 - 6970 AUTO PAY | 10711 Mistflower Lane 12/23 | 149.97 |
| 221 General Fund | 12/21/2023 | Spectrum | 1752167122123 - 2167 AUTO PAY | 10820 Mistflower Lane - Amenity Center 12/23 | 289.95 |
| 221 General Fund | 12/21/2023 | Stantec Consulting Services, Inc. | 2177258 | Engineering Services 11/23 | 5,578.00 |
| 221 General Fund | 12/31/2023 | Suncoast Rust Con- trol, Inc. | 06512 | Monthly Rust Control 12/23 | 1,525.00 |
| 221 General Fund | 12/31/2023 | TECO | 321000017111 12/23 | Electric Summary 12/23 | 6,712.36 |
| 221 General Fund | 12/31/2023 | TECO | 321000017111 12/23 | Electric Summary 12/23 | 10,989.62 |
| 221 General Fund | 12/31/2023 | TECO | 321000017111 12/23 | Electric Summary 12/23 | 1,210.61 |
| 221 General Fund | 12/22/2023 | U.S. Bank | 7168396 | Trustee Fees Series 2017 A3 12/01/2023-11/30/202 4 | 2,469.28 |
| 221 General Fund | 12/22/2023 | U.S. Bank | 7168396 | Trustee Fees Series 2017 A3 12/01/2023-11/30/202 4 | 493.86 |
| 221 General Fund | 12/22/2023 | U.S. Bank | 7170967 | Trustee Fees Series 2017 A1 12/01/2023-11/30/202 4 | 3,367.19 |

**K-Bar Ranch II Community Development District
Summary A/P Ledger
From 12/1/2023 to 12/31/2023**

| Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|--------------------------|------------------------|--------------------|------------------------|---|--------------------|
| 221 General Fund | 12/22/2023 | U.S. Bank | 7170967 | Trustee Fees Series 2017 A1 12/01/2023-11/30/202 4 | 673.44 |
| Sum for 221, 2226 | | | | | 57,560.94 |
| Sum for 221 | | | | | 57,560.94 |
| Sum Total | | | | | 57,560.94 |

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 12/31/2023

| | Month Ending 12/31/2022 | Month Ending 01/31/2023 | Month Ending 02/28/2023 | Month Ending 03/31/2023 | Month Ending 04/30/2023 | Month Ending 05/31/2023 | Month Ending 06/30/2023 | Month Ending 07/31/2023 | Month Ending 08/31/2023 | Month Ending 09/30/2023 | Month Ending 10/31/2023 | Month Ending 11/30/2023 | Month Ending 12/31/2023 |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual |
| Revenues | | | | | | | | | | | | | |
| 36100 - Interest Earnings | | | | | | | | | | | | | |
| 1011 - Interest Earnings | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,676.40 | 1,284.14 | 1,173.13 | 1,247.83 |
| No Department | 336.18 | 414.49 | 494.34 | 1,145.07 | 1,646.76 | 1,751.78 | 1,684.47 | 1,660.69 | 1,530.65 | (11,251.33) | 0.00 | 0.00 | 0.00 |
| 36310 - Special Assessments | | | | | | | | | | | | | |
| 1002 - Off Roll | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 16,278.11 | 277,477.00 | 0.00 | 0.00 |
| 1001 - Tax Roll | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,257.53 | 1,583,985.56 | 0.00 | 0.00 |
| No Department | 0.00 | 703.04 | 0.00 | 0.00 | 46.16 | 0.00 | 4,672.21 | 46.96 | 0.00 | (31,535.64) | 0.00 | 0.00 | 0.00 |
| 36900 - Other Misc. Revenues | | | | | | | | | | | | | |
| 1013 - Miscellaneous Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 37,681.74 | 1,543.97 | 2,730.73 | 2,796.81 |
| No Department | 2,149.14 | 1,890.08 | 3,620.49 | 2,371.43 | 4,216.35 | 4,843.99 | 2,317.20 | 4,482.42 | 4,499.84 | (35,742.85) | 0.00 | 0.00 | 0.00 |
| Total Revenues | 2,485.32 | 3,007.61 | 4,114.83 | 3,516.50 | 5,909.27 | 6,595.77 | 8,673.88 | 6,190.07 | 6,030.49 | 3,363.96 | 1,864,290.67 | 3,903.86 | 4,044.64 |
| Expenditures | | | | | | | | | | | | | |
| 51100 - Legislative | | | | | | | | | | | | | |
| 1101 - Supervisor Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,341.87 | 800.00 | 0.00 | 800.00 |
| No Department | 833.75 | 600.00 | 600.00 | 400.00 | 1,200.00 | 1,600.00 | 0.00 | 600.00 | 800.00 | (7,541.87) | 0.00 | 0.00 | 0.00 |
| Total Legislative | 833.75 | 600.00 | 600.00 | 400.00 | 1,200.00 | 1,600.00 | 0.00 | 600.00 | 800.00 | 800.00 | 800.00 | 0.00 | 800.00 |
| 51300 - Financial & Administrative | | | | | | | | | | | | | |
| 3201 - Accounting Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,281.93 | 1,687.17 | 1,687.17 | 1,687.17 |
| 3100 - Administrative Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,820.07 | 421.75 | 421.75 | 421.75 |
| 3203 - Arbitrage Rebate Calculation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 900.00 | 0.00 | 0.00 | 0.00 |
| 3106 - Assessment Roll | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,200.00 | 5,460.00 | 0.00 | 0.00 |
| 3202 - Auditing Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,000.00 | 140.00 | 0.00 | 0.00 |
| 4901 - Bank Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,416.20 | 168.10 | 68.28 | 139.90 |
| 3104 - Disclosure Report | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,000.00 | 0.00 | 0.00 | 0.00 |
| 3103 - District Engineer | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,997.50 | 300.00 | 557.00 | 5,578.00 |
| 3101 - District Management | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 21,563.07 | 1,862.67 | 1,862.67 | 1,862.67 |
| 4902 - Dues, Licenses & Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 242.90 | 0.00 | 175.00 | 0.00 |
| 3111 - Financial & Revenue Collections | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,199.96 | 455.00 | 455.00 | 455.00 |
| 4801 - Legal Advertising | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,633.35 | 0.00 | 0.00 | 0.00 |
| 4903 - Miscellaneous Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 995.06 | 0.00 | 0.00 | 0.00 |
| 4501 - Public Officials Liability Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,733.00 | 2,829.00 | 0.00 | 0.00 |
| 3105 - Trustees Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,926.86 | 4,113.77 | 0.00 | 5,836.47 |
| 5102 - Website Hosting, Maintenance, Backup & E | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,001.50 | 1,637.50 | 100.00 | 100.00 |
| No Department | 10,927.55 | 11,762.81 | 5,641.85 | 6,635.00 | 5,875.24 | 6,644.05 | 7,064.39 | 11,847.64 | 5,772.99 | (94,717.54) | 0.00 | 0.00 | 0.00 |
| Total Financial & Administrative | 10,927.55 | 11,762.81 | 5,641.85 | 6,635.00 | 5,875.24 | 6,644.05 | 7,064.39 | 11,847.64 | 5,772.99 | 8,193.86 | 19,074.96 | 5,326.87 | 16,080.96 |
| 51400 - Legal Counsel | | | | | | | | | | | | | |
| 3107 - District Counsel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 44,135.40 | 500.00 | 4,183.50 | 6,976.53 |
| No Department | 3,888.75 | 3,736.25 | 3,080.50 | 2,000.00 | 3,461.40 | 1,000.00 | 2,126.25 | 800.00 | 6,740.50 | (35,449.90) | 0.00 | 0.00 | 0.00 |
| Total Legal Counsel | 3,888.75 | 3,736.25 | 3,080.50 | 2,000.00 | 3,461.40 | 1,000.00 | 2,126.25 | 800.00 | 6,740.50 | 8,685.50 | 500.00 | 4,183.50 | 6,976.53 |
| 52900 - Security Operations | | | | | | | | | | | | | |
| 4612 - Gate Maintenance & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,144.71 | 1,662.78 | 6,293.32 | 2,990.53 |
| 3330 - Security Camera Clubhouse | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,492.82 | 0.00 | 0.00 | 0.00 |
| 3329 - Security Monitoring Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 141,999.92 | 10,992.00 | 29,279.92 | 10,992.00 |
| No Department | 8,832.00 | 18,184.00 | 8,707.00 | 11,960.00 | 14,424.61 | 8,973.74 | 13,107.46 | 11,954.50 | 15,499.82 | (131,601.46) | 0.00 | 0.00 | 0.00 |
| Total Security Operations | 8,832.00 | 18,184.00 | 8,707.00 | 11,960.00 | 14,424.61 | 8,973.74 | 13,107.46 | 11,954.50 | 15,499.82 | 33,035.99 | 12,654.78 | 35,573.24 | 13,982.53 |

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 12/31/2023

| | Month Ending 12/31/2022 | Month Ending 01/31/2023 | Month Ending 02/28/2023 | Month Ending 03/31/2023 | Month Ending 04/30/2023 | Month Ending 05/31/2023 | Month Ending 06/30/2023 | Month Ending 07/31/2023 | Month Ending 08/31/2023 | Month Ending 09/30/2023 | Month Ending 10/31/2023 | Month Ending 11/30/2023 | Month Ending 12/31/2023 |
|--|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual |
| 53100 - Electric Utility Services | | | | | | | | | | | | | |
| 4304 - Utility - Recreation Facilities | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 17,997.85 | 1,000.00 | 1,662.02 | 1,791.51 |
| 4307 - Utility - Street Lights | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 149,049.34 | 10,723.40 | 14,467.54 | 16,831.34 |
| 4301 - Utility Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 80,312.72 | 5,364.87 | 6,932.79 | 9,076.13 |
| No Department | 18,629.02 | 20,645.81 | 20,801.44 | 16,943.03 | 24,859.10 | 19,065.57 | 24,048.29 | 20,121.01 | 22,915.51 | (226,063.09) | 0.00 | 0.00 | 0.00 |
| Total Electric Utility Services | 18,629.02 | 20,645.81 | 20,801.44 | 16,943.03 | 24,859.10 | 19,065.57 | 24,048.29 | 20,121.01 | 22,915.51 | 21,296.82 | 17,088.27 | 23,062.35 | 27,698.98 |
| 53400 - Garbage/Solid Waste Control Services | | | | | | | | | | | | | |
| 4325 - Garbage - Recreation Facility | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,924.62 | 267.36 | 267.36 | 267.36 |
| No Department | 241.81 | 241.81 | 241.81 | 483.62 | 0.00 | 241.81 | 241.81 | 241.81 | 253.26 | (2,671.36) | 0.00 | 0.00 | 0.00 |
| Total Garbage/Solid Waste Control Services | 241.81 | 241.81 | 241.81 | 483.62 | 0.00 | 241.81 | 241.81 | 241.81 | 253.26 | 253.26 | 267.36 | 267.36 | 267.36 |
| 53600 - Water-Sewer Combination Services | | | | | | | | | | | | | |
| 4301 - Utility Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,912.55 | 199.32 | 195.32 | 156.64 |
| No Department | 124.56 | 129.07 | 163.63 | 100.00 | 283.06 | 100.00 | 84.56 | 170.61 | 285.02 | (1,734.36) | 0.00 | 0.00 | 0.00 |
| Total Water-Sewer Combination Services | 124.56 | 129.07 | 163.63 | 100.00 | 283.06 | 100.00 | 84.56 | 170.61 | 285.02 | 178.19 | 199.32 | 195.32 | 156.64 |
| 53800 - Stormwater Control | | | | | | | | | | | | | |
| 4601 - Aquatic Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 44,460.00 | 3,705.00 | 3,931.00 | 3,652.00 |
| 4606 - Lake/Pond Bank Maintenance & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,600.00 | 0.00 | 0.00 | 0.00 |
| 4633 - Wetland Monitoring & Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,738.58 | 430.78 | 430.78 | 430.78 |
| No Department | 4,135.78 | 3,705.00 | 8,735.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | (49,662.80) | 0.00 | 0.00 | 0.00 |
| Total Stormwater Control | 4,135.78 | 3,705.00 | 8,735.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,135.78 | 4,361.78 | 4,082.78 |
| 53900 - Other Physical Environment | | | | | | | | | | | | | |
| 4603 - Entry & Walls Maintenance & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,375.00 | 0.00 | 0.00 | 0.00 |
| 4655 - Field Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,800.00 | 0.00 | 0.00 | 0.00 |
| 4504 - General Liability Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,341.00 | 3,458.00 | 0.00 | 0.00 |
| 4680 - Holiday Decorations | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 16,750.00 | 9,574.00 | 0.00 | 0.00 |
| 4609 - Irrigation Maintenance & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,591.98 | 0.00 | 2,161.30 | 0.00 |
| 4656 - Landscape - Annuals/Flowers | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 34,648.44 | 0.00 | 0.00 | 0.00 |
| 4686 - Landscape - Mulch | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42,455.83 | 0.00 | 0.00 | 0.00 |
| 4653 - Landscape Inspection Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 800.00 | 800.00 | 800.00 |
| 4604 - Landscape Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 426,805.56 | 26,578.66 | 35,391.17 | 28,827.66 |
| 4650 - Landscape Replacement Plants, Shrubs, Tr | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,748.82 | 2,969.12 | 16,951.12 | 1,460.96 |
| 4503 - Property Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 28,300.00 | 42,791.00 | 0.00 | 0.00 |
| 6433 - Rust Prevention | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,700.00 | 1,525.00 | 1,525.00 | 1,650.00 |
| 4628 - Well Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 37,924.00 | 0.00 | 0.00 | 0.00 |
| No Department | 62,137.75 | 38,187.45 | 72,762.75 | 56,778.23 | 51,666.22 | 29,062.67 | 33,366.17 | 30,364.63 | 54,805.72 | (599,707.53) | 0.00 | 0.00 | 0.00 |
| Total Other Physical Environment | 62,137.75 | 38,187.45 | 72,762.75 | 56,778.23 | 51,666.22 | 29,062.67 | 33,366.17 | 30,364.63 | 54,805.72 | 67,733.10 | 87,695.78 | 56,828.59 | 32,738.62 |
| 54100 - Road & Street Facilities | | | | | | | | | | | | | |
| 4612 - Gate Maintenance & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18,430.86 | 0.00 | 0.00 | 0.00 |
| No Department | 1,117.83 | 1,962.77 | 0.00 | 1,267.80 | 1,437.78 | 2,584.49 | 1,287.80 | 1,287.80 | 1,287.80 | (15,229.59) | 0.00 | 0.00 | 0.00 |
| Total Road & Street Facilities | 1,117.83 | 1,962.77 | 0.00 | 1,267.80 | 1,437.78 | 2,584.49 | 1,287.80 | 1,287.80 | 1,287.80 | 3,201.27 | 0.00 | 0.00 | 0.00 |
| 57200 - Parks & Recreation | | | | | | | | | | | | | |
| 4764 - Athletic Court/Field/Playground Main-tena | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 239.98 | 134.94 | 54.00 | 3,805.78 |
| 4704 - Clubhouse Janitorial Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,727.90 | 0.00 | 0.00 | 0.00 |
| 4705 - Clubhouse Maintenance & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,528.19 | 649.55 | 634.52 | 2,069.10 |
| 4734 - Clubhouse Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,423.28 | 177.02 | 321.55 | 115.69 |
| 4906 - Dog Waste Station Supplies & Mainte- | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 210.82 | 0.00 | 0.00 |

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 12/31/2023

| | Month Ending 12/31/2022 | Month Ending 01/31/2023 | Month Ending 02/28/2023 | Month Ending 03/31/2023 | Month Ending 04/30/2023 | Month Ending 05/31/2023 | Month Ending 06/30/2023 | Month Ending 07/31/2023 | Month Ending 08/31/2023 | Month Ending 09/30/2023 | Month Ending 10/31/2023 | Month Ending 11/30/2023 | Month Ending 12/31/2023 |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual |
| nance | | | | | | | | | | | | | |
| 4620 - Facility A/C & Heating Maintenance & Rep | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,314.79 | 0.00 | 0.00 | 0.00 |
| 4533 - Furniture Repair & Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 139.98 | 0.00 | 0.00 | 0.00 |
| 4612 - Gate Maintenance & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,691.69 | 0.00 | 0.00 | 0.00 |
| 4722 - Lighting Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 626.72 | 0.00 | 3,017.32 | 889.06 |
| 3300 - Management Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 180,821.90 | 14,726.94 | 16,004.72 | 15,653.45 |
| 5101 - Office Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,139.04 | 147.60 | 288.19 | 675.03 |
| 4529 - Pest Control | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,165.00 | 0.00 | 0.00 | 0.00 |
| 4714 - Pest Control & Termite Bond | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 129.00 | 0.00 |
| 4500 - Pool Permits | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 275.00 | 0.00 | 0.00 | 0.00 |
| 4717 - Pool Repair & Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 239.27 | 0.00 | 0.00 | 0.00 |
| 4625 - Pool Service Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,800.00 | 1,700.00 | 3,400.00 | 0.00 |
| 4103 - Telephone, Internet, Cable | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,939.33 | 289.95 | 289.95 | 289.95 |
| 4763 - Tennis Court Maintenance & Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 868.33 | 0.00 | 0.00 | 0.00 |
| No Department | 18,515.15 | 18,390.67 | 17,075.27 | 23,598.68 | 18,556.57 | 19,834.04 | 19,152.99 | 19,076.11 | 19,694.74 | (204,737.56) | 0.00 | 0.00 | 0.00 |
| Total Parks & Recreation | 18,515.15 | 18,390.67 | 17,075.27 | 23,598.68 | 18,556.57 | 19,834.04 | 19,152.99 | 19,076.11 | 19,694.74 | 26,413.66 | 17,826.00 | 24,139.25 | 23,498.06 |
| 57400 - Special Events | | | | | | | | | | | | | |
| 4731 - Clubhouse Programs/Events | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,967.87 | 664.17 | 3,025.52 | 996.13 |
| No Department | 83.83 | 647.72 | 401.79 | 697.83 | 226.88 | 500.96 | 52.64 | 0.00 | 265.15 | (4,884.71) | 0.00 | 0.00 | 0.00 |
| Total Special Events | 83.83 | 647.72 | 401.79 | 697.83 | 226.88 | 500.96 | 52.64 | 0.00 | 265.15 | 83.16 | 664.17 | 3,025.52 | 996.13 |
| 57900 - Contingency | | | | | | | | | | | | | |
| 6401 - Capital Outlay | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,000.00 | 0.00 | 0.00 |
| 6409 - Miscellaneous Contingency | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 27,568.62 | 1,815.41 | 221.99 | 0.00 |
| No Department | 0.00 | 4,129.00 | 257.50 | 1,083.00 | 300.00 | 3,005.99 | 6,130.53 | 1,998.40 | 2,697.10 | (27,474.62) | 0.00 | 0.00 | 0.00 |
| Total Contingency | 0.00 | 4,129.00 | 257.50 | 1,083.00 | 300.00 | 3,005.99 | 6,130.53 | 1,998.40 | 2,697.10 | 94.00 | 13,815.41 | 221.99 | 0.00 |
| Total Expenditures | 129,467.78 | 122,322.36 | 138,469.32 | 126,082.97 | 126,426.64 | 96,749.10 | 110,798.67 | 102,598.29 | 135,153.39 | 174,104.59 | 174,721.83 | 157,185.77 | 127,278.59 |
| Total Excess of Revenues Over(Under) Expenditures | (126,982.46) | (119,314.75) | (134,354.49) | (122,566.47) | (120,517.37) | (90,153.33) | (102,124.79) | (96,408.22) | (129,122.90) | (170,740.63) | 1,689,568.84 | (153,281.91) | (123,233.95) |
| Fund Balance, Beginning of Period | 2,024,350.99 | 1,897,368.53 | 1,778,053.78 | 1,643,699.29 | 1,521,132.82 | 1,400,615.45 | 1,310,462.12 | 1,208,337.33 | 1,111,929.11 | 982,806.21 | 812,065.58 | 2,501,634.42 | 2,348,352.51 |
| Fund Balance, End of Period | 1,897,368.53 | 1,778,053.78 | 1,643,699.29 | 1,521,132.82 | 1,400,615.45 | 1,310,462.12 | 1,208,337.33 | 1,111,929.11 | 982,806.21 | 812,065.58 | 2,501,634.42 | 2,348,352.51 | 2,225,118.56 |

**K-Bar Ranch II Community Development District
Notes to Unaudited Financial Statements
December 31, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 12/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7

MINUTES OF MEETING

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

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, January 18, 2024 at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

| | |
|-------------------|--|
| Michele Emery | Board Supervisor, Chairman |
| Greg Halstead | Board Supervisor, Assistant Secretary |
| Chloe Firebaugh | Board Supervisor, Assistant Secretary <i>(via phone)</i> |
| James Finley | Board Supervisor, Assistant Secretary |
| Duzianathan Mohan | Board Supervisor, Assistant Secretary |
| Also present: | |
| Matt O'Nolan | District Manager, Rizzetta & Company, Inc. |
| Kayla Connell | Financial Manager, Rizzetta & Company, Inc. |
| Dan Lewis | District Counsel, Persson, Cohen & Mooney |
| Andy Cohen | District Counsel, Persson, Cohen & Mooney <i>(via phone)</i> |
| Tonja Stewart | Representative, Stantec <i>(via phone)</i> |
| Epifanio Carvajal | Representative, Pine Lake Nursery, Inc. |
| Jackie Toledo | Representative, FL Engineering & Consulting <i>(via phone)</i> |
| Hailey Blackwell | Clubhouse & Amenities Manager |
| Kendall Bulleit | Representative, MBS Capital Markets, LLC |
| Virgil Stoltz | Representative, Blue Water Aquatics |

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.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved for Supervisor Firebaugh to vote and participate via teleconference, for K-Bar Ranch II Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Discussion Regarding Purchase of M/I Parcel and Amenities to be Constructed, Together with Financing Options

The Vacant Land purchase will be put on hold for six months and M/I have agreed to keep pricing. District Manager and Engineer to continue gathering complete costs of improvements.

1. MBS Capital Markets Engagement as Underwriter

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the MBS Capital Markets Agreement for Underwriting Services, for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved Pine Lake proposal for March annuals totaling \$10,237.50 and requested an updated proposal 3247 from Pine Lake reflecting filling in areas around entrance sign, for K-Bar Ranch II Community Development District.

Mr. Carvajal presented his response to the Landscape Inspection Report to the Board.

The Board requested mulch proposals from other companies for the February meeting.

The Board requested gutter quotes for the front side of the clubhouse.

B. Presentation of Aquatics Report

Mr. Stoltz presented his response to the Landscape Inspection Report to the Board.

The Board requested information regarding aquatic fountains from Blue Water

Aquatics.

1. Consideration of Revised Aquatic Management Agreement

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the revised Blue Water Aquatics agreement, pending contract draft from District Counsel, for K-Bar Ranch II Community Development District.

C. District Counsel

Mr. Lewis discussed the legislation change.

The Board requested to add a petition for rule change to the February Board meeting.

D. District Engineer

Ms. Stewart discussed the easements and land conveyance with the Board.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the following regarding the vacant land purchase construction plans, 1 basketball court, two pickleball courts, two existing courts will be tennis courts, 1 soccer field all with fencing, lighting, and benches, for K-Bar Ranch II Community Development District.

E. District Manager Report

Mr. O’Nolan advised of the upcoming meeting to be held on February 15, 2024 at 6:00 pm for the Board of Supervisors meeting.

Mr. O’Nolan advised the Board that as of 12/31/23 the District was \$40,563 under budget.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
December 21, 2023**

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on December 21, 2023, for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for
September, October, and November
2023**

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, the Board of Supervisors Ratified the Operation and Maintenance Expenditures for September (\$180,461.57), October (\$157,038.37), and November (\$169,619.46) 2023, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Traffic Study

Ms. Toledo discussed the Traffic Study with the Board.

The Board requested Staff to work with City of Tampa to see what can be done to address speeding in the community on city roads.

EIGHTH ORDER OF BUSINESS

**Consideration of Cooper Pools
Agreement**

Michael Cooper presented his proposal to the Board.

The Board decided to continue with Suncoast Pools and asked to put them on a 30 day notice to improve their service.

NINETH ORDER OF BUSINESS

Acceptance of Land Conveyance

The land conveyance had already been approved and signed.

TENTH ORDER OF BUSINESS

**Consideration of Conservation
Easements**

The conservation easements had already been approved and signed.

ELEVENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Mr. Finley requested community be updated regarding land purchase status/plans.

Ms. Emery requested Securiteam get official count of SOS sensors and bring back proposal in the February meeting.

Ms. Emery expressed concerns regarding Sundrift resurfacing work and issues regarding the work in some areas. Any areas of concern should be relayed to District Manager who will communicate these concerns with M/I.

TWELFTH 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 Mr. Mohan, seconded by Mr. Finley, with all in favor, the Board of Supervisors adjourned the meeting at 8:37 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures December 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$99,395.23**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|-------------------------------|----------|----------------------|--|----------------|
| City of Tampa Utilities | 100428 | 2282015 12/23 | 10352 K Bar Ranch Pkwy - Account #2282015 12/23 | \$ 10.47 |
| City of Tampa Utilities | 100428 | 2287182 12/23 | 10820 Mistflower Ln - Account #2287182 12/23 | \$ 96.98 |
| City of Tampa Utilities | 100428 | 2333386 12/23 | 19339 Eagle Creek Ln - Account #2333386 12/23 | \$ 49.19 |
| Julie Harter | 100421 | 23-5 | Community Outreach - Alligator Demonstration 10/23 | \$ 200.00 |
| K-Bar Ranch II CDD | DC120423 | DC120423 | Debit Card Replenishment | \$ 1,341.15 |
| K-Bar Ranch II CDD | DC121223 | DC121223 | Debit Card Replenishment | \$ 996.83 |
| K-Bar Ranch II CDD | DC121823 | DC121823 | Debit Card Replenishment | \$ 1,666.50 |
| Naga Ramineni | 100430 | 113023 Naga Ramineni | Rental Deposit 11/23 | \$ 125.00 |
| Persson, Cohen & Mooney, P.A. | 100431 | 4443 | Legal Services 11/23 | \$ 3,256.53 |
| Pine Lake Services, LLC | 100427 | 3186 12/23 | Monthly Landscape Maintenance 12/23 | \$ 26,578.66 |
| Pine Lake Services, LLC | 100432 | 3261 | Install Drain - Tennis Court 12/23 | \$ 3,751.78 |

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|--------------------------|---------|----------------------------------|--|----------------|
| Pine Lake Services, LLC | 100432 | 3265 | November F&P 11/23 | \$ 2,425.00 |
| Pine Lake Services, LLC | 100432 | 3271 | One Time Mowing (Common Areas) - Hawk Valley 12/23 | \$ 300.00 |
| Rizzetta & Company, Inc. | 100425 | INV0000085865 | Out of Pocket Expense 11/23 | \$ 215.17 |
| Rizzetta & Company, Inc. | 100426 | INV0000085842 | Amenity Management & Oversight 12/23 | \$ 7,946.64 |
| Securiteam, Inc. | 100422 | 17382 | Gate Video Monitoring Services 10/23 | \$ 10,992.00 |
| Securiteam, Inc. | 100433 | 17625 | Gate Video Monitoring Services 12/23 | \$ 10,992.00 |
| Securiteam, Inc. | 100433 | 14043112723 | Service Call - Old Spanish Entry 12/23 | \$ 306.25 |
| Securiteam, Inc. | 100433 | 14057120423 | Service Call - Hawk Valley 12/23 | \$ 624.00 |
| Securiteam, Inc. | 100433 | 14059113023 | Service Call - Sundrift II Entry 12/23 | \$ 175.00 |
| Spectrum | ACH | 1736970111923 - 6970 AUTO PAY | 10711 Mistflower Lane 11/23 | \$ 149.97 |
| Spectrum | ACH | 1736988111923 - 6988 AUTO PAY | 10541 K-Bar Ranch Pkwy 11/23 | \$ 149.97 |
| Spectrum | ACH | 1736996121223 - 6996 AUTO PAY | 10339 K-BAR RANCH PKWY BLDG GATE 12/23 | \$ 149.97 |

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|--------------------------------|-----------------------|----------------------------------|---|----------------|
| Spectrum | ACH | 1752167112123 - 2167 AUTO PAY | 10820 Mistflower Lane - Amenity Center 11/23 | \$ 289.95 |
| Spectrum | ACH | 1754981120123 - 4981 AUTO PAY | 10528 Mistflower Ln 12/23 | \$ 169.98 |
| Spectrum | ACH | 1758297121023 - 8297 AUTO PAY | 10821 MISTFLOWER LN - Gate Phone 12/23 | \$ 169.98 |
| Spectrum | ACH | 1779814111723 - 9814 AUTO PAY | 19302 Eagle Creek LN SB 11/23 | \$ 84.98 |
| Spectrum | ACH | 2736809112223 - 6809 AUTO PAY | 19292 Mossy Pine Dr 11/23 | \$ 169.98 |
| Spectrum | ACH | 2756559121023 - 6559 AUTO PAY | 10841 Mistflower Ln - Gate Phone 12/23 | \$ 77.98 |
| Suncoast Rust Control, Inc. | 100434 | 06407 | Monthly Rust Control (Revised) 11/23 | \$ 125.00 |
| TECO | 321000017111 11.23 | 321000017111 11.23 | Electric Summary 11/23 | \$ 19,498.58 |
| TECO | ACH | 211025392658 12.23 | 10841 Mistflower Lane, Gate 12/23 | \$ 72.40 |
| TECO | ACH | 211025490809 12.23 | 10611 K-Bar Ranch Pkwy 12/23 | \$ 95.95 |
| TECO | ACH | 221005600376 12.23 | 10598 K Bar Ranch Pkwy, Entry Light/Gate 12/23 | \$ 135.99 |
| TECO | ACH | 221008392039 12.23 | Parcel I - Street Lights 12/23 | \$ 1,723.40 |

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|-------------------------------------|---------|----------------------|--|----------------------------|
| TECO | ACH | 221008498422 12.23 | 19301 Eagle Creek LN - Entry Sign/Gate 12/23 | \$ 65.10 |
| TECO | ACH | 221008728984 11.23 | Parcel G - Streetlights 11/23 | \$ 1,754.57 |
| TECO | ACH | 221008728984 12.23 | Parcel G - Streetlights 12/23 | \$ 2,104.16 |
| TECO | ACH | 221008777825 12.23 | 10580 K-Bar Ranch Pkwy 12/23 | \$ 90.81 |
| Waste Management Inc. of Florida | ACH | 9983202-2206-5 12/23 | Waste Management - Clubhouse 12/23 | <u>\$ 267.36</u> |
| Total Report | | | | <u>\$ 99,395.23</u> |



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

Amount Now Due

12/21

AMTPA POTADMUB
City of Tampa Utilities

Your Account Number

++10*1+



6=@85G93 *+()1(+) +,

D5LÄB9J Ä7<5E;9 FÄ6L3 *+ (+2(+) +,

?&65EÄE5B7<Ä7CAA=BHGLÄ89I9@CD
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Service For:

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FPZ^SPÄG *+()1(+) +,

*)1+)ÄÄ=FG:@CJ 9EÄ@B

| Meter Number | Current | Previous | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|-------------------|---------|----------|-----------------|-----------------|------------------|
| *2) 0,0 -0 J5 G9E | ,), | ,)* | ,) | + | * |
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11'*/

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Amount Now Due

12/21

Your Account Number

++10*1+

Water Customer Class

7CA A9E7 =5@

Water Usage History

| Months | Gallons (1000's) |
|--------|------------------|
| 897 | / |
| BCI | *, |
| C7G | *- |
| F9D | *, |
| 5H; | *2 |
| >H@ | *, |
| >HB | */ |
| A5 L | +* |
| 5DE | */ |
| A5 E | *- |
| :96 | 0 |
| >5B | . |
| 897 | 1 |

Pay This Amount



\$96.98

PLEASE PAY BY DUE DATE OF 12/29/2023

D5;9 Ä*ÄCÄ*

DMÄCWBAÄSS\STMV YMQ^WPÄXZÄÄPWRMÄ*, \$Ä+Q.11**

3151 N Galloway Road
Lakeland, Florida 33810

RECEIVED
10/30/2023

Delivered To
10/26/2023

Thank you for your business!

Email: ladygatortrapper@gmail.com

K-Bar II CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00
 12/4/2023

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

| | | | | Clubhouse | Clubhouse | Clubhouse | Clubhouse |
|----------|--------------------------|---|-------------------|-------------------|----------------------|-----------------|------------------|
| | | | | Programs & Events | Maintenance & Repair | Office Supplies | Misc Contingency |
| | | | | 001-57400-4731 | 001-57200-4705 | 001-57200-5101 | 001-57900-6409 |
| Date | Vendor Name | Description | Amount | | | | |
| 11/01/23 | Amazon | ASURION 3 Year Lawn & Garden Extended Protection Plan | (21.99) | | | | (21.99) |
| 11/01/23 | Amazon | Pressure Washer Surface Cleaner | (112.99) | | (112.99) | | |
| 11/01/23 | Publix | Event - Harvest (3) Gift Cards | (150.00) | (150.00) | | | |
| 11/03/23 | Home Depot | Maintenance & Repairs | (144.88) | | (144.88) | | |
| 11/09/23 | Amazon | Event - Coffee Day | (9.99) | (9.99) | | | |
| 11/09/23 | Amazon | Monthly Membership Fee July (ACH) | (14.99) | | | (14.99) | |
| 11/09/23 | Publix | Event - Harvest | (161.17) | (161.17) | | | |
| 11/14/23 | Winn Dixie | Event - Coffee Day | (19.46) | (19.46) | | | |
| 11/15/23 | Amazon | Monthly Membership Fee July (ACH) | (14.99) | | | (14.99) | |
| 11/18/23 | Amazon | (3) Year Office Equipment Protection Plan | (5.99) | | | (5.99) | |
| 11/18/23 | Amazon | NetGear Wi-Fi Range Extender | (32.99) | | | (32.99) | |
| 11/21/23 | Home Depot | Maintenance & Repairs | (250.29) | | (250.29) | | |
| 11/21/23 | Publix | Event - Coffee Day | (10.28) | (10.28) | | | |
| 11/28/23 | Publix | Event - Christmas | (32.19) | (32.19) | | | |
| 11/28/23 | Walmart | Event - Christmas | (98.03) | (98.03) | | | |
| 11/28/23 | Oriental Trading Company | Event - Christmas | (95.31) | (95.31) | | | |
| 11/29/23 | Home Depot | Maintenance & Repairs | (126.36) | | (126.36) | | |
| 11/30/23 | Mail Chimp | Monthly Email Service (ACH) | (39.25) | | | (39.25) | |
| | | | | | | | |
| | TOTAL | 001-10102 | (1,341.15) | (576.43) | (634.52) | (108.21) | (21.99) |

DM Approval: Matt O'Nolan Date: 12.4.23

Final Details for Order #112-3855699-3282657

[Print this page for your records.](#)

Order Placed: November 1, 2023

Amazon.com order number: 112-3855699-3282657

Order Total: \$21.99

Shipped on November 1, 2023

Items Ordered

1 of: *ASURION 3 Year Lawn & Garden Extended Protection Plan (\$100 - \$124.99)*

Sold by: Asurion, LLC ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$21.99

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$21.99

Shipping & Handling: \$0.00

Total before tax: \$21.99

Estimated tax to be collected: \$0.00

Grand Total:\$21.99

Credit Card transactions

Visa ending in 1852: November 1, 2023: \$21.99

To view the status of your order, return to [Order Summary](#).

Details for Order #112-8560630-4055443

Print this page for your records.

Order Placed: November 1, 2023

Amazon.com order number: 112-8560630-4055443

Order Total: \$112.99

Not Yet Shipped

Items Ordered

1 of: *RYOBI 18 in. 4200 PSI Quick Connect Pressure Washer Surface Cleaner for Gas Pressure Washers with Caster Wheels*

Sold by: Zbest Deals ([seller profile](#))
Supplied by: Other

Condition: New

Price

\$112.99

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$112.99
Shipping & Handling: \$0.00

Total before tax: \$112.99
Estimated tax to be collected: \$0.00

Grand Total: \$112.99

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-8560630-4055443

[Print this page for your records.](#)

Order Placed: November 1, 2023

Amazon.com order number: 112-8560630-4055443

Order Total: \$112.99

Shipped on November 2, 2023

Items Ordered

1 of: RYOBI 18 in. 4200 PSI Quick Connect Pressure Washer Surface Cleaner for Gas Pressure Washers with Caster Wheels

Sold by: Zbest Deals ([seller profile](#))

Supplied by: Zbest Deals ([seller profile](#))

Condition: New

Price

\$112.99

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$112.99

Shipping & Handling: \$0.00

Total before tax: \$112.99

Estimated tax to be collected: \$0.00

Grand Total: \$112.99

Credit Card transactions

Visa ending in 1852: November 2, 2023: \$112.99

To view the status of your order, return to [Order Summary](#).

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**How does
get more done.**

32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00061 71300 11/21/23 01:10 PM
SALE CASHIER SHAMRUL

093581990907 5'ALPOLFLG <A> 34.98N
VF ALUM. POLE 5' AND BRACKET W/NYLON
078275146303 1KW SS PCTRL <A> 20.98N
1000W STEM & SWIVEL MOUNT PHOTO CTRL
030772072516 SELECT-A-SIZ <A> 32.48N
BOUNTY 12DP SAS WHITE
017801725230 ONESYNC LAND <A> 69.97N
ONESYNC LANDSCAPE 300 LUMENS BRONZE
849489003344 6IN LED TRIM <A>
6 IN LED RECESSED TRIM CCT LUMEN SEL
4022.97 91.88N

SUBTOTAL 250.29
SALES TAX 0.00

TAX EXEMPT

TOTAL \$250.29
XXXXXXXXXXXX1852 DEBIT
USD\$ 250.29

AUTH CODE 002275
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

929 11/21/23 01:10 PM



8929 61 71300 11/21/2023 0155

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 02/19/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 151818 142950
PASSWORD: 23571 142889

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Halloween + Harvest + Fest
Publix

Cross Creek Commons
10928 Cross Creek Blvd.
Tampa, FL 33647

Store Manager: JP Murphy
813-986-1239

AMAZON GIFT CARD 50.00

Account #XXXXXXXXXX9229

AMAZON GIFT CARD 50.00

Account #XXXXXXXXXX8543

AMAZON GIFT CARD 50.00

Account #XXXXXXXXXX1305

Order Total 150.00
Sales Tax 0.00
Grand Total 150.00
Credit Payment 150.00
Change 0.00

Receipt ID: 0876 BIN 523 662

PRESTO!

Trace #: 520422

Reference #: 0498044719

Acct #: XXXXXXXXXXXX1852

Purchase VISA

Amount: \$150.00

Auth #: 000892

CREDIT CARD

A0000000980840

Entry Method:

Mode:

PURCHASE

US DEBIT

Cardless

Issuer

Your cashier was Johnna

11/01/2023 15:07 S0876 R152 3662 C0462

Join the Publix family!

Apply today at apply.publix.jobs.

We're an equal opportunity employer.

Publix Super Markets, Inc.



Home Depot
PAINT LIGHTS
**How does
get more done.**

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00052 77157 11/03/23 01:01 PM
SALE CASHIER TERESA

849489003436 LED TRIM <A>
6IN LED RECESSED TRIM W/ NIGHT LIGHT
2024.47 48.94N
678885068066 MASONRY <A>
BEHR MS&B 272 FLAT DEEP 1160Z
2028.98 57.96N
678885051280 INT PAINT <A>
BEHR PPI 3050 SG UPW 1280Z 37.98N

SUBTOTAL 144.88
SALES TAX 0.00

TAX EXEMPT

TOTAL \$144.88
XXXXXXXXXXXX1852 DEBIT
USD\$ 144.88

AUTH CODE 001422
Chip Read
AID A0000000980840

Verified By PIN
US DEBIT

6311 11/03/23 01:01 PM



6311 52 77157 11/03/2023 5977

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 02/01/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 160914 154655
PASSWORD: 23553 154603

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Details for Order #112-8991020-4169063

[Print this page for your records.](#)

Order Placed: November 9, 2023

Amazon.com order number: 112-8991020-4169063

Order Total: \$9.99

Not Yet Shipped

Items Ordered

1 of: *Domino Premium Pure Cane Granulated Sugar with Easy Pour Recloseable Top, 16 Ounce (Pack of 2)* **Price** \$9.99

Sold by: Homes Haven ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$9.99

Shipping & Handling: \$0.00

Total before tax: \$9.99

Estimated tax to be collected: \$0.00

Grand Total: \$9.99

To view the status of your order, return to [Order Summary](#).

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Summertree Plaza
32765 Eiland Blvd
Zephyrhills, FL 33545
Store Manager: Jason Bradley
813-779-2368



1196 BTN 062 100

| | | |
|---------------------|------|---------|
| CHRISTMAS1 BEV NPK | | |
| 1 @ 2 FOR | 7.00 | 3.50 T |
| CHRISTMAS1 BEV NPK | | |
| 1 @ 2 FOR | 7.00 | 3.50 T |
| GW SEED&FERTIL GRN | | 5.69 F |
| QUAK CHEWY C&NL BAR | | 3.83 F |
| QUAK CHEWY YGT BAR | | 3.83 F |
| Promotion | | -3.83 F |
| MINI APPLE STRDI 4C | | 2.69 F |
| PUB PREM HOT CUEDA | | 6.99 F |
| You Saved | 1.00 | |
| GW VRTY MIN MUFFIN | | 5.99 F |
| AX EXEMPT | | |

| | |
|---------------|-------|
| Order Total | 32.19 |
| Grand Total | 32.19 |
| Debit Payment | 32.19 |
| Change | 0.00 |
| TAX FORGIVEN | 0.49 |

| | |
|------------------------|------|
| <u>Savings Summary</u> | |
| Special Price Savings | 4.83 |

```

*****
#      Your Savings at Publix      #
#          4.83                     #
*****

```

[illegible]

IN THE MARKET

FOR \$1,000 IN GROCERIES?

本 本

* Use this receipt to complete a *

survey at PublixSurvey.com for

4 a chance to win \$1000 in *

* Publix gift cards. *

NO. 60834, 450. *Myrmica* (s. l.)

NO PURCHASE NECESSARY. You must be legal & at least 18 years old to enter.

age, other eligibility #

restrictions apply. See Official 4

Publix

Shoppers of New Tampa
1920 County Road 581
Wesley Chapel, FL 33544
Store Manager: Mike Barton
813-994-4566



0006 B9N 064 265

[illegible]

| | |
|--------------|---------|
| Order Total | 161.17 |
| Grand Total | 161.17 |
| Debit | Payment |
| Change | 0.00 |
| TAX FORGIVEN | 3.00 |

DAY FORGIVEN 3 01

Harvest Fall event
Winn✓Dixie.

It's a Winn Win

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465
11/10/23 5:52pm 2487 002 156
Store Manager: DANIEL
Your Cashier: JOIE



| | | Res | You Pay |
|---------------------------------|--------------------------|---------|---------|
| QTY 2 | 120Z FRESH CRAN | \$5.98 | \$5.00 |
| | You save (\$0.98) | | |
| | MAPLE PECANS | \$4.99 | \$4.99 |
| | Pecan Nation Pecan | \$4.99 | \$4.99 |
| QTY 2 | LIMES | \$1.39 | \$1.00 |
| | You save (\$0.39) | | |
| WT | Green Sdls Grapes | \$8.01 | \$7.57 |
| | 2.17 lbs @ \$3.49/lb | | |
| | You save (\$0.44) | | |
| WT | Black Sdlss Grape | \$9.60 | \$9.60 |
| | 2.75 lbs @ \$3.49/lb | | |
| | Hines Mixed Nuts | \$4.99 | \$4.99 |
| QTY 2 | SEG Half & Half | \$6.98 | \$6.98 |
| | SEG Cider | \$5.99 | \$4.99 |
| | You save (\$1.00) | | |
| QTY 3 | SE Grocers Cider | \$28.47 | \$28.47 |
| Total number of items sold = 15 | | | |
| Subtotal | | | \$78.58 |
| Tax | | | \$2.34 |
| Total due | | | \$80.92 |
| Debit total | | | \$80.92 |
| DEBIT | *****1852 | | |
| APPROVAL CODE 0388 | | SEQ #: | 21870 |
| REF 00000000980840 | | | |

Wed. Coffee

Winn-Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465
11/14/23 10:01pm 2487 032 288
Store Manager: CHRISTOPHER
Your Cashier: TERRI



44231114248703200977949028800000

| | | Reg | You Pay | |
|-------|--------------------------|---------|---------|---|
| QTY 2 | SEG Coffee Kcup | \$15.98 | \$7.99 | F |
| | You save (\$7.99) | | | |
| | Cake Donut Hole | \$3.99 | \$3.99 | F |
| | 2ct Strawberry Che | \$2.99 | \$2.99 | F |
| | Apple Turnovers | \$4.49 | \$4.49 | F |

Total number of items sold = 5

| | |
|-------------|---------|
| Subtotal | \$19.46 |
| Tax | \$0.00 |
| Total due | \$19.46 |
| Debit total | \$19.46 |

DEBIT *****1852
APPROVAL CODE 083921 SEQ #: 322416

Final Details for Order #112-4665751-2656244
[Print this page for your records.](#)

Order Placed: November 18, 2023
Amazon.com order number: 112-4665751-2656244
Order Total: \$5.99

Shipped on November 18, 2023

| Items Ordered | Price |
|--|--------|
| 1 of: ASURION 3 Year Office Equipment Protection Plan (\$30 - \$39.99) Sold by: Asurion, LLC (seller profile) Supplied by: Other Condition: New | \$5.99 |

Shipping Address:
Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Standard Shipping

Payment information

| | |
|--|--|
| Payment Method: Visa ending in 1852 | Item(s) Subtotal: \$5.99 |
| Billing address Jeffrey LaFlamme 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States | Shipping & Handling: \$0.00 ----- Total before tax: \$5.99 Estimated tax to be collected: \$0.00 ----- Grand Total: \$5.99 |

Credit Card transactions

Visa ending in 1852: November 18, 2023: \$5.99

To view the status of your order, return to [Order Summary](#).

Order Placed: November 18, 2023

Amazon.com order number: 112-5309644-4397834

Order Total: \$32.99

| Shipped on November 18, 2023 | |
|---|---|
| Items Ordered 1 of: NETGEAR Wi-Fi Range Extender EX6120 - Coverage Up to 1500 Sq Ft and 25 Devices with AC1200 Dual Band Wireless Signal Booster & Repeater (Up to 1200Mbps Speed), and Compact Wall Plug Design, White Sold by: Amazon.com Services LLC Supplied by: Other Condition: New | Price \$32.99 |
| Shipping Address: Jeffrey LaFlamme 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States | |
| Shipping Speed: Rush Shipping | |
| Payment information | |
| Payment Method: Visa ending in 1852 | Item(s) Subtotal: \$32.99 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- |
| Billing address Jeffrey LaFlamme 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States | Total before tax: \$32.99 Estimated tax to be collected: \$0.00 ----- |
| Grand Total:\$32.99 | |
| Credit Card transactions | Visa ending in 1852: November 18, 2023:\$32.99 |

To view the status of your order, return to [Order Summary](#).

Coffee DAY

PUBLIX

New Tampa Center
19034 Bruce B. Downs Blvd.
Tampa, FL 33647
Store Manager: Joe Pentifallo
813-631-1911

| | | |
|--------------------|----------------|--------------|
| AST ITALIAN COOKIE | 6.29 | F |
| GUVA CHS CFF CAKE | 3.99 | F |
| You Saved | 2.00 | |
| Order Total | 10.28 | |
| Sales Tax | 0.00 | |
| Grand Total | 10.28 | |
| Credit | Payment | 10.28 |
| Change | 0.00 | |

Savings Summary
Special Price Savings 2.00

Your Savings at Publix *
2.00 *

Receipt ID: 0584 BLN 785 091

PRESTO!
Trace #: 780351
Reference #: 0502801253
Acct #: XXXXXXXXXX1852
Purchase VISA
Amount: \$10.28
Auth #: 063628

| | |
|---------------|------------|
| CREDIT CARD | PURCHASE |
| 0000000980840 | US DEBIT |
| Entry Method: | Creditless |
| Code: | Issuer |

our cashier was Self-Checkout Lane 1
1/21/2023 14:18 S0584 R178 5091 00778

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

Publix Super Markets, Inc.



Xmas holiday event
Walmart

813-782-1957 Mgr. KEYLA
7631 GALL BLVD
ZEPHYRHILLS FL 33541

ST# 00706 OP# 000381 TEN 19 TR# 01160

* TAX EXEMPT SALE *

BR PEP 004142007861 F 6.88 X
SM CB HPYSNW 081007439169 1.48 X
SM CB WRTHPG 081009126709 1.48 X
SM CB HHGNOM 081007439572 1.48 X
COOKIES ASST 007874203931 F 9.97 R
SC PEP BARK 007874203718 F 9.97 X
GV SP DROP 019434611662 F 3.24 X
SERVING TRAY 084362310660 2.14 X
RECT PLATTER 084362311542 1.97 X
RECT PLATTER 084362311542 1.97 X
RECT PLATTER 084362311542 1.97 X
RECT PLATTER 084362311542 1.97 X
SM CB HHGNOM 081007439572 1.48 X
SM CB WRTHDR 081007439573 1.48 X
COOKIES 007874214910 F 4.46 R
LUNCH PLATE 003993898899 2.98 X
LUNCH PLATE 003993898899 2.98 X
LUNCH PLATE 003993898899 2.98 X
LUNCH PLATE 003993898899 2.98 X
LUNCH PLATE 003993898899 2.98 X
LUNCH PLATE 003993898899 2.98 X
LUNCH PLATE 003993898899 2.98 X
BLNWEIGHT GD 088650662999 0.97 X
BLNWEIGHT GD 088650662999 0.97 X
BLNWEIGHT GD 088650662999 0.97 X
BLNWEIGHT GD 088650662999 0.97 X
BLNWEIGHT GD 088650662999 0.97 X
HERSHEYS 003400012488 F 3.96 X
KITKAT 003400022528 F 3.96 X
MINTKISS 003400014072 F 3.96 X
RAINBOW POP 008393323920 F 5.52 X
SUBTOTAL 98.03
↑

REASON: GOVERNMENT (5)
Tax ID: 858017306955C1
GOVERNMENT (5)
9112/
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14

Issued Pursuant to Chapter 212,
Florida Statutes
Certificate Number: 858017306955C1
Expiration Date: 07/31/2027

This Certifies that:
K-BAR RANCH II COMMUNITY DEVELOPMENT D
5844 OLD PASCO RD STE 100
WESLEY CHAPEL
FL 33544-401

is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.

* TAX EXEMPT SALE *

11/28/23 22:52:41

Home Depot



**How does
get more done.**

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33617 (813)971-7791

6311 00061 14904 11/29/23 02:17 PM
SALE CASHIER: NOLI

| | |
|------------------------------------|--------|
| 030192750063 KS GREEN <A> | 9.98N |
| KLEAN STRIP GRN MURIATIC ACID GAL | |
| NLP Savings \$1.98 | |
| 013700986413 HFTY 33G BLK <A> | 19.97N |
| HEFTY ULT STR HD TRASH 33G | |
| 013700573705 HFTY CLN 13G <A> | |
| HEFTY ULT STRNG CLN BRST 13G 110CT | |
| 2023.97 | 47.94N |
| 073257132428 TRASH BAGS <A> | 24.97N |
| HUSKY 42G CONTRACTOR TRASHBAG 32PK | |
| 078477886038 PLUG WHITE <A> | |
| 15A 125V WHT LIGHT-DUTY PLUG | |
| 202.61 | 5.22N |
| 887480173413 3/8LAGSHRTEA <A> | 2.54N |
| LAG SHIELD ZINC 3/8 X 1 3/4 2PK | |
| 041333004068 21/23 <A> | |
| DURACELL SPECIALTY 21/23 2 PACK | |
| 207.87 | 15.74N |

| | |
|------------------------|----------|
| SUBTOTAL | 126.36 |
| SALES TAX | 0.00 |
| TAX EXEMPT | |
| TOTAL | \$126.36 |
| XXXXXXXXXXXX1852 DEBIT | |
| USD\$ 126.36 | |

AUTH CODE 000288
Chip Read
AID A0000000980840
Verified By PIN
US DEBIT

6311 11/29/23 02:17 PM



6311 61 14904 11/29/2023 8514

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 02/27/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 36408 30158
PASSWORD: 23579 30097

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Confirming your Oriental Trading order

orders@oriental.com <orders@oriental.com>

Tue 11/28/2023 3:47 PM

To: Clubhouse Manager <manager@kbarii.com>



[Shop](#)

[Account](#)

[Help](#)

[Contact](#)

Your Order Is in the Works

Hi Susan,

Thank you for recent order at Oriental Trading Company.

Your order #**728501911** was successfully placed on 11/28/2023. You can confirm your order details below or click to review them online. We will send an update with shipping information when available.

REVIEW ORDER DETAILS

If the button above does not get you connected, please use the link below.

<https://www.orientaltrading.com/web/order/showFindOrder?ac=track&en=INETORDCNF&ec=orderconfirm>

Please note, shipping carriers are experiencing nationwide delays — your order may be delayed once it leaves our building.

Your Order Details

Order #: **728501911**

Date: 11/28/2023

Customer #: 76849486

Shipping Address:

ATTN: JEFFEY LAFLAMME

K-BAR RANCH II CDD CLUBHOUSE

SUSAN CALI

Tampa, FL 33647

manager@kbarlii.com

Billing Address:

K-BAR RANCH II CDD

Susan Cali

3434 Colwell Ave Ste 200

Tampa, FL 33614

Shipment 1 of 1

Est. Delivery Date: Fri, Dec 1, 2023



MOVIE NIGHT RED AISLE RUNNER (24" X 15') \$14.99 ea. Qty: 1 \$14.99

#70/2857



ELF PHOTO STICK PROPS

\$6.78 ea. Qty: 1 \$6.78

#13665959



CHRISTMAS BARNWOOD BACKDROP BANNER

\$16.98 ea. Qty: 1 \$16.98

#13781523



**SANTA AND ELF PHOTO
STAND UP**

#13956854

\$32.98 ea.

Qty: 1

\$32.98



**CANDY CANE DANGLING
SWIRLS**

#4/4806

\$6.79 ea.

Qty: 2

\$13.58



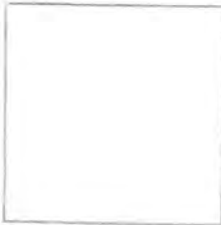
NOV OTC - NW

#14432268

\$0.00 ea.

Qty: 1

\$0.00



OTC.GLOBELIFE

#14432263

\$0.00 ea.

Qty: 1

\$0.00

Order Summary

Item Count: 6

Item Subtotal: **\$85.31**

Shipping: **FREE**

Oversized Delivery Fees: **\$10.00**

Total: \$95.31

K-Bar II CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00

12/12/2023

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

| | | | | | | | |
|----------|-------------|---|----------|-------------------|--------------------|--------------------------------|-----------------|
| | | | | Clubhouse | Clubhouse | Clubhouse | Clubhouse |
| | | | | Programs & Events | Clubhouse Supplies | Athletic/Park Court Playground | Office Supplies |
| | | | | 001-57400-4731 | 001-57200-4734 | 57200-4764 | 001-57200-5101 |
| Date | Vendor Name | Description | Amount | | | | |
| | | | | | | | |
| 11/06/23 | Amazon | Toner Cartridges | (179.98) | | | | (179.98) |
| 11/07/23 | Winn Dixie | Event - Coffee Day | (12.97) | (12.97) | | | |
| 11/09/23 | Amazon | Coffee Pods | (33.83) | (33.83) | | | |
| 11/09/23 | Amazon | Pet Waste Bags | (54.00) | | | (54.00) | |
| 11/09/23 | Amazon | Coffee Creamer | (60.92) | (60.92) | | | |
| 11/09/23 | Amazon | Janitorial Supplies | (69.63) | | (69.63) | | |
| 11/18/23 | Amazon | Event - Harvest, Coffee Urn, Plates, Beverage Dispenser | (251.92) | (127.94) | (110.90) | (13.08) | |
| 12/04/23 | Walmart | Event-Christmas | (333.58) | (333.58) | | | |
| | | | | | | | |
| | TOTAL | 001-10102 | (996.83) | (569.24) | (180.53) | (67.08) | (179.98) |

DM Approval:

Matt O'Nolan

Date:

12.12.23

Details for Order #112-5680401-8500262

Print this page for your records.

Order Placed: November 6, 2023

Amazon.com order number: 112-5680401-8500262

Order Total: \$179.98

Preparing for Shipment

Items Ordered

1 of: Valinkso 414A Toner Cartridges 4 Pack (with Chip) Compatible Replacement for HP 414A 414X W2020A W2020X Work for HP Color Pro MFP M479fdw M479fdn M454dw M454dn M479 M454 Printer Ink 414A 414X

Sold by: Valinkso store ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$179.98

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$179.98

Shipping & Handling: \$0.00

Total before tax: \$179.98

Estimated tax to be collected: \$0.00

Grand Total: \$179.98

To view the status of your order, return to [Order Summary](#).

11/07

Wed. Coffee Hour

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

11/07/23 9:44pm 2487 002-220

Store Manager: DANIEL

Your Cashier: ASHTON



44231107248700200972475022000000

| | Reg | You Pay | |
|--------------------|--------|---------|---|
| Cake Donuts | \$3.99 | \$3.99 | F |
| 6ct Cranberry Oran | \$2.99 | \$2.99 | F |
| SEG Danish | \$5.99 | \$5.99 | F |

Total number of items sold = 3

Subtotal \$12.97

Tax \$0.00

Total due \$12.97

Debit total \$12.97

DEBIT *****1852 11/10

APPROVAL CODE 054141 SEQ #: 21406

AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)

| rewards savings | Coupon savings | Total savings |
|-----------------|----------------|---------------|
| \$0 | \$0 | \$0 |

Points summary*:

| Base earned | Bonus earned | Total balance |
|-------------|--------------|---------------|
| 6 | 0 | 444 |

Worth \$4.44 in FREE groceries

*May not include pending points activity

Every 100 points = \$1 in FREE groceries

Details for Order #112-5434266-9865053

Print this page for your records.

Order Placed: November 9, 2023

Amazon.com order number: 112-5434266-9865053

Order Total: \$33.83

*Wed Coffee Home
rec' 11/13*

Not Yet Shipped

Items Ordered

1 of: *The Original Donut Shop Keurig Single-Serve K-Cup Pods, Regular Medium Roast Coffee, 12 Count (Pack of 6), The Original Donut Shop* **Price** \$33.83
Sold by: Amazon.com Services LLC
Supplied by: Other

Condition: New

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$33.83
Shipping & Handling: \$2.99
Free Shipping: -\$2.99

Total before tax: \$33.83
Estimated tax to be collected: \$0.00

Grand Total: \$33.83

To view the status of your order, return to [Order Summary](#).

11/10

Details for Order #112-1910203-6571402

Print this page for your records.

Order Placed: November 9, 2023

Amazon.com order number: 112-1910203-6571402

Order Total: \$54.00

Not Yet Shipped

Items Ordered

| | Price |
|--|---------|
| 1 of: SET 10 HEADERS PULL BAGS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick and Strong Pull-Strap Header Dog Waste Station Bags, Guaranteed Leak-Proof - Single Pull Unscented Dog Poop Bags | \$54.00 |

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

Supplied by: Other

Condition: New

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$54.00
Shipping & Handling: \$0.00

Total before tax: \$54.00
Estimated tax to be collected: \$0.00

Grand Total: \$54.00

To view the status of your order, return to [Order Summary](#).

11/13

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Details for Order #112-9370638-3224240

Print this page for your records.

Order Placed: November 9, 2023

Amazon.com order number: 112-9370638-3224240

Order Total: \$60.92

*Wed. Coffee Hour
rec'd 11/13*

Not Yet Shipped

Items Ordered

2 of: *Land O Lakes Mini Moo's Half & Half Creamer Singles, 192 Count*

Sold by: GEP SOLUTIONS ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$30.46

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$60.92

Shipping & Handling: \$0.00

Total before tax: \$60.92

Estimated tax to be collected: \$0.00

Grand Total: \$60.92

To view the status of your order, return to [Order Summary](#).

11/10

Details for Order #112-7150867-7457024

Print this page for your records.

Order Placed: November 9, 2023

Amazon.com order number: 112-7150867-7457024

Order Total: \$69.63

Not Yet Shipped

rec'd 11/13

Items Ordered

1 of: *Georgia-Pacific Blue Select 2-Ply Embossed Toilet Paper (previously branded Preference), 18280/01, 550 Sheet Per Roll, 80 Rolls Per Case*

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

Supplied by: Other

Condition: New

Price

\$73.33

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$73.33

Shipping & Handling: \$0.00

Amazon Discount: -\$3.70

Total before tax: \$69.63

Estimated tax to be collected: \$0.00

Grand Total: \$69.63

To view the status of your order, return to [Order Summary](#).

11/13

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Final Details for Order #112-7694730-2252207

Print this page for your records.

Order Placed: November 18, 2023

Amazon.com order number: 112-7694730-2252207

Order Total: \$251.92

Shipped on November 20, 2023

| Items Ordered | Price |
|--|--------|
| 2 of: <i>Counfeisly 1 Pack Square Tablecloth Stain Resistant Wrinkle Free Silky Soft Table Cloth, Satin Dining Table Cloths for Dining Room, Indoor and Outdoor Use, 52 x 52 Inches, Red</i> | \$7.99 |
| Sold by: SenGoo Home (seller profile) | |
| Supplied by: SenGoo Home (seller profile) | |
| Condition: New | |

Shipping Address:

- Jeffrey LaFlamme
- 10820 MISTFLOWER LN
- TAMPA, FL 33647-3781
- United States

Shipping Speed:

Delivery in fewer trips to your address

Shipped on November 19, 2023

| Items Ordered | Price |
|--|---------|
| 2 of: <i>FOCUSLINE 100 Count 6 Inch Clear Plastic Plates, Disposable Heavy Duty Salad Dessert Plates- Premium Hard Plastic Plates Fancy Disposable Clear Plates for Weddings, Parties and Events</i> | \$26.99 |
| Sold by: zhongjiuo (seller profile) | |
| Supplied by: zhongjiuo (seller profile) | |

Condition: New

1 of: ***EastPoint Sports Penn Competition Grade 3-Star Table Tennis Balls – 40mm – 6 Pack*** \$7.14

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

1 of: ***Franklin Sports Ping Pong Paddle - Regulator Table Tennis Racket - Wooden Pro Style Paddle with Rubber Surface - Red + Black*** \$5.94

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Shipping Address:

- Jeffrey LaFlamme
- 10820 MISTFLOWER LN
- TAMPA, FL 33647-3781
- United States

Shipping Speed:

Delivery in fewer trips to your address

Shipped on November 18, 2023

Items Ordered

Price

1 of: ***Hamilton Beach 45 Cup Coffee Urn and Hot Beverage Dispenser, Silver (40519)*** \$59.99

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Shipping Address:

- Jeffrey LaFlamme
- 10820 MISTFLOWER LN
- TAMPA, FL 33647-3781
- United States

Shipping Speed:
Delivery in fewer trips to your address

Shipped on November 20, 2023

| Items Ordered | Price |
|--|--------|
| 9 of: <i>Elrene Home Fashions Shimmering Plaid Holiday Fabric Tablecloth, 52" x 52", Red</i> | \$9.99 |
| Sold by: Amazon.com Services LLC | |
| Supplied by: Other | |
| Condition: New | |

Shipping Address:

- Jeffrey LaFlamme
- 10820 MISTFLOWER LN
- TAMPA, FL 33647-3781
- United States

Shipping Speed:
Delivery in fewer trips to your address

Shipped on November 19, 2023

| Items Ordered | Price |
|---|---------|
| 1 of: <i>CreativeWare RM-BEV03 2.5-Gallon Bark Beverage Dispenser</i> | \$22.98 |
| Sold by: Amazon.com Services LLC | |
| Supplied by: Other | |
| Condition: New | |

Shipping Address:

- Jeffrey LaFlamme
- 10820 MISTFLOWER LN
- TAMPA, FL 33647-3781
- United States

Shipping Speed:
Delivery in fewer trips to your address

Payment information

| | |
|---------------------|------------------------------|
| Payment Method: | Item(s) Subtotal: \$255.92 |
| Visa ending in 1852 | Shipping & Handling: \$0.00 |
| | Your Coupon Savings: -\$4.00 |

| | |
|-----------------|---------------------------------------|
| Billing address | Total before tax: \$251.92 |
| | Estimated tax to be collected: \$0.00 |

- Jeffrey LaFlamme
- 10820 MISTFLOWER LN
- TAMPA, FL 33647-3781
- United States

Grand Total: \$251.92

Couldn't pull 2nd page of receipt
Jeff provided charges via phone

| | |
|--------------------------|--|
| Credit Card transactions | Visa ending in 1852: November 20, 2023: \$251.92 |
|--------------------------|--|

813-782-1957 Mgr:KEYLA

7631 GALL BLVD

ZEPHYRHILLS FL 33541

| | | | |
|------------------|----------------|------------------|---------------|
| STN 00706 | OPN 008997 | TEN 25 | TRN 00938 |
| FOAM CUPS | 007874201449 | | 1.72 X |
| STRAWS | 007874209212 | | 1.62 X |
| STRAWS | 007874209212 | | 1.62 X |
| JP REG MARSH | 060069966116 | F | 2.12 N |
| JP REG MARSH | 060069966116 | F | 2.12 N |
| SP CARAMEL | 085193200486 | F | 4.24 0 |
| STUFFEDPUFF | 085193200401 | F | 3.00 0 |
| SM MLK CHC | 007092047697 | F | 6.63 0 |
| SM MLK CHC | 007092047697 | F | 6.63 0 |
| SM MLK CHC | 007092047697 | F | 6.63 0 |
| SM MLK CHC | 007092047697 | F | 6.63 0 |
| SM MLK CHC | 007092047697 | F | 6.63 0 |
| BD NUTMEG WH | 003384400031 | F | 1.18 0 |
| FB DONUT | 019434603869 | F | 4.48 0 |
| FB DONUT | 019434603869 | F | 4.48 0 |
| FB DONUT | 019434603869 | F | 4.48 0 |
| FB DONUT | 019434603869 | F | 4.48 0 |
| REE SUGAR | 007874217889 | F | 6.47 0 |
| REE SUGAR | 007874217889 | F | 6.47 0 |
| CRISPY TREAT | 007874217463 | F | 4.7 0 |
| COOKIES | 019434600042 | F | 4.8 0 |
| COOKIES | 019434600042 | F | 4.8 0 |
| REDUCED TO CLEAR | | | |
| THUMBPRINT | 007874229975 | F | 4.08 0 |
| UM 12CT MIN | 007874214110 | F | 4.48 0 |
| UM 12CT MIN | 007874214110 | F | 4.48 0 |
| UM 12CT MIN | 007874214110 | F | 4.48 0 |
| UM 12CT MIN | 007874214110 | F | 4.48 0 |
| MKS MINI STR | 068113110127 | F | 4.98 0 |
| BITE SZ CKE | 019434600383 | F | 5.87 0 |
| CHRIS12CT | 007874201037 | F | 4.48 0 |
| CHOC DNT HOL | 007874222240 | F | 3.24 0 |
| CHOC DNT HOL | 007874222240 | F | 3.24 0 |
| CHOC DNT HOL | 007874222240 | F | 3.24 0 |
| BITE SZ CKE | 019434600383 | F | 5.87 0 |
| REDUCED TO CLEAR | | | WAS 6.47 |
| THUMBPRINT | 007874229975 | F | 4.08 0 |
| REDUCED TO CLEAR | | | WAS 6.47 |
| THUMBPRINT | 007874229975 | F | 4.33 0 |
| REDUCED TO CLEAR | | | WAS 6.47 |
| THUMBPRINT | 007874229975 | F | 4.08 0 |
| BLK WHT CKIE | 007874237623 | F | 4.48 0 |
| BITE SZ CKE | 019434600383 | F | 5.87 0 |
| BLK WHT CKIE | 007874237623 | F | 4.48 0 |
| BLK WHT CKIE | 007874237623 | F | 4.48 0 |
| REDUCED TO CLEAR | | | WAS 4.98 |
| CAKE BITES | 019434611493 | F | 3.29 0 |
| REDUCED TO CLEAR | | | WAS 4.98 |
| CAKE BITES | 019434611494 | F | 3.29 0 |
| THUMBPRINT | 007874229975 | F | 6.47 0 |
| MINI SGAR SD | 007874229855 | F | 6.47 0 |
| CRISPY TREAT | 007874232208 | F | 6.47 0 |
| CRISPY TREAT | 007874232208 | F | 6.47 0 |
| REDUCED TO CLEAR | | | WAS 4.98 |
| CAKE BITES | 019434611493 | F | 3.29 0 |
| REDUCED TO CLEAR | | | WAS 4.76 |
| C C BROWNIE | 019434614202 | F | 3.28 0 |
| REDUCED TO CLEAR | | | WAS 4.76 |
| C C BROWNIE | 019434614202 | F | 3.28 0 |
| MINI SGR CKE | 019434600046 | F | 4.48 0 |
| MINI SGR CKE | 019434600046 | F | 4.48 0 |
| 7LAYER BITE | 019434611980 | F | 5.83 0 |
| 7LAYER BITE | 019434611980 | F | 5.83 0 |
| 7LAYER BITE | 019434611980 | F | 5.83 0 |
| UCH COOKIE | 068113141173 | F | 5.87 0 |
| BROOKIE | 019434611443 | F | 5.83 0 |
| ASST COOKIE | 007874236142 | F | 6.47 0 |
| ASST COOKIE | 007874236142 | F | 6.47 0 |
| ASST COOKIE | 007874236142 | F | 6.47 0 |
| ASST COOKIE | 007874236142 | F | 6.47 0 |
| WHT MAC CKS | 007874209235 | F | 2.98 0 |
| UCH COOKIE | 068113141173 | F | 5.87 0 |
| FB BROW TUB | 007874232234 | F | 6.47 0 |
| BROWNIE BTE | 019434602818 | F | 5.83 0 |
| BROWNIE BTE | 019434602819 | F | 5.83 0 |
| BROWNIE BTE | 019434602820 | F | 5.83 0 |
| PUMPKIN COO | 007874244272 | F | 6.47 0 |
| BROWNIE BTE | 019434602819 | F | 5.83 0 |
| SUBTOTAL | | | 333.23 |
| TAX 1 | 7.000 | % | 0.35 |
| TOTAL | | | 333.58 |
| DEBIT | | TEND | 333.58 |
| CHANGE DUE | | | 0.00 |
| EFT DEBIT | | PAY FROM PRIMARY | |
| 333.58 | TOTAL PURCHASE | | |
| US DEBIT | **** | **** | **** 1052 I 0 |

002700217872

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiidd.org

Check Request

Amount: \$1,666.50

Date: 12/15/23

Description: Preload Debit Card
(30) No Fishing/Trespassing Signs

Requested By: Tiffany Judd, Senior Accountant

Approved by: Matt O'Nolan

Special Instructions: Code to 001-57900-6409



Subtotal (1 item) : \$1,666.50

[Go to Checkout >](#)

Alternative Checkout Options

[Email Cart !\[\]\(870f5d5e9c0d57485634be3ecf52f3ca_img.jpg\)](#)

Shopping Cart

| | Item Description | Unit Price | Qty. | Amount |
|--|---|---------------------------------|--|---------------------------|
|  <small>Q zoom</small> | <u>No Trespassing, No Fishing</u> Color : Green Reversed Size : 24" x 18" (H x W) Material : Reflective Aluminum Signature Designer Signs Part # : K-0407-DZHI-18x24 Price Group : DZHI-18x24 Expected ship date :  December 18 Delete | \$55.55/Sign Package: 1 Sign | <input type="text" value="30"/> Signs Update | \$1,666.50 |
| 1 item in your cart. | | | | Total : \$1,666.50 |
| ◀ Continue Shopping 🚚 Estimate Shipping Cost | | | | |

Suggested Accessories

Here are some useful accessories for your order.

8ft.

**8' Tall Standard Baked Enamel Post (with bolts & nuts)**

U-Channel Sign Post Kit - 8' tall, Standard (2-1/4" Wide)

Part# : K-153-8MK

Package : 1 Post

as low as \$45.95 Post

6ft.

**6' Tall Baked Enamel Post (with bolts & nuts)**

Heavy Duty Municipal Quality U-Channel Sign Post - 6' tall (3-1/16" Wide)

Part# : K-153-6K

Package : 1 Post

as low as \$40.25 Post

8ft.

**8' Tall Baked Enamel Standard U-Channel Sign Post - 8' tall (2-1/4" Wide)**

Part# : K-153-8MK

Package : 1 Post

as low as \$40.25 Post





Package : 1 Sign

as low as \$43.65 Sign

Package : 1 Sign



Similar products related to your cart items



[Custom Posted Sign](#)
12" x 12" No Trespassing
Hunting Fishing Trapping Or
Motorized Vehicles Are Strictly
Forbidden
Part# : K-3703



[Keep Out Sign](#)
No Hunting Fishing Or
Trespassing
Part# : S-2458



[Private Property Sign](#)
No Hunting Fishing
Without Written Per
Part# : K-7478



CATEGORIES

[Custom](#)
[Gun Signs](#)
[No Trespassing](#)
[Private Property](#)
[Prohibition](#)
[Video Surveillance](#)
[No Soliciting](#)
[Beware of Dog](#)

SUPPORT

[Contact Us](#)
[Reviews](#)
[Videos](#)
[Terms](#)
[Free Sign PDF's](#)
[Accessibility](#)
[W9 Form](#)
[Why Us?](#)
[Products](#)
[Resources](#)
[Privacy](#)
[FAQs](#)
[CA Privacy Rights](#)

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]Fw: Someone Has Shared MySecuritySign Shopping Cart With You
Date: Friday, December 15, 2023 12:40:26 PM
Attachments: [Outlook-50njaqml.png](#)

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Not sure how to do this. Dave sent this to me for the No Fishing signs to be ordered. It has been approved by the Board. Click on shopping cart...price is \$1666 or something like that.
Thanks

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

From: customerservice@smartsign.com <customerservice@smartsign.com>
Sent: Friday, December 15, 2023 12:25 PM
To: Clubhouse Manager <manager@kbarii.com>
Subject: Someone Has Shared MySecuritySign Shopping Cart With You

Hi,

This MySecuritySign shopping cart was forwarded to you for your review.

We understand that the purchasing process sometimes goes through multiple channels within an organization before it's finalized or it's just easier to complete an order on a different device. We hope this new feature saves you time and makes your overall experience more enjoyable.

You can access the [shopping cart](#) and complete your checkout on any computer or mobile device at your convenience by [clicking here](#).

If you have any questions, concerns, or need to speak to a member of our support team, feel free to reach out to us at any time!

Thanks,
The MySecuritySign Team
(800) 952-1457

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 Old Pasco Road · SUITE 100 · Wesley Chapel, FLORIDA 33544

Check Request

Amount: \$125.00

Date: November 30, 2023

Made Payable To: Naga Ramineni

Description: \$125.00 (\$75 taken from \$200 security deposit for
xtra 3 hours staff retention billed at \$25/hr)

Requested by: Jeffrey LaFlamme

Approved by: Jeffrey LaFlamme

Special Instructions: Code to 20205

Please send this check to: Naga Ramineni, 10941 Sundrift Dr.,
Tampa, FL 33647

RECEIVED
12/8/2023

RECEIVED

DEC - 7 2023



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

INVOICE

Invoice # 4443
Date: 12/04/2023
Due On: 01/04/2024

K-Bar Ranch II CDD
3434 Colwell Avenue, Ste 200
Tampa, Florida 33614

Statement of Account

| | | | |
|---------------------|--------------|-------------------|--------------------------|
| Outstanding Balance | New Charges | Payments Received | Total Amount Outstanding |
| (\$0.00 | + \$3,256.53 |) - (\$0.00 |) = \$3,256.53 |

KBarRanch

Community Development District Services

Services

| Type | Attorney | Date | Notes | Quantity | Rate | Total |
|---------|----------|------------|---|----------|----------|----------|
| Service | DPL | 11/04/2023 | Review of tentative agenda for Board meeting. | 0.20 | \$320.00 | \$64.00 |
| Service | DPL | 11/07/2023 | Review of appraisal and communication regarding sale of M/I site. | 0.70 | \$320.00 | \$224.00 |
| Service | AHC | 11/07/2023 | Review and reply to e-mails re: potential financing for purchase of parcel from M/I and requirements related thereto. Exchange e-mails with bond counsel. | 0.75 | \$320.00 | \$240.00 |
| Service | AHC | 11/08/2023 | Review and reply to e-mails re: financing related to amenity center parcel. Brief review of agenda package for 11/16 CDD meeting. | 0.50 | \$320.00 | \$160.00 |
| Service | DPL | 11/08/2023 | Review agenda package and prepare for 11/16 CDD meeting. | 0.50 | \$320.00 | \$160.00 |
| Service | DPL | 11/09/2023 | Continued prep for meeting, review communications, and prep attorney report. | 0.90 | \$320.00 | \$288.00 |
| Service | DPL | 11/12/2023 | Draft addendum to landscape contract to add Hawk Valley area. | 1.20 | \$320.00 | \$384.00 |
| Service | DPL | 11/13/2023 | Review and revise landscape addendum. | 0.50 | \$320.00 | \$160.00 |

| | | | | | | |
|--------------------------|-----|------------|--|------|----------|-------------------|
| | | | and sent to AC to review. | | | |
| Service | AHC | 11/13/2023 | Review draft landscape contract addendum prepared by associate counsel and provide comments. Tele-conv. with Chair re: improper conduct by resident. | 0.50 | \$320.00 | \$160.00 |
| Service | DPL | 11/14/2023 | Finalize landscape addendum and send to client. | 0.50 | \$320.00 | \$160.00 |
| Service | DPL | 11/14/2023 | Initial preparation of correspondence regarding harassment issues. | 0.80 | \$320.00 | \$256.00 |
| Service | AHC | 11/16/2023 | Exchange e-mails with M/I and M/I counsel re: property conveyances. | 0.25 | \$320.00 | \$80.00 |
| Service | AHC | 11/17/2023 | Prepare for and attend conference call with finance team to discuss amenity parcel purchase. | 0.50 | \$320.00 | \$160.00 |
| Service | DPL | 11/20/2023 | Exchange e-mails regarding landscape addendum. | 0.50 | \$320.00 | \$160.00 |
| Service | DPL | 11/20/2023 | Continued drafting correspondence related to harassment. | 0.90 | \$320.00 | \$288.00 |
| Service | DPL | 11/21/2023 | Review, revise and finalize correspondence regarding harassment, and sent to AC to review. | 0.20 | \$320.00 | \$64.00 |
| Service | AHC | 11/21/2023 | Review draft cease and desist letter re: harassment prepared by associate counsel. Revise letter and e-mail to Chair for review/comment. | 0.25 | \$320.00 | \$80.00 |
| Service | AHC | 11/30/2023 | Exchange e-mails with finance team re: potential land purchase for pickleball. Review final judgment from bond validation re: new project financing. | 0.50 | \$320.00 | \$160.00 |
| Services Subtotal | | | | | | \$3,248.00 |

Expenses

| Type | Date | Notes | Quantity | Rate | Total |
|--------------------------|------------|---|----------|--------|-------------------|
| Expense | 11/22/2023 | certified mail: Amanda Morgan: certified mail | 1.00 | \$8.53 | \$8.53 |
| Expenses Subtotal | | | | | \$8.53 |
| Subtotal | | | | | \$3,256.53 |
| Total | | | | | \$3,256.53 |

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|--------------------------|------------|------------|-------------------|-------------|
| 4443 | 01/04/2024 | \$3,256.53 | \$0.00 | \$3,256.53 |
| Outstanding Balance | | | | \$3,256.53 |
| Total Amount Outstanding | | | | \$3,256.53 |

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

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



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 11/30/23 | 3186 |
| Terms | Due Date |
| Net 30 | 12/30/23 |

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

| Amount Due | Enclosed |
|-------------|----------|
| \$26,578.66 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|---|------------|-------------|-----------|-------------|
| | #2114 - KBAR Ranch II CDD 2023 December 2023 | | \$26,578.66 | \$0.00 | \$26,578.66 |
| | Total | | \$26,578.66 | \$0.00 | \$26,578.66 |

RECEIVED
12/13/2023



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 12/13/23 | 3261 |
| Terms | Due Date |
| Net 30 | 01/12/24 |

| BILL TO |
|---|
| KBAR RANCH II c/o Rizzetta & Company 10820 Mistflower Lane Tampa, FL 33647 |

| PROPERTY |
|---|
| KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647 |

| Amount Due | Enclosed |
|------------|----------|
| \$3,751.78 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|------------|-----------|------------|
| | | | \$3,751.78 | \$0.00 | \$3,751.78 |

Install drain along the Tennis
court to reduce the amount of
water getting on the courts.

| | | | | | |
|--|------------------|--|-------------------|---------------|-------------------|
| | Drainage Install | | \$3,751.78 | \$0.00 | \$3,751.78 |
| | Total | | \$3,751.78 | \$0.00 | \$3,751.78 |



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

RECEIVED
12/18/2023

| Date | Invoice No. |
|----------|-------------|
| 12/18/23 | 3265 |
| Terms | Due Date |
| Net 30 | 01/17/24 |

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

| Amount Due | Enclosed |
|------------|----------|
| \$2,425.00 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|--------------|-----------------------------------|------------|-------------------|---------------|-------------------|
| | #2114 - KBAR Ranch II CDD 2023 | | \$2,425.00 | \$0.00 | \$2,425.00 |
| | Nov F&P | | \$2,425.00 | \$0.00 | \$2,425.00 |
| Total | | | \$2,425.00 | \$0.00 | \$2,425.00 |



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

RECEIVED
12/19/2023

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 12/19/23 | 3271 |
| Terms | Due Date |
| Net 30 | 01/18/24 |

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

| Amount Due | Enclosed |
|------------|----------|
| \$300.00 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|-----------|-----------|------------|
| | | | \$300.00 | \$0.00 | \$300.00 |

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

One time mowing of the
Common Areas inside Hawk
Valley.

| | | | |
|---------------|-----------------|---------------|-----------------|
| Demo and Prep | \$300.00 | \$0.00 | \$300.00 |
| Total | \$300.00 | \$0.00 | \$300.00 |

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

RECEIVED
12/7/2023

Invoice

| Date | Invoice # |
|------------|---------------|
| 11/30/2023 | INV0000085865 |

Bill To:

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

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

| Description | Qty | Rate | Amount |
|-----------------------|--------|--------|----------|
| Cell Phone | 25.00 | \$1.00 | \$25.00 |
| Cell Phone | 50.00 | \$1.00 | \$50.00 |
| Auto Mileage & Travel | 140.17 | \$1.00 | \$140.17 |
| Subtotal | | | \$215.17 |
| Total | | | \$215.17 |

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

RECEIVED
12/7/2023

Invoice

| Date | Invoice # |
|-----------|---------------|
| 12/8/2023 | INV0000085842 |

Bill To:

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

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

| Description | Qty | Rate | Amount |
|---|------|------------|------------|
| Amenity Management & Oversight | 1.00 | \$900.00 | \$900.00 |
| Personnel Reimbursement | 1.00 | \$7,046.64 | \$7,046.64 |
| <div>Hours Worked:</div> <div>Hailey Blackwell - 46.25 Francisco Cordero - 11.50 David Eskra - 80.50 3.75 OT Jeffrey LaFlamme - 80.25</div> | | | |
| Subtotal | | | \$7,946.64 |
| Total | | | \$7,946.64 |

Securiteam Inc.
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice



| |
|---|
| Bill To |
| K-Bar Ranch CDD II C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

| |
|---|
| Installation Address |
| K-Bar Ranch CDD II Amenity 10820 Mistflower Lane Tampa, FL 33647 |

| P.O. No. | Date | Invoice # | Due Date | Acct # |
|----------|------------|-----------|------------|---------|
| | 10/01/2023 | 17382 | 10/31/2023 | VID0167 |

| Qty | Description |
|-----|--|
| | Monthly Monitoring- K-Bar Ranch CDD II Entries |
| | Amenity- |
| 1 | Remote Video Monitoring (Base Rate) |
| | Event based remote video verification (Virtual Security Guard) |
| | Briarbrook |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Hawk Valley |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Mossy Pine |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Redwood Point |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Old Spainsh |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Sundrift |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Windsome Manor |
| 1 | Remote Gate Entry Service with Visitor Management System |

| | |
|--|-------------------------|
| | Subtotal |
| | Sales Tax (0.0%) |
| | Total |
| | Balance Due |

Securiteam Inc.
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice

| |
|---|
| Bill To |
| K-Bar Ranch CDD II C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

| |
|---|
| Installation Address |
| K-Bar Ranch CDD II Amenity 10820 Mistflower Lane Tampa, FL 33647 |

| P.O. No. | Date | Invoice # | Due Date | Acct # |
|----------|------------|-----------|------------|---------|
| | 10/01/2023 | 17382 | 10/31/2023 | VID0167 |

| Qty | Description |
|-----|---|
| | Eagle Creek |
| 1 | Remote Gate Concierge Service with Visitor Management |
| | Sundrift II |
| 1 | Remote Gate Concierge Service with Visitor Management |

| | | |
|--|-------------------------|-------------|
| | Subtotal | \$10,992.00 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$10,992.00 |
| | Balance Due | \$10,992.00 |



13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775

Invoice

RECEIVED
12/4/2023

| |
|---|
| Bill To |
| K-Bar Ranch CDD II C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

| |
|---|
| Installation Address |
| K-Bar Ranch CDD II Amenity 10820 Mistflower Lane Tampa, FL 33647 |

| P.O. No. | Date | Invoice # | Due Date | Acct # |
|----------|------------|-----------|------------|---------|
| | 12/01/2023 | 17625 | 12/31/2023 | VID0167 |

| Qty | Description |
|-----|--|
| | Monthly Monitoring- K-Bar Ranch CDD II Entries |
| | Amenity- |
| 1 | Remote Video Monitoring (Base Rate) |
| | Event based remote video verification (Virtual Security Guard) |
| | Briarbrook |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Hawk Valley |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Mossy Pine |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Redwood Point |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Old Spainsh |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Sundrift |
| 1 | Remote Gate Entry Service with Visitor Management System |
| | Windsome Manor |
| 1 | Remote Gate Entry Service with Visitor Management System |

| | |
|--|-------------------------|
| | Subtotal |
| | Sales Tax (0.0%) |
| | Total |
| | Balance Due |



13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775

Invoice

| |
|---|
| Bill To |
| K-Bar Ranch CDD II C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

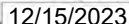
| |
|---|
| Installation Address |
| K-Bar Ranch CDD II Amenity 10820 Mistflower Lane Tampa, FL 33647 |

| P.O. No. | Date | Invoice # | Due Date | Acct # |
|----------|------------|-----------|------------|---------|
| | 12/01/2023 | 17625 | 12/31/2023 | VID0167 |

| Qty | Description | |
|-----|---|--|
| | Eagle Creek | |
| 1 | Remote Gate Concierge Service with Visitor Management | |
| | | |
| | Sundrift II | |
| 1 | Remote Gate Concierge Service with Visitor Management | |
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Phone: 813-909-7775

[illegible]

A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

Invoice

RECEIVED
12/19/2023

| |
|---|
| Bill To |
| K-Bar Ranch CDD II C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

| |
|---|
| Ship To |
| K-Bar Ranch CDD II- Hawk Valley 10339 K Bar Ranch Parkway Tampa, FL 33647 |

| Date | Invoice # | P.O. No. | Terms | Due Date |
|------------|-------------|----------|--------|------------|
| 12/19/2023 | 14057120423 | | Net 30 | 01/18/2024 |

| QTY | Description |
|-----|---|
| 2 | <p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Dec 04, 2023 2:45 PM Replaced camera and cable. Networked camera and added it to the recorder.</p> <p>ahartman - Andrew Hartman - Nov 30, 2023 4:02 PM Camera not showing on the network. Tried to power cycle, set NIC on laptop for default scheme and tried to factory default camera. Camera still won't show online and will need to be replaced. Need to return with new camera.</p> <p>DanielG - Daniel Gainza - 11/29/2023 9:11:04 AM - Driver's License camera is offline. Please, after repairs, test with the guards to ensure is aim and focus correctly.)</p> |
| 1 | 4M Smart IP Camera |

| | | |
|--|-------------------------|----------|
| | Subtotal | \$624.00 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$624.00 |
| | Payments/Credits | \$0.00 |
| | Balance Due | \$624.00 |

RECEIVED
12/19/2023

Invoice

| |
|---|
| Bill To |
| K-Bar Ranch CDD II C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 |

| |
|---|
| Ship To |
| Sundrift II Entry 10901 Sundrift Dr Tampa, FL 33647 |

| Date | Invoice # | P.O. No. | Terms | Due Date |
|------------|-------------|----------|--------|------------|
| 12/19/2023 | 14059113023 | | Net 30 | 01/18/2024 |

| QTY | Description |
|-----|--|
| 1 | <p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Nov 30, 2023 5:15 PM Repositioned kiosk overview camera to a better view.</p> <p>Exit LPR has severe corrosion on the internal circuit board and cannot be adjusted with the joystick. Camera needs to be replaced. See pictures</p> <p>DanielG - Daniel Gainza - 11/29/2023 9:41:58 AM -</p> <p>1- The Kiosk Overview camera view need to be adjusted to see the actual kiosk. 2- Exit LPR view is crap, I could not refocus remotly.)</p> |

| | | |
|--|-------------------------|----------|
| | Subtotal | \$175.00 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$175.00 |
| | Payments/Credits | \$0.00 |
| | Balance Due | \$175.00 |



November 19, 2023

Invoice Number: 1736970111923

Account Number: **8337 12 032 1736970**

Security Code:

Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

Service from 11/19/23 through 12/18/23
details on following pages

| | |
|--|-----------------|
| Previous Balance | 149.97 |
| Payments Received -Thank You! | -149.97 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 109.98 |
| Spectrum Business™ Voice | 39.99 |
| Current Charges | \$149.97 |
| YOUR AUTO PAY WILL BE PROCESSED 12/05/23 | |
| Total Due by Auto Pay | \$149.97 |

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business is made to give you big value on a small business budget! To discover how you can get a **FREE** mobile unlimited line for 1 year, call 1-833-711-0582 today!

Spectrum Business TV packages are made to entertain! Call 1-833-791-0891 to speak with a business specialist and pick the best TV package for your business!



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 19 11202023 NNNNNNN 01 983713

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

November 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736970111923

Account Number: 8337 12 032 1736970

Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay

\$149.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173697000149971



Invoice Number: 1736970111923
 Account Number: 8337 12 032 1736970
 Security Code:

Contact Us

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983713

Charge Details

| | | |
|-------------------|-------|---------|
| Previous Balance | | 149.97 |
| EFT Payment | 11/05 | -149.97 |
| Remaining Balance | | \$0.00 |

Payments received after 11/19/23 will appear on your next bill.

Service from 11/19/23 through 12/18/23

Spectrum Business™ Internet

| | |
|----------------------------|-----------------|
| Spectrum Business Internet | 129.99 |
| Promotional Discount | -40.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| | \$109.98 |

Spectrum Business™ Internet Total \$109.98

Spectrum Business™ Voice

Phone number (813) 536-1076

| | |
|-------------------------|----------------|
| Spectrum Business Voice | 39.99 |
| | \$39.99 |

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Current Charges \$149.97

Total Due by Auto Pay \$149.97

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.36, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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

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

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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



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





Invoice Number: KBAR RANCH II CDD
1736970111923
Account Number: 8337 12 032 1736970
Security Code:

Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983713

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736970



Contact Us

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983713



MADE FOR VALUE



**Buy 1 Mobile
Line Get
1 FREE
for 1 year***

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹ /mo. per line
with Internet*

NO CONTRACTS

- ☒ Reliable nationwide 5G⁺
- ☒ Unlimited data, talk, and text
- ☒ No contracts



CALL 1-855-743-9224



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer. *Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. *Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Mobile Unlimited line purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736970



Contact Us

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983713



MADE TO ENTERTAIN



Add

**Spectrum
TV Essentials**

\$24⁹⁹
/mo. when
bundled with
Internet[†]
NO CONTRACTS

- ☒ Stream 60+ HD channels
- ☒ Popular entertainment, weather and news channels
- ☒ No equipment charges
- ☒ No cable box



CALL 1-855-743-9227



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 90 days & have no outstanding obligation to Charter. †Spectrum Business TV Essentials \$24.99/mo. offer requires subscription to Spectrum Business Internet. Additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com requires supported laptop/computer-based browser. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Number of channels may vary. All channels not available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736970



Contact Us

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983713





November 19, 2023

Invoice Number: 1736988111923

Account Number: **8337 12 032 1736988**

Security Code:

Service At: 10541 K-BAR RANCH PKWY

BLDG GATE

TAMPA FL 33647-3669

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 11/19/23 through 12/18/23
details on following pages*

| | |
|---|-----------------|
| Previous Balance | 149.97 |
| Payments Received -Thank You! | -149.97 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 109.98 |
| Spectrum Business™ Voice | 39.99 |
| Current Charges | \$149.97 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/05/23</i> | |
| Total Due by Auto Pay | \$149.97 |

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business is made to give you big value on a small business budget! To discover how you can get a **FREE** mobile unlimited line for 1 year, call 1-833-537-0789 today!

Spectrum Business TV packages are made to entertain! Call 1-833-791-0891 to speak with a business specialist and pick the best TV package for your business!



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 19 11202023 NNNNNNNN 01 983712

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

November 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736988111923

Account Number: 8337 12 032 1736988

Service At: 10541 K-BAR RANCH PKWY

BLDG GATE

TAMPA FL 33647-3669

Total Due by Auto Pay

\$149.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173698800149971

Invoice Number: KBAR RANCH II CDD
 Account Number: 1736988111923
 Security Code: 8337 12 032 1736988

Contact Us

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983712

Charge Details

| | | |
|-------------------|-------|---------|
| Previous Balance | | 149.97 |
| EFT Payment | 11/05 | -149.97 |
| Remaining Balance | | \$0.00 |

Payments received after 11/19/23 will appear on your next bill.

Service from 11/19/23 through 12/18/23

Spectrum Business™ Internet

| | |
|----------------------|-----------------|
| Spectrum Business | 129.99 |
| Internet | |
| Promotional Discount | -40.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| | \$109.98 |

Spectrum Business™ Internet Total \$109.98

Spectrum Business™ Voice

Phone number (813) 536-1073

| | |
|-------------------------|----------------|
| Spectrum Business Voice | 39.99 |
| | \$39.99 |

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Current Charges \$149.97

Total Due by Auto Pay \$149.97

Billing Information

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Continued on the next page....

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Invoice Number: KBAR RANCH II CDD
1736988111923
Account Number: 8337 12 032 1736988
Security Code:

Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983712

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736988



Contact Us

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

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MADE FOR VALUE



**Buy 1 Mobile
Line Get
1 FREE
for 1 year***

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹
/mo. per line
with Internet*

NO CONTRACTS



CALL 1-855-743-9223



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer. *Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. *Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Mobile Unlimited line purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736988



Contact Us

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983712



MADE TO ENTERTAIN



Add

**Spectrum
TV Essentials**

\$24⁹⁹
/mo. when
bundled with
Internet[†]
NO CONTRACTS

- ☒ Stream 60+ HD channels
- ☒ Popular entertainment, weather and news channels
- ☒ No equipment charges
- ☒ No cable box



CALL 1-855-743-9227



VISIT spectrum.com/business

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Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736988



Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 983712





December 12, 2023

Invoice Number: 1736996121223

Account Number: **8337 12 032 1736996**

Security Code:

Service At: 10339 K-BAR RANCH PKWY

BLDG GATE

TAMPA FL 33647-3669

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 12/12/23 through 01/11/24
details on following pages*

| | |
|---|-----------------|
| Previous Balance | 149.97 |
| Payments Received -Thank You! | -149.97 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 109.98 |
| Spectrum Business™ Voice | 39.99 |
| Current Charges | \$149.97 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/29/23</i> | |
| Total Due by Auto Pay | \$149.97 |

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business is made to give you big value on a small business budget! To discover how you can get a **FREE** mobile unlimited line for 1 year, call 1-833-711-0582 today!

Spectrum Business TV packages are made to entertain! Call 1-833-791-0891 to speak with a business specialist and pick the best TV package for your business!



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 12 12132023 NNNNNNNN 01 995857

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

December 12, 2023

KBAR RANCH II CDD

Invoice Number: 1736996121223

Account Number: 8337 12 032 1736996

Service At: 10339 K-BAR RANCH PKWY

BLDG GATE

TAMPA FL 33647-3669

Total Due by Auto Pay

\$149.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173699600149971



Invoice Number: 1736996121223
 Account Number: 8337 12 032 1736996
 Security Code:

Contact Us

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

8633 2390 NO RP 12 12132023 NNNNNNNN 01 995857

Charge Details

| | | |
|-------------------|-------|---------|
| Previous Balance | | 149.97 |
| EFT Payment | 11/29 | -149.97 |
| Remaining Balance | | \$0.00 |

Payments received after 12/12/23 will appear on your next bill.

Service from 12/12/23 through 01/11/24

Spectrum Business™ Internet

| | |
|----------------------------|-----------------|
| Spectrum Business Internet | 129.99 |
| Promotional Discount | -40.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| | \$109.98 |

Spectrum Business™ Internet Total \$109.98

Spectrum Business™ Voice

Phone number (813) 536-1058

| | |
|-------------------------|----------------|
| Spectrum Business Voice | 39.99 |
| | \$39.99 |

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Current Charges \$149.97

Total Due by Auto Pay \$149.97

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.36, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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

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

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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



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





Invoice Number: KBAR RANCH II CDD
1736996121223
Account Number: 8337 12 032 1736996
Security Code:

Contact Us

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

8633 2390 NO RP 12 12132023 NNNNNNNN 01 995857

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736996



Contact Us

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

8633 2390 NO RP 12 12132023 NNNNNNNN 01 995857



MADE FOR VALUE



**Buy 1 Mobile
Line Get
1 FREE
for 1 year***

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹ /mo. per line
with Internet*

NO CONTRACTS

- ☒ Reliable nationwide 5G*
- ☒ Unlimited data, talk, and text
- ☒ No contracts



CALL 1-855-743-9224



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer. *Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. *Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Mobile Unlimited line purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.



November 21, 2023

Invoice Number: 1752167112123

Account Number: **8337 12 032 1752167**

Security Code:

Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 11/21/23 through 12/20/23
details on following pages*

| | |
|---|-----------------|
| Previous Balance | 289.95 |
| Payments Received -Thank You! | -289.95 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 169.98 |
| Spectrum Business™ Voice | 119.97 |
| Current Charges | \$289.95 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/07/23</i> | |
| Total Due by Auto Pay | \$289.95 |

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business TV packages are made to entertain! Call 1-833-574-1163 to speak with a business specialist and pick the best TV package for your business!



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 21 11222023 NNNNNNNN 01 990636

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

November 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 1752167112123

Account Number: 8337 12 032 1752167

Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

| | |
|------------------------------|-----------------|
| Total Due by Auto Pay | \$289.95 |
|------------------------------|-----------------|

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175216700289959



Invoice Number: 1752167112123
 Account Number: 8337 12 032 1752167
 Security Code:

Contact Us

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

8337 1200 NO RP 21 11222023 NNNNNNNN 01 990636

Charge Details

| | | |
|--------------------------|-------|---------------|
| Previous Balance | | 289.95 |
| EFT Payment | 11/07 | -289.95 |
| Remaining Balance | | \$0.00 |

Payments received after 11/21/23 will appear on your next bill.

Service from 11/21/23 through 12/20/23

Spectrum Business™ Internet

| | |
|----------------------|-----------------|
| Spectrum Business | 199.99 |
| Internet Ultra | |
| Promotional Discount | -50.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| | \$169.98 |

Spectrum Business™ Internet Total \$169.98

Spectrum Business™ Voice

Phone number (813) 388-9646

| | |
|-------------------------|----------------|
| Spectrum Business Voice | 39.99 |
| | \$39.99 |

Phone number (813) 388-9713

| | |
|-------------------------|----------------|
| Spectrum Business Voice | 39.99 |
| | \$39.99 |

Phone number (813) 388-9728

Spectrum Business™ Voice Continued

| | |
|-------------------------|----------------|
| Spectrum Business Voice | 39.99 |
| | \$39.99 |

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$119.97

| | |
|------------------------------|-----------------|
| Current Charges | \$289.95 |
| Total Due by Auto Pay | \$289.95 |

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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



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





Invoice Number: 1752167112123
Account Number: 8337 12 032 1752167
Security Code:

K BAR RANCH II AMENITY

Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 21 11222023 NNNNNNNN 01 990636

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$1.20, Federal USF \$7.09, Florida CST \$13.87, Sales Tax \$0.11, TRS Surcharge \$0.27.

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

K BAR RANCH II AMENITY
8337 12 032 1752167

Spectrum
BUSINESS®

Contact Us

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

8337 1200 NO RP 21 11222023 NNNNNNNN 01 990636

Spectrum
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MADE TO ENTERTAIN



Add

**Entertainment
TV**

\$49⁹⁹
/mo. when
bundled for
1 year¹

NO CONTRACTS



CALL 1-855-820-3251



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \$49.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business Entertainment TV. Taxes, fees and surcharges (bdcst surcharge up to \$22.20 mo.) extra and subject to change during and after the term; equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo, offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-11BRA
SAANFWM8



December 1, 2023

Invoice Number: 1754981120123

Account Number: **8337 12 032 1754981**

Security Code:

Service At: 10528 MISTFLOWER LN
TAMPA FL 33647-3544

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 12/01/23 through 12/31/23
details on following pages*

| | |
|---|-----------------|
| Previous Balance | 169.98 |
| Payments Received -Thank You! | -169.98 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 169.98 |
| Current Charges | \$169.98 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/18/23</i> | |
| Total Due by Auto Pay | \$169.98 |



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 01 12022023 NNNNNNN 01 992596

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

December 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 1754981120123

Account Number: 8337 12 032 1754981

Service At: 10528 MISTFLOWER LN
TAMPA FL 33647-3544

| | |
|------------------------------|-----------------|
| Total Due by Auto Pay | \$169.98 |
|------------------------------|-----------------|

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175498100169987



Invoice Number: 1754981120123
 Account Number: 8337 12 032 1754981
 Security Code:

Contact Us

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

8633 2390 NO RP 01 12022023 NNNNNNNN 01 992596

Charge Details

| | | |
|-------------------|-------|---------------|
| Previous Balance | | 169.98 |
| EFT Payment | 11/18 | -169.98 |
| Remaining Balance | | \$0.00 |

Payments received after 12/01/23 will appear on your next bill.

Service from 12/01/23 through 12/31/23

Spectrum Business™ Internet

| | |
|----------------------|-----------------|
| Spectrum Business | 199.99 |
| Internet Ultra | |
| Promotional Discount | -50.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| | \$169.98 |

Spectrum Business™ Internet Total \$169.98

Current Charges **\$169.98**

Total Due by Auto Pay **\$169.98**

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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



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





December 10, 2023

Invoice Number: 1758297121023

Account Number: **8337 12 032 1758297**

Security Code:

Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Spectrum Business TV packages are made to entertain! Call 1-833-574-1163 to speak with a business specialist and pick the best TV package for your business!

Summary

*Service from 12/10/23 through 01/09/24
details on following pages*

| | |
|---|-----------------|
| Previous Balance | 169.98 |
| Payments Received -Thank You! | -169.98 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 169.98 |
| Current Charges | \$169.98 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/27/23</i> | |
| Total Due by Auto Pay | \$169.98 |



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 10 12112023 NNNNNNNN 01 996365

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

December 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 1758297121023

Account Number: 8337 12 032 1758297

Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

| | |
|------------------------------|-----------------|
| Total Due by Auto Pay | \$169.98 |
|------------------------------|-----------------|

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175829700169987

Invoice Number: 1758297121023
 Account Number: 8337 12 032 1758297
 Security Code:

Contact Us

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

8633 2390 NO RP 10 12112023 NNNNNNNN 01 996365

Charge Details

| | | |
|-------------------|-------|---------|
| Previous Balance | | 169.98 |
| EFT Payment | 11/27 | -169.98 |
| Remaining Balance | | \$0.00 |

Payments received after 12/10/23 will appear on your next bill.

Service from 12/10/23 through 01/09/24

Spectrum Business™ Internet

| | |
|----------------------------------|-----------------|
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| Spectrum Business Internet Ultra | 199.99 |
| Promotional Discount | -50.00 |
| | \$169.98 |

Spectrum Business™ Internet Total \$169.98

Current Charges \$169.98

Total Due by Auto Pay \$169.98

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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



Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8337 12 032 1758297

Spectrum
BUSINESS®

Contact Us

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

8633 2390 NO RP 10 12112023 NNNNNNNN 01 996365

Spectrum
BUSINESS®

MADE TO ENTERTAIN



Add

**Entertainment
TV**

\$49⁹⁹
/mo. when
bundled for
1 year¹

NO CONTRACTS



CALL 1-855-820-3251



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \$49.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business Entertainment TV. Taxes, fees and surcharges (bdcst surcharge up to \$22.20 mo.) extra and subject to change during and after the term; equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo, offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-11BRA
SAANFWM8



Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8337 12 032 1758297



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 NO RP 10 12112023 NNNNNNNN 01 996365





November 17, 2023

Invoice Number: 1779814111723

Account Number: **8337 12 032 1779814**

Security Code:

Service At: 19302 EAGLE CREEK LN

SB

TAMPA FL 33647

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

NEWS AND INFORMATION

Spectrum Business TV packages are made to entertain! Call 1-833-574-1163 to speak with a business specialist and pick the best TV package for your business!

Summary

*Service from 11/17/23 through 12/16/23
details on following pages*

| | |
|---|----------------|
| Previous Balance | 84.98 |
| Payments Received -Thank You! | -84.98 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 84.98 |
| Current Charges | \$84.98 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/04/23</i> | |
| Total Due by Auto Pay | \$84.98 |



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 17 11192023 NNNNNNNN 01 988733

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

November 17, 2023

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814111723

Account Number: 8337 12 032 1779814

Service At: 19302 EAGLE CREEK LN

SB

TAMPA FL 33647

| | |
|------------------------------|----------------|
| Total Due by Auto Pay | \$84.98 |
|------------------------------|----------------|

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400084988



Invoice Number: 1779814111723
 Account Number: 8337 12 032 1779814
 Security Code:

Contact Us

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

8337 1200 NO RP 17 11192023 NNNNNNNN 01 988733

Charge Details

| | | |
|-------------------|-------|--------|
| Previous Balance | | 84.98 |
| EFT Payment | 11/04 | -84.98 |
| Remaining Balance | | \$0.00 |

Payments received after 11/17/23 will appear on your next bill.

Service from 11/17/23 through 12/16/23

Spectrum Business™ Internet

| | |
|----------------------------------|----------------|
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| Spectrum Business Internet Ultra | 199.99 |
| Promotional Discount | -135.00 |
| | \$84.98 |

Spectrum Business™ Internet Total \$84.98

Current Charges **\$84.98**
Total Due by Auto Pay **\$84.98**

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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



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



Account Number:
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK
8337 12 032 1779814

Spectrum
BUSINESS®

Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 17 11192023 NNNNNNNN 01 988733

Spectrum
BUSINESS®

MADE TO ENTERTAIN



Add

**Entertainment
TV**

\$49⁹⁹
/mo. when
bundled for
1 year¹

NO CONTRACTS



CALL 1-855-820-3251



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \$49.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business Entertainment TV. Taxes, fees and surcharges (bdcst surcharge up to \$22.20 mo.) extra and subject to change during and after the term; equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo, offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-11BRA
SAANFWM8

Account Number:
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK
8337 12 032 1779814



Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 17 11192023 NNNNNNNN 01 988733





November 22, 2023

Invoice Number: 2736809112223

Account Number: **8337 12 030 2736809**

Security Code:

Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 11/22/23 through 12/21/23
details on following pages*

| | |
|---|-----------------|
| Previous Balance | 169.98 |
| Payments Received -Thank You! | -169.98 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 169.98 |
| Current Charges | \$169.98 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/08/23</i> | |
| Total Due by Auto Pay | \$169.98 |



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 22 11232023 NNNNNNNN 01 997937

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

November 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809112223

Account Number: 8337 12 030 2736809

Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

| | |
|------------------------------|-----------------|
| Total Due by Auto Pay | \$169.98 |
|------------------------------|-----------------|

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030273680900169987

Invoice Number: 2736809112223
 Account Number: 8337 12 030 2736809
 Security Code:

Contact Us

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

8337 1200 NO RP 22 11232023 NNNNNNNN 01 997937

Charge Details

| | | |
|-------------------|-------|---------|
| Previous Balance | | 169.98 |
| EFT Payment | 11/08 | -169.98 |
| Remaining Balance | | \$0.00 |

Payments received after 11/22/23 will appear on your next bill.

Service from 11/22/23 through 12/21/23

Spectrum Business™ Internet

| | |
|----------------------|-----------------|
| Spectrum Business | 199.99 |
| Internet Ultra | |
| Promotional Discount | -50.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 19.99 |
| | \$169.98 |

Spectrum Business™ Internet Total \$169.98

Current Charges **\$169.98**

Total Due by Auto Pay **\$169.98**

Billing Information

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Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm





December 10, 2023

Invoice Number: 2756559121023

Account Number: **8337 12 030 2756559**

Security Code:

Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 12/10/23 through 01/09/24
details on following pages*

| | |
|---|----------------|
| Previous Balance | 77.98 |
| Payments Received -Thank You! | -77.98 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 77.98 |
| Current Charges | \$77.98 |
| YOUR AUTO PAY WILL BE PROCESSED 12/27/23 | |
| Total Due by Auto Pay | \$77.98 |

NEWS AND INFORMATION

Spectrum Business is made to work for your business, and Spectrum Business Connect is the all-in-one cloud-based communication system made to connect you with your employees, vendors, and customers. To learn about how Spectrum Business Connect can benefit your business and how you can get a **FREE** mobile unlimited line for 1 year, call 1-833-919-2143 today!

Spectrum Business TV packages are made to entertain! Call 1-833-772-0255 to speak with a business specialist and pick the best TV package for your business!



Thank you for choosing Spectrum Business.

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 10 12112023 NNNNNNNN 01 996366

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

December 10, 2023

KBAR RANCH II CDD

Invoice Number: 2756559121023

Account Number: 8337 12 030 2756559

Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay

\$77.98

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030275655900077982

Invoice Number: 2756559121023
 Account Number: 8337 12 030 2756559
 Security Code:

Contact Us

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

8633 2390 NO RP 10 12112023 NNNNNNNN 01 996366

Charge Details

| | | |
|-------------------|-------|--------|
| Previous Balance | | 77.98 |
| EFT Payment | 11/27 | -77.98 |
| Remaining Balance | | \$0.00 |

Payments received after 12/10/23 will appear on your next bill.

Service from 12/10/23 through 01/09/24

Spectrum Business™ Internet

| | |
|----------------------|----------------|
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Spectrum Business | 199.99 |
| Internet Ultra | |
| Promotional Discount | -130.00 |
| Business WiFi | 7.99 |
| | \$77.98 |

Spectrum Business™ Internet Total \$77.98

Current Charges **\$77.98**

Total Due by Auto Pay **\$77.98**

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Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559



Contact Us

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

8633 2390 NO RP 10 12112023 NNNNNNNN 01 996366



MADE TO CONNECT



\$19⁹⁹
/mo. per user
for 2+ users when
bundled with
Internet for 2 yrs.*

Calling | Messaging | Video Conferencing

Get one FREE Mobile Unlimited Line for 1 year*



CALL 1-855-821-1633



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. *\$19.99 Spectrum Business Connect offer is for one user for 24 mos. Includes phone taxes, charges and fees. Must be bundled with Spectrum Business Internet & requires min. of 2 users. Includes unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada. Not available in all areas. Not compatible with all desk phones. Phone equipment is not included with service. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet with Business Connect or Standard Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets are not included in any mobile promotion. Free Unlimited line must be ordered at same time as bundled purchase of Business Internet with Business Connect or Standard Business Voice, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-11CA
SAANFWMA



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559



Contact Us

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

8633 2390 NO RP 10 12112023 NNNNNNNN 01 996366



MADE TO ENTERTAIN



Add

**Spectrum
TV Essentials**

\$24⁹⁹
/mo. when
bundled with
Internet[†]
NO CONTRACTS

- ☒ Stream 60+ HD channels
- ☒ Popular entertainment, weather and news channels
- ☒ No equipment charges
- ☒ No cable box



CALL 1-855-775-6506



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 90 days & have no outstanding obligation to Charter. †Spectrum Business TV Essentials \$24.99/mo. offer requires subscription to Spectrum Business Internet. Additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com requires supported laptop/computer-based browser. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Number of channels may vary. All channels not available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-11TB
SAANFWMC

Suncoast Rust Control, Inc.

8040 118th Avenue North
Largo, FL 33773

RECEIVED
12/12/2023

INVOICE

| Date | Invoice # |
|------------|-----------|
| 12/1/2023 | 06407 |
| Terms | P.O. No. |
| Net 30 | |
| Due Date | Sales Rep |
| 12/31/2023 | |

| |
|---|
| Bill To |
| K-Bar Ranch II CDD C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614 |

| Qty. | Item | Description | Rate | Amount |
|--|--------------------|---|-------------------|----------|
| 1 | Commercial Service | Commercial: Monthly rust control service and solution for previous month. | 1,525.00 | 1,525.00 |
| THIS IS A REVISED INVOICE. PLEASE NOTICE A CHANGE IN YOUR BALANCE DUE. | | | Total: \$1,525.00 | |

Balance Due \$125.00

| Phone # | Fax # | E-Mail | Web Site |
|--------------|--------------|------------------------|----------------------|
| 833-4NO-RUST | 727-541-4006 | admin@suncoastrust.com | www.suncoastrust.com |

K-Bar Ranch II CDD

12/6/2023

Master Account #321000017111

| Account # | Amount Due | Due Date | Service Address | GL Code | Obj Code |
|--------------|-------------|------------|--|---------|----------|
| 211017791636 | \$ 1,628.33 | 12/20/2023 | 19292 Mossy Pine Dr | 53100 | 4301 |
| 211019281875 | \$ 1,581.89 | 12/20/2023 | 10820 Mistflower Ln, Amenity | 53100 | 4304 |
| 211019923880 | \$ 59.51 | 12/20/2023 | 10820 Mistflower Ln, Sign/Gate | 53100 | 4301 |
| 211020399740 | \$ 74.19 | 12/20/2023 | 10821 Mistflower LN | 53100 | 4301 |
| 211023511093 | \$ 678.98 | 12/20/2023 | K-Bar Ranch Segment E | 53100 | 4307 |
| 211023511135 | \$ 111.63 | 12/20/2023 | 10541 K Bar Ranch Pkwy, Well | 53100 | 4301 |
| 221003321017 | \$ 58.18 | 12/20/2023 | 10541 K Bar Ranch Pkwy, K | 53100 | 4301 |
| 221003637594 | \$ 836.97 | 12/20/2023 | 10711 Mistflower Ln | 53100 | 4301 |
| 221005599891 | \$ 97.49 | 12/20/2023 | 10339 K Bar Ranch Pkwy | 53100 | 4301 |
| 221005600327 | \$ 154.01 | 12/20/2023 | 10340 K Bar Ranch Pkwy | 53100 | 4301 |
| 221005600335 | \$ 6,059.07 | 12/20/2023 | Hawk Valley Ranch Dr, Streetlights | 53100 | 4307 |
| 221005600350 | \$ 35.87 | 12/20/2023 | 10310 K Bar Ranch Pk | 53100 | 4301 |
| 221005600368 | \$ 2,759.33 | 12/20/2023 | 19290 Briarbrook Dr, B | 53100 | 4301 |
| 221005629565 | \$ 144.29 | 12/20/2023 | 19294 Mossy Pine Dr., Well | 53100 | 4301 |
| 221007136783 | \$ 63.48 | 12/20/2023 | 10340 K Bar Ranch Pkwy, Gate | 53100 | 4301 |
| 221007621776 | \$ 880.24 | 12/20/2023 | 10820 Mistflower Ln, Well | 53100 | 4301 |
| 221007993977 | \$ 1,555.26 | 12/20/2023 | Parcel N, Streetlights | 53100 | 4307 |
| 221008130249 | \$ 1,050.85 | 12/20/2023 | K Bar Parcel D, Streetlights | 53100 | 4307 |
| 221008151583 | \$ 1,670.00 | 12/20/2023 | K Bar Ranch Pkwy F1 & F2, Streetlights | 53100 | 4307 |

| | |
|--------------|---------------------|
| Total | \$ 19,499.57 |
|--------------|---------------------|

| | |
|--------------|---------------------------------|
| \$ 6,903.52 | 53100-4301 Utilities |
| \$ 1,581.89 | 53100-4304 Recreation |
| \$ 11,014.16 | 53100-4307 Street Lights |
| \$ 0.99 | 53100-4304 TECO Credits |

| | |
|--------------|---------------------|
| Total | \$ 19,498.58 |
|--------------|---------------------|



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

Statement Date: December 06, 2023

Amount Due: \$19,498.58

Due Date: December 20, 2023

Account #: 321000017111

Account Summary

| | |
|---|--------------------|
| Previous Amount Due | \$19,045.23 |
| Payment(s) Received Since Last Statement | -\$19,045.23 |
| Miscellaneous Credits | -\$0.99 |
| Credit Balance After Payments and Credits | -\$0.99 |
| Current Month's Charges | \$19,499.57 |

Amount Due by December 20, 2023 \$19,498.58

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

Your Locations With The Highest Usage



10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781

12,752 KWH



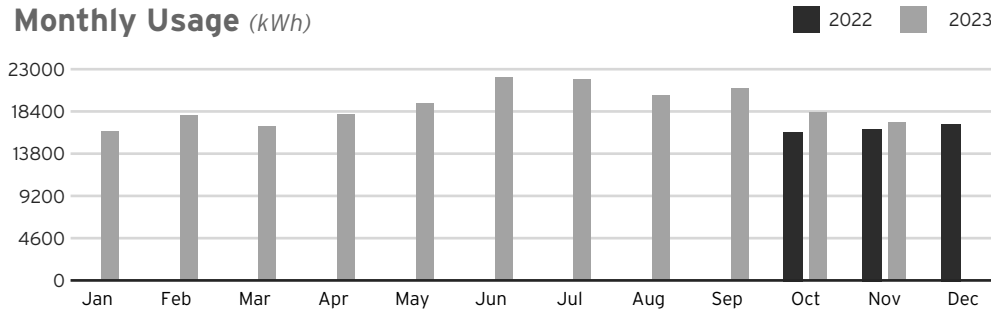
19290 BRIARBROOK DR, TAMPA, FL 33647

741 KWH



Scan here to interact with your bill online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.



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

Account #: 321000017111

Due Date: December 20, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19,498.58

Payment Amount: \$ _____

700875002444

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Make check payable to: TECO
Please write your account number on the memo line of your check.

7008750024443210000171110000019498587

Summary of Charges by Service Address


Account Number: 321000017111

Energy Usage From Last Month

 Increased  Same  Decreased


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

Sub-Account Number: 211017791636

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---|
| 1000716424 | 11/13/2023 | 13,679 | | 13,361 | | 318 kWh | 1 | 31 Days | \$1,628.33 |
| | | | | | | | | |  12.4% |


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

Sub-Account Number: 211019281875

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---|
| 1000778163 | 11/10/2023 | 98,276 | | 85,524 | | 12,752 kWh | 1 | 29 Days | \$1,581.89 |
| 1000778163 | 11/10/2023 | 25.89 | | 0 | | 25.89 kW | 1 | 29 Days |  13.1% |


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

Sub-Account Number: 211019923880

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000277186 | 11/10/2023 | 10,778 | | 10,568 | | 210 kWh | 1 | 29 Days | \$59.51 |
| | | | | | | | | |  5.8% |

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 211020399740

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000563384 | 11/10/2023 | 9,361 | | 9,120 | | 241 kWh | 1 | 29 Days | \$74.19 |
| | | | | | | | | |  2.6% |

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

Sub-Account Number: 211023511093

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month



Increased



Same



Decreased

Amount: \$678.98

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

Sub-Account Number: 211023511135

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------|
| 1000857951 | 11/10/2023 | 13,801 | | 13,364 | | 437 kWh | 1 | 29 Days | \$111.63 |
| | | | | | | | | | 37.4% |

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------|
| 1000118100 | 11/10/2023 | 13,574 | | 13,377 | | 197 kWh | 1 | 29 Days | \$836.97 |
| | | | | | | | | | 3.9% |

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

Sub-Account Number: 221005599891

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------|
| 1000143216 | 11/10/2023 | 15,965 | | 15,562 | | 403 kWh | 1 | 29 Days | \$97.49 |
| | | | | | | | | | 67.9% |

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

Sub-Account Number: 221005600327

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------|
| 1000762199 | 11/10/2023 | 29,702 | | 29,043 | | 659 kWh | 1 | 29 Days | \$154.01 |
| | | | | | | | | | 46.4% |

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

Sub-Account Number: 221005600350

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------|
| 1000143215 | 11/10/2023 | 1,985 | | 1,930 | | 55 kWh | 1 | 29 Days | \$35.87 |
| | | | | | | | | | 1.9% |

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Sub-Account Number: 221005600368

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|------------|
| 1000123590 | 11/10/2023 | 32,817 | | 32,076 | | 741 kWh | 1 | 29 Days | \$2,759.33 |
| | | | | | | | | | 25.4% |

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

Sub-Account Number: 221005629565



| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------|
| 1000143151 | 11/13/2023 | 32,995 | | 32,397 | | 598 kWh | 1 | 31 Days | \$144.29 |
| | | | | | | | | | 27.8% |

Continued on next page →

Summary of Charges by Service Address


Account Number: 321000017111

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 221007136783

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000707065 | 11/10/2023 | 11,072 | | 10,887 | | 185 kWh | 1 | 29 Days | \$63.48 |
| | | | | | | | | |  6.3% |


Service Address: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647

Sub-Account Number: 221008151583

Amount: \$1,670.00

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

Sub-Account Number: 221003321017

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000143235 | 11/10/2023 | 12,534 | | 12,353 | | 181 kWh | 1 | 29 Days | \$58.18 |
| | | | | | | | | |  1.7% |


Service Address: HAWK VALLEY RANCH DR, TAMPA, FL 33647

Sub-Account Number: 221005600335

Amount: \$6,059.07

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

Sub-Account Number: 221007621776

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---|
| 1000777467 | 11/14/2023 | 9,548 | | 9,320 | | 228 kWh | 1 | 32 Days | \$880.24 |
| | | | | | | | | |  15.2% |

Service Address: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647

Sub-Account Number: 221007993977

Amount: \$1,555.26

Service Address: K BAR PARCEL D, TAMPA, FL 33647

Sub-Account Number: 221008130249

Amount: \$1,050.85

Total Current Month's Charges

\$19,499.57



Sub-Account #: 211017791636
Statement Date: 12/01/2023

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


Meter Read

Service Period: 10/14/2023 - 11/13/2023

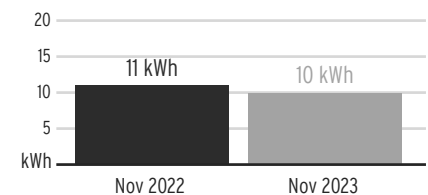
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000716424 | 11/13/2023 | 13,679 | | 13,361 | | 318 kWh | 1 | 31 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 31 days @ \$0.75000 | \$23.25 |
| Energy Charge | 318 kWh @ \$0.07990/kWh | \$25.41 |
| Fuel Charge | 318 kWh @ \$0.05239/kWh | \$16.66 |
| Storm Protection Charge | 318 kWh @ \$0.00400/kWh | \$1.27 |
| Clean Energy Transition Mechanism | 318 kWh @ \$0.00427/kWh | \$1.36 |
| Storm Surcharge | 318 kWh @ \$0.01061/kWh | \$3.37 |
| Florida Gross Receipt Tax | | \$1.83 |
| Electric Service Cost | | \$73.15 |
| Franchise Fee | | \$4.79 |
| Municipal Public Service Tax | | \$6.30 |
| State Tax | | \$6.59 |
| Total Electric Cost, Local Fees and Taxes | | \$90.83 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$90.83

Billing information continues on next page →



Sub-Account #: 211017791636
Statement Date: 12/01/2023

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

Service Period: 10/14/2023 - 11/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 646 kWh @ \$0.03511/kWh | \$22.68 |
| Fixture & Maintenance Charge | 34 Fixtures | \$554.88 |
| Lighting Pole / Wire | 34 Poles | \$712.64 |
| Lighting Fuel Charge | 646 kWh @ \$0.05169/kWh | \$33.39 |
| Storm Protection Charge | 646 kWh @ \$0.01466/kWh | \$9.47 |
| Clean Energy Transition Mechanism | 646 kWh @ \$0.00036/kWh | \$0.23 |
| Storm Surcharge | 646 kWh @ \$0.00326/kWh | \$2.11 |
| Florida Gross Receipt Tax | | \$1.74 |
| Franchise Fee | | \$87.58 |
| Municipal Public Service Tax | | \$4.44 |
| State Tax | | \$108.34 |

Lighting Charges **\$1,537.50**

Current Month's Electric Charges

\$1,537.50

Billing information continues on next page →



Sub-Account #: 211019281875
Statement Date: 12/01/2023

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


Meter Read

Service Period: 10/13/2023 - 11/10/2023

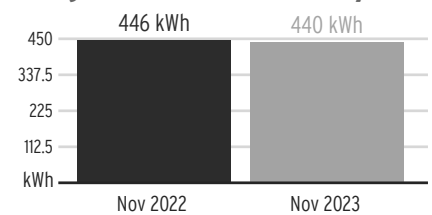
Rate Schedule: General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000778163 | 11/10/2023 | 98,276 | | 85,524 | | 12,752 kWh | 1 | 29 Days |
| 1000778163 | 11/10/2023 | 25.89 | | 0 | | 25.89 kW | 1 | 29 Days |

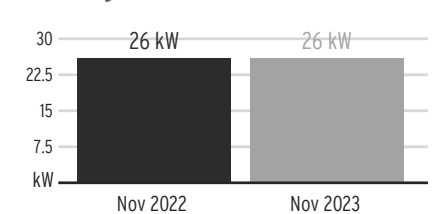
Charge Details

| | | |
|---|----------------------------|-------------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$1.08000 | \$31.32 |
| Billing Demand Charge | 26 kW @ \$14.13000/kW | \$367.38 |
| Energy Charge | 12,752 kWh @ \$0.00736/kWh | \$93.85 |
| Fuel Charge | 12,752 kWh @ \$0.05239/kWh | \$668.08 |
| Capacity Charge | 26 kW @ -\$0.06000/kW | -\$1.56 |
| Storm Protection Charge | 26 kW @ \$0.62000/kW | \$16.12 |
| Energy Conservation Charge | 26 kW @ \$0.88000/kW | \$22.88 |
| Environmental Cost Recovery | 12,752 kWh @ \$0.00084/kWh | \$10.71 |
| Clean Energy Transition Mechanism | 26 kW @ \$1.12000/kW | \$29.12 |
| Storm Surcharge | 12,752 kWh @ \$0.00238/kWh | \$30.35 |
| Florida Gross Receipt Tax | | \$32.52 |
| Electric Service Cost | | \$1,300.77 |
| Franchise Fee | | \$85.20 |
| Municipal Public Service Tax | | \$78.81 |
| State Tax | | \$117.11 |
| Total Electric Cost, Local Fees and Taxes | | \$1,581.89 |

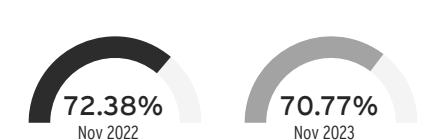
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$1,581.89

Billing information continues on next page →



Sub-Account #: 211019923880
Statement Date: 12/01/2023

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

Meter Read

Meter Location: SIGN/GATE

Service Period: 10/13/2023 - 11/10/2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000277186 | 11/10/2023 | 10,778 | | 10,568 | | 210 kWh | 1 | 29 Days |

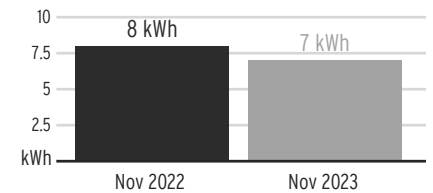
Charge Details



Electric Charges

| | | |
|--|-------------------------|----------------|
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 210 kWh @ \$0.07990/kWh | \$16.78 |
| Fuel Charge | 210 kWh @ \$0.05239/kWh | \$11.00 |
| Storm Protection Charge | 210 kWh @ \$0.00400/kWh | \$0.84 |
| Clean Energy Transition Mechanism | 210 kWh @ \$0.00427/kWh | \$0.90 |
| Storm Surcharge | 210 kWh @ \$0.01061/kWh | \$2.23 |
| Florida Gross Receipt Tax | | \$1.37 |
| Electric Service Cost | | \$54.87 |
| State Tax | | \$4.64 |
| Total Electric Cost, Local Fees and Taxes | | \$59.51 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$59.51

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 12/01/2023

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read


Meter Location: ENTRY LIGHT & GATE

Service Period: 10/13/2023 - 11/10/2023

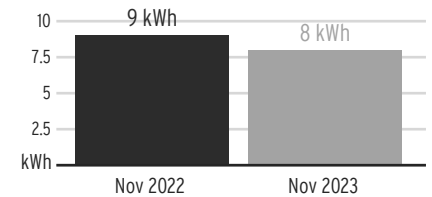
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000563384 | 11/10/2023 | 9,361 | | 9,120 | | 241 kWh | 1 | 29 Days |

Charge Details


| | | | |
|---|-------------------------|--|----------------|
|  Electric Charges | | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | | \$21.75 |
| Energy Charge | 241 kWh @ \$0.07990/kWh | | \$19.26 |
| Fuel Charge | 241 kWh @ \$0.05239/kWh | | \$12.63 |
| Storm Protection Charge | 241 kWh @ \$0.00400/kWh | | \$0.96 |
| Clean Energy Transition Mechanism | 241 kWh @ \$0.00427/kWh | | \$1.03 |
| Storm Surcharge | 241 kWh @ \$0.01061/kWh | | \$2.56 |
| Florida Gross Receipt Tax | | | \$1.49 |
| Electric Service Cost | | | \$59.68 |
| Franchise Fee | | | \$3.91 |
| Municipal Public Service Tax | | | \$5.23 |
| State Tax | | | \$5.37 |
| Total Electric Cost, Local Fees and Taxes | | | \$74.19 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$74.19

| | |
|--|----------------|
|  Miscellaneous Credits | |
| Interest for Cash Security Deposit | -\$0.99 |
| Total Current Month's Credits | -\$0.99 |

Billing information continues on next page →




Sub-Account #: 211023511093
Statement Date: 12/01/2023

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

Service Period: 10/13/2023 - 11/10/2023 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 29 days | | |
| Lighting Energy Charge | 407 kWh @ \$0.03511/kWh | \$14.29 |
| Fixture & Maintenance Charge | 11 Fixtures | \$130.13 |
| Lighting Pole / Wire | 11 Poles | \$453.86 |
| Lighting Fuel Charge | 407 kWh @ \$0.05169/kWh | \$21.04 |
| Storm Protection Charge | 407 kWh @ \$0.01466/kWh | \$5.97 |
| Clean Energy Transition Mechanism | 407 kWh @ \$0.00036/kWh | \$0.15 |
| Storm Surcharge | 407 kWh @ \$0.00326/kWh | \$1.33 |
| Florida Gross Receipt Tax | | \$1.10 |
| Franchise Fee | | \$41.13 |
| Municipal Public Service Tax | | \$2.80 |
| State Tax | | \$7.18 |
| Lighting Charges | | \$678.98 |

Current Month's Electric Charges \$678.98

Billing information continues on next page →



Sub-Account #: 211023511135
Statement Date: 12/01/2023

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

Meter Read


Meter Location: WELL/IRRIGATION

Service Period: 10/13/2023 - 11/10/2023

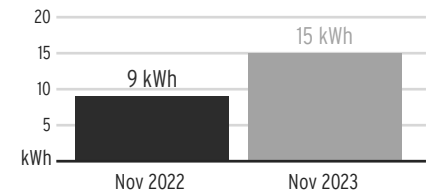
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000857951 | 11/10/2023 | 13,801 | | 13,364 | | 437 kWh | 1 | 29 Days |

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 437 kWh @ \$0.07990/kWh | \$34.92 |
| Fuel Charge | 437 kWh @ \$0.05239/kWh | \$22.89 |
| Storm Protection Charge | 437 kWh @ \$0.00400/kWh | \$1.75 |
| Clean Energy Transition Mechanism | 437 kWh @ \$0.00427/kWh | \$1.87 |
| Storm Surcharge | 437 kWh @ \$0.01061/kWh | \$4.64 |
| Florida Gross Receipt Tax | | \$2.25 |
| Electric Service Cost | | \$90.07 |
| Franchise Fee | | \$5.90 |
| Municipal Public Service Tax | | \$7.55 |
| State Tax | | \$8.11 |
| Total Electric Cost, Local Fees and Taxes | | \$111.63 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$111.63

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 12/01/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647


Meter Read

Service Period: 10/13/2023 - 11/10/2023

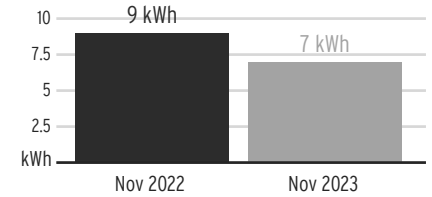
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000118100 | 11/10/2023 | 13,574 | | 13,377 | | 197 kWh | 1 | 29 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 197 kWh @ \$0.07990/kWh | \$15.74 |
| Fuel Charge | 197 kWh @ \$0.05239/kWh | \$10.32 |
| Storm Protection Charge | 197 kWh @ \$0.00400/kWh | \$0.79 |
| Clean Energy Transition Mechanism | 197 kWh @ \$0.00427/kWh | \$0.84 |
| Storm Surcharge | 197 kWh @ \$0.01061/kWh | \$2.09 |
| Florida Gross Receipt Tax | | \$1.32 |
| Electric Service Cost | | \$52.85 |
| Franchise Fee | | \$3.46 |
| Municipal Public Service Tax | | \$4.71 |
| State Tax | | \$4.76 |
| Total Electric Cost, Local Fees and Taxes | | \$65.78 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$65.78

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 12/01/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 10/13/2023 - 11/10/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 432 kWh @ \$0.03511/kWh | \$15.17 |
| Fixture & Maintenance Charge | 16 Fixtures | \$331.68 |
| Lighting Pole / Wire | 16 Poles | \$335.36 |
| Lighting Fuel Charge | 432 kWh @ \$0.05169/kWh | \$22.33 |
| Storm Protection Charge | 432 kWh @ \$0.01466/kWh | \$6.33 |
| Clean Energy Transition Mechanism | 432 kWh @ \$0.00036/kWh | \$0.16 |
| Storm Surcharge | 432 kWh @ \$0.00326/kWh | \$1.41 |
| Florida Gross Receipt Tax | | \$1.16 |
| Franchise Fee | | \$46.74 |
| Municipal Public Service Tax | | \$2.97 |
| State Tax | | \$7.88 |

Lighting Charges

\$771.19

Current Month's Electric Charges

\$771.19

Billing information continues on next page →



Sub-Account #: 221005599891
Statement Date: 12/01/2023

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

Meter Read


Meter Location: WELL

Service Period: 10/13/2023 - 11/10/2023

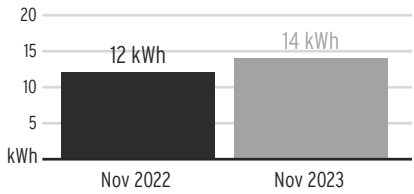
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143216 | 11/10/2023 | 15,965 | | 15,562 | | 403 kWh | 1 | 29 Days |

Charge Details

| | | | |
|---|-------------------------|--|----------------|
|  Electric Charges | | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | | \$21.75 |
| Energy Charge | 403 kWh @ \$0.07990/kWh | | \$32.20 |
| Fuel Charge | 403 kWh @ \$0.05239/kWh | | \$21.11 |
| Storm Protection Charge | 403 kWh @ \$0.00400/kWh | | \$1.61 |
| Clean Energy Transition Mechanism | 403 kWh @ \$0.00427/kWh | | \$1.72 |
| Storm Surcharge | 403 kWh @ \$0.01061/kWh | | \$4.28 |
| Florida Gross Receipt Tax | | | \$2.12 |
| Electric Service Cost | | | \$84.79 |
| Franchise Fee | | | \$5.55 |
| Municipal Public Service Tax | | | \$7.15 |
| Total Electric Cost, Local Fees and Taxes | | | \$97.49 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$97.49

Billing information continues on next page →



Sub-Account #: 221005600327
Statement Date: 12/01/2023

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


Meter Read

Service Period: 10/13/2023 - 11/10/2023

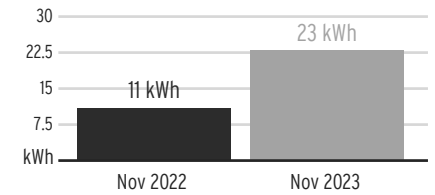
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000762199 | 11/10/2023 | 29,702 | | 29,043 | | 659 kWh | 1 | 29 Days |

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 659 kWh @ \$0.07990/kWh | \$52.65 |
| Fuel Charge | 659 kWh @ \$0.05239/kWh | \$34.53 |
| Storm Protection Charge | 659 kWh @ \$0.00400/kWh | \$2.64 |
| Clean Energy Transition Mechanism | 659 kWh @ \$0.00427/kWh | \$2.81 |
| Storm Surcharge | 659 kWh @ \$0.01061/kWh | \$6.99 |
| Florida Gross Receipt Tax | | \$3.11 |
| Electric Service Cost | | \$124.48 |
| Franchise Fee | | \$8.15 |
| Municipal Public Service Tax | | \$10.17 |
| State Tax | | \$11.21 |
| Total Electric Cost, Local Fees and Taxes | | \$154.01 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$154.01

Billing information continues on next page →



Sub-Account #: 221005600350
Statement Date: 12/01/2023

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

Meter Read


Meter Location: ENTRANCE

Service Period: 10/13/2023 - 11/10/2023

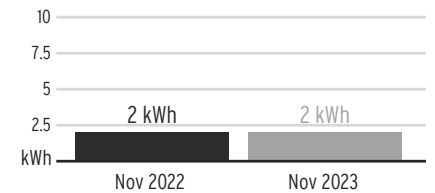
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143215 | 11/10/2023 | 1,985 | | 1,930 | | 55 kWh | 1 | 29 Days |

Charge Details

| | | |
|---|------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 55 kWh @ \$0.07990/kWh | \$4.39 |
| Fuel Charge | 55 kWh @ \$0.05239/kWh | \$2.88 |
| Storm Protection Charge | 55 kWh @ \$0.00400/kWh | \$0.22 |
| Clean Energy Transition Mechanism | 55 kWh @ \$0.00427/kWh | \$0.23 |
| Storm Surcharge | 55 kWh @ \$0.01061/kWh | \$0.58 |
| Florida Gross Receipt Tax | | \$0.77 |
| Electric Service Cost | | \$30.82 |
| Franchise Fee | | \$2.02 |
| Municipal Public Service Tax | | \$3.03 |
| Total Electric Cost, Local Fees and Taxes | | \$35.87 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$35.87

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 12/01/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

Service Period: 10/13/2023 - 11/10/2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000123590 | 11/10/2023 | 32,817 | | 32,076 | | 741 kWh | 1 | 29 Days |

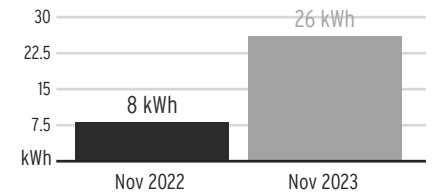
Charge Details



Electric Charges

| | | |
|--|-------------------------|-----------------|
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 741 kWh @ \$0.07990/kWh | \$59.21 |
| Fuel Charge | 741 kWh @ \$0.05239/kWh | \$38.82 |
| Storm Protection Charge | 741 kWh @ \$0.00400/kWh | \$2.96 |
| Clean Energy Transition Mechanism | 741 kWh @ \$0.00427/kWh | \$3.16 |
| Storm Surcharge | 741 kWh @ \$0.01061/kWh | \$7.86 |
| Florida Gross Receipt Tax | | \$3.43 |
| Electric Service Cost | | \$137.19 |
| Franchise Fee | | \$8.99 |
| Municipal Public Service Tax | | \$11.14 |
| Total Electric Cost, Local Fees and Taxes | | \$157.32 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$157.32

Billing information continues on next page →




Sub-Account #: 221005600368
Statement Date: 12/01/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 10/13/2023 - 11/10/2023 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|--------------------------|-------------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 29 days | | |
| Lighting Energy Charge | 1046 kWh @ \$0.03511/kWh | \$36.73 |
| Fixture & Maintenance Charge | 44 Fixtures | \$1251.06 |
| Lighting Pole / Wire | 44 Poles | \$899.45 |
| Lighting Fuel Charge | 1046 kWh @ \$0.05169/kWh | \$54.07 |
| Storm Protection Charge | 1046 kWh @ \$0.01466/kWh | \$15.33 |
| Clean Energy Transition Mechanism | 1046 kWh @ \$0.00036/kWh | \$0.38 |
| Storm Surcharge | 1046 kWh @ \$0.00326/kWh | \$3.41 |
| Florida Gross Receipt Tax | | \$2.82 |
| Franchise Fee | | \$148.24 |
| Municipal Public Service Tax | | \$7.18 |
| State Tax | | \$183.34 |
| Lighting Charges | | \$2,602.01 |

Current Month's Electric Charges \$2,602.01

Billing information continues on next page →



Sub-Account #: 221005629565
Statement Date: 12/01/2023


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

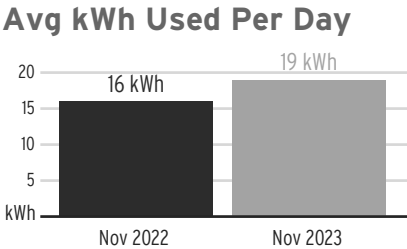
Meter Read

Service Period: 10/14/2023 - 11/13/2023 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143151 | 11/13/2023 | 32,995 | | 32,397 | | 598 kWh | 1 | 31 Days |

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 31 days @ \$0.75000 | \$23.25 |
| Energy Charge | 598 kWh @ \$0.07990/kWh | \$47.78 |
| Fuel Charge | 598 kWh @ \$0.05239/kWh | \$31.33 |
| Storm Protection Charge | 598 kWh @ \$0.00400/kWh | \$2.39 |
| Clean Energy Transition Mechanism | 598 kWh @ \$0.00427/kWh | \$2.55 |
| Storm Surcharge | 598 kWh @ \$0.01061/kWh | \$6.34 |
| Florida Gross Receipt Tax | | \$2.91 |
| Electric Service Cost | | \$116.55 |
| Franchise Fee | | \$7.63 |
| Municipal Public Service Tax | | \$9.62 |
| State Tax | | \$10.49 |
| Total Electric Cost, Local Fees and Taxes | | \$144.29 |



Current Month's Electric Charges **\$144.29**

Billing information continues on next page →



Sub-Account #: 221007136783
Statement Date: 12/01/2023

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


Meter Read

Service Period: 10/13/2023 - 11/10/2023

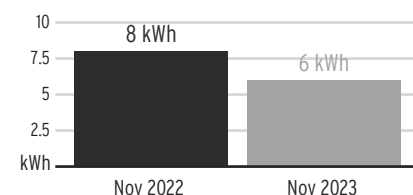
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000707065 | 11/10/2023 | 11,072 | | 10,887 | | 185 kWh | 1 | 29 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 185 kWh @ \$0.07990/kWh | \$14.78 |
| Fuel Charge | 185 kWh @ \$0.05239/kWh | \$9.69 |
| Storm Protection Charge | 185 kWh @ \$0.00400/kWh | \$0.74 |
| Clean Energy Transition Mechanism | 185 kWh @ \$0.00427/kWh | \$0.79 |
| Storm Surcharge | 185 kWh @ \$0.01061/kWh | \$1.96 |
| Florida Gross Receipt Tax | | \$1.27 |
| Electric Service Cost | | \$50.98 |
| Franchise Fee | | \$3.34 |
| Municipal Public Service Tax | | \$4.57 |
| State Tax | | \$4.59 |
| Total Electric Cost, Local Fees and Taxes | | \$63.48 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$63.48

Billing information continues on next page →



Sub-Account #: 221008151583
Statement Date: 12/01/2023

Service Address: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647

Service Period: 10/14/2023 - 11/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 967 kWh @ \$0.03511/kWh | \$33.95 |
| Fixture & Maintenance Charge | 31 Fixtures | \$526.93 |
| Lighting Pole / Wire | 31 Poles | \$913.66 |
| Lighting Fuel Charge | 967 kWh @ \$0.05169/kWh | \$49.98 |
| Storm Protection Charge | 967 kWh @ \$0.01466/kWh | \$14.18 |
| Clean Energy Transition Mechanism | 967 kWh @ \$0.00036/kWh | \$0.35 |
| Storm Surcharge | 967 kWh @ \$0.00326/kWh | \$3.15 |
| Florida Gross Receipt Tax | | \$2.61 |
| Franchise Fee | | \$101.19 |
| Municipal Public Service Tax | | \$6.64 |
| State Tax | | \$17.36 |

Lighting Charges **\$1,670.00**

Current Month's Electric Charges

\$1,670.00

Billing information continues on next page →



Sub-Account #: 221003321017
Statement Date: 12/04/2023

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


Meter Read

Service Period: 10/13/2023 - 11/10/2023

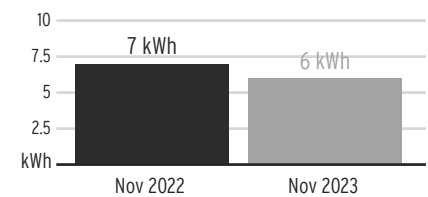
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143235 | 11/10/2023 | 12,534 | | 12,353 | | 181 kWh | 1 | 29 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$0.75000 | \$21.75 |
| Energy Charge | 181 kWh @ \$0.07990/kWh | \$14.46 |
| Fuel Charge | 181 kWh @ \$0.05239/kWh | \$9.48 |
| Storm Protection Charge | 181 kWh @ \$0.00400/kWh | \$0.72 |
| Clean Energy Transition Mechanism | 181 kWh @ \$0.00427/kWh | \$0.77 |
| Storm Surcharge | 181 kWh @ \$0.01061/kWh | \$1.92 |
| Florida Gross Receipt Tax | | \$1.26 |
| Electric Service Cost | | \$50.36 |
| Franchise Fee | | \$3.30 |
| Municipal Public Service Tax | | \$4.52 |
| Total Electric Cost, Local Fees and Taxes | | \$58.18 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$58.18

Billing information continues on next page →



Sub-Account #: 221005600335
Statement Date: 12/04/2023

Service Address: HAWK VALLEY RANCH DR, TAMPA, FL 33647

Service Period: 10/14/2023 - 11/13/2023 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|--------------------------|-------------------|
| <div>⚡</div> Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 31 days | | |
| Lighting Energy Charge | 3207 kWh @ \$0.03511/kWh | \$112.60 |
| Fixture & Maintenance Charge | 128 Fixtures | \$2411.34 |
| Lighting Pole / Wire | 128 Poles | \$3302.11 |
| Lighting Fuel Charge | 3207 kWh @ \$0.05169/kWh | \$165.77 |
| Storm Protection Charge | 3207 kWh @ \$0.01466/kWh | \$47.01 |
| Clean Energy Transition Mechanism | 3207 kWh @ \$0.00036/kWh | \$1.15 |
| Storm Surcharge | 3207 kWh @ \$0.00326/kWh | \$10.45 |
| Florida Gross Receipt Tax | | \$8.64 |
| Lighting Charges | | \$6,059.07 |

Current Month's Electric Charges **\$6,059.07**

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 12/04/2023

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


Meter Read

Service Period: 10/14/2023 - 11/14/2023

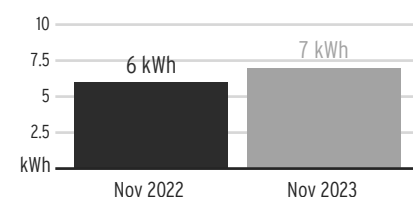
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000777467 | 11/14/2023 | 9,548 | | 9,320 | | 228 kWh | 1 | 32 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 32 days @ \$0.75000 | \$24.00 |
| Energy Charge | 228 kWh @ \$0.07990/kWh | \$18.22 |
| Fuel Charge | 228 kWh @ \$0.05239/kWh | \$11.94 |
| Storm Protection Charge | 228 kWh @ \$0.00400/kWh | \$0.91 |
| Clean Energy Transition Mechanism | 228 kWh @ \$0.00427/kWh | \$0.97 |
| Storm Surcharge | 228 kWh @ \$0.01061/kWh | \$2.42 |
| Florida Gross Receipt Tax | | \$1.50 |
| Electric Service Cost | | \$59.96 |
| Franchise Fee | | \$3.93 |
| Municipal Public Service Tax | | \$5.32 |
| Total Electric Cost, Local Fees and Taxes | | \$69.21 |

Avg kWh Used Per Day



Current Month's Electric Charges

\$69.21

Billing information continues on next page →




Sub-Account #: 221007621776
Statement Date: 12/04/2023

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

Service Period: 10/14/2023 - 11/13/2023 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 31 days | | |
| Lighting Energy Charge | 459 kWh @ \$0.03511/kWh | \$16.12 |
| Fixture & Maintenance Charge | 17 Fixtures | \$352.41 |
| Lighting Pole / Wire | 17 Poles | \$356.32 |
| Lighting Fuel Charge | 459 kWh @ \$0.05169/kWh | \$23.73 |
| Storm Protection Charge | 459 kWh @ \$0.01466/kWh | \$6.73 |
| Clean Energy Transition Mechanism | 459 kWh @ \$0.00036/kWh | \$0.17 |
| Storm Surcharge | 459 kWh @ \$0.00326/kWh | \$1.50 |
| Florida Gross Receipt Tax | | \$1.24 |
| Franchise Fee | | \$49.66 |
| Municipal Public Service Tax | | \$3.15 |
| Lighting Charges | | \$811.03 |

Current Month's Electric Charges \$811.03

Billing information continues on next page →



Sub-Account #: 221007993977
Statement Date: 12/04/2023

Service Address: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647

Service Period: 10/14/2023 - 11/13/2023 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-------------------|
| <div>⚡</div> Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 31 days | | |
| Lighting Energy Charge | 703 kWh @ \$0.03511/kWh | \$24.68 |
| Fixture & Maintenance Charge | 37 Fixtures | \$603.84 |
| Lighting Pole / Wire | 37 Poles | \$775.52 |
| Lighting Fuel Charge | 703 kWh @ \$0.05169/kWh | \$36.34 |
| Storm Protection Charge | 703 kWh @ \$0.01466/kWh | \$10.31 |
| Clean Energy Transition Mechanism | 703 kWh @ \$0.00036/kWh | \$0.25 |
| Storm Surcharge | 703 kWh @ \$0.00326/kWh | \$2.29 |
| Florida Gross Receipt Tax | | \$1.89 |
| Franchise Fee | | \$95.31 |
| Municipal Public Service Tax | | \$4.83 |
| Lighting Charges | | \$1,555.26 |

Current Month's Electric Charges \$1,555.26

Billing information continues on next page →



Sub-Account #: 221008130249
Statement Date: 12/04/2023

Service Address: K BAR PARCEL D, TAMPA, FL 33647

Service Period: 10/13/2023 - 11/10/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 475 kWh @ \$0.03511/kWh | \$16.68 |
| Fixture & Maintenance Charge | 25 Fixtures | \$408.00 |
| Lighting Pole / Wire | 25 Poles | \$524.00 |
| Lighting Fuel Charge | 475 kWh @ \$0.05169/kWh | \$24.55 |
| Storm Protection Charge | 475 kWh @ \$0.01466/kWh | \$6.96 |
| Clean Energy Transition Mechanism | 475 kWh @ \$0.00036/kWh | \$0.17 |
| Storm Surcharge | 475 kWh @ \$0.00326/kWh | \$1.55 |
| Florida Gross Receipt Tax | | \$1.28 |
| Franchise Fee | | \$64.40 |
| Municipal Public Service Tax | | \$3.26 |

Lighting Charges **\$1,050.85**

Current Month's Electric Charges **\$1,050.85**

Total Current Month's Charges **\$19,499.57**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



K BAR RANCH II CDD
10841 MISTFLOWER LN, GATE
TAMPA, FL 33647

Statement Date: December 18, 2023

Amount Due: \$72.40

Due Date: January 08, 2024

Account #: 211025392658

Account Summary

Current Service Period: November 11, 2023 - December 12, 2023

| | |
|--|----------|
| Previous Amount Due | \$69.17 |
| Payment(s) Received Since Last Statement | -\$69.17 |

| | |
|-------------------------|---------|
| Current Month's Charges | \$72.40 |
|-------------------------|---------|

| | |
|--------------------------------|---------|
| Amount Due by January 08, 2024 | \$72.40 |
|--------------------------------|---------|

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

Your Energy Insight



Your average daily kWh used was **166.67% higher** than the same period last year.

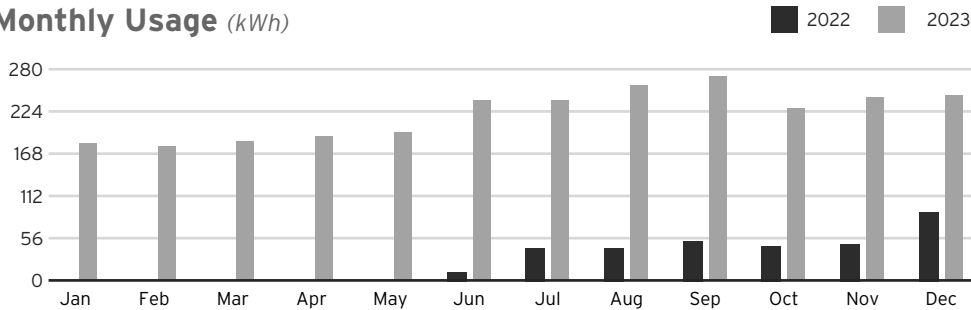


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211025392658

Due Date: January 08, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$72.40

Payment Amount: \$ _____

648914921617

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6489149216172110253926580000000072405



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

Account #: 211025392658
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Meter Read

Service Period: Nov 11, 2023 - Dec 12, 2023

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000872160 | 12/12/2023 | 2,978 | | 2,732 | | 246 kWh | 1 | 32 Days |

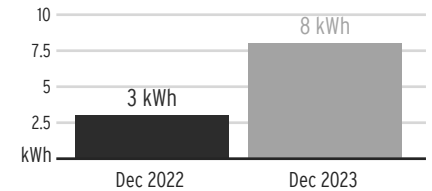
Charge Details

| | | | |
|--|-------------------------|--|----------------|
| | Electric Charges | | |
| Daily Basic Service Charge | 32 days @ \$0.75000 | | \$24.00 |
| Energy Charge | 246 kWh @ \$0.07990/kWh | | \$19.66 |
| Fuel Charge | 246 kWh @ \$0.05239/kWh | | \$12.89 |
| Storm Protection Charge | 246 kWh @ \$0.00400/kWh | | \$0.98 |
| Clean Energy Transition Mechanism | 246 kWh @ \$0.00427/kWh | | \$1.05 |
| Storm Surcharge | 246 kWh @ \$0.01061/kWh | | \$2.61 |
| Florida Gross Receipt Tax | | | \$1.57 |
| Electric Service Cost | | | \$62.76 |
| Franchise Fee | | | \$4.11 |
| Municipal Public Service Tax | | | \$5.53 |
| Total Electric Cost, Local Fees and Taxes | | | \$72.40 |

Total Current Month's Charges

\$72.40

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Account #: 211025392658
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



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

Statement Date: December 18, 2023

Amount Due: \$95.95

Due Date: January 08, 2024

Account #: 211025490809

Account Summary

Current Service Period: November 11, 2023 - December 12, 2023

| | |
|--|----------------|
| Previous Amount Due | \$85.28 |
| Payment(s) Received Since Last Statement | -\$85.28 |
| Current Month's Charges | \$95.95 |

Amount Due by January 08, 2024 \$95.95

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

Your Energy Insight



Your average daily kWh used was **140% higher** than the same period last year.

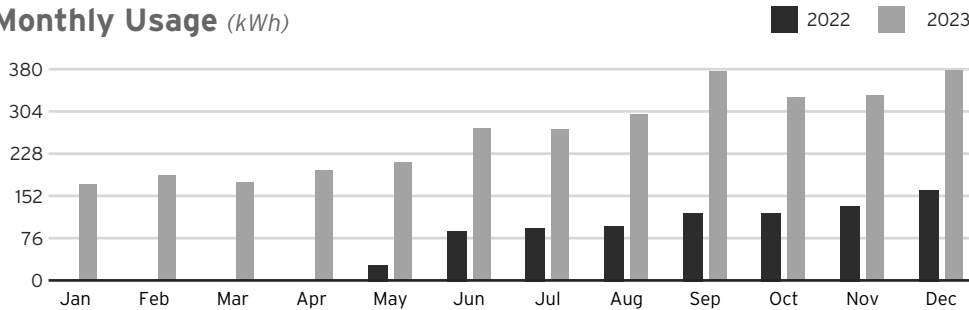


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211025490809

Due Date: January 08, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$95.95

Payment Amount: \$ _____

651384033958

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6513840339582110254908090000000095953



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Meter Read

Service Period: Nov 11, 2023 - Dec 12, 2023

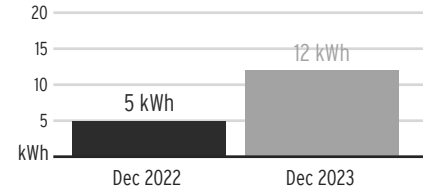
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000811568 | 12/12/2023 | 4,436 | | 4,057 | | 379 kWh | 1 | 32 Days |

Charge Details

| | | | |
|--|-------------------------|--|----------------|
| | Electric Charges | | |
| Daily Basic Service Charge | 32 days @ \$0.75000 | | \$24.00 |
| Energy Charge | 379 kWh @ \$0.07990/kWh | | \$30.28 |
| Fuel Charge | 379 kWh @ \$0.05239/kWh | | \$19.86 |
| Storm Protection Charge | 379 kWh @ \$0.00400/kWh | | \$1.52 |
| Clean Energy Transition Mechanism | 379 kWh @ \$0.00427/kWh | | \$1.62 |
| Storm Surcharge | 379 kWh @ \$0.01061/kWh | | \$4.02 |
| Florida Gross Receipt Tax | | | \$2.08 |
| Electric Service Cost | | | \$83.38 |
| Franchise Fee | | | \$5.46 |
| Municipal Public Service Tax | | | \$7.11 |
| Total Electric Cost, Local Fees and Taxes | | | \$95.95 |

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$95.95

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

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K BAR RANCH II CDD
C/O RIZZETTA & CO
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Statement Date: December 18, 2023

Amount Due: \$135.99

Due Date: January 08, 2024

Account #: 221005600376

Account Summary

Current Service Period: November 11, 2023 - December 12, 2023

| | |
|--|-----------------|
| Previous Amount Due | \$136.94 |
| Payment(s) Received Since Last Statement | -\$136.94 |
| Current Month's Charges | \$135.99 |

Amount Due by January 08, 2024 \$135.99

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

Your Energy Insight



Your average daily kWh used was **320% higher** than the same period last year.

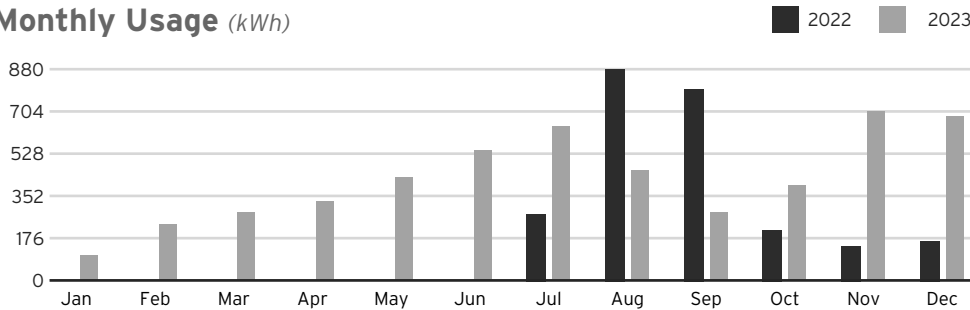


Your average daily kWh used was **12.5% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221005600376

Due Date: January 08, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$135.99

Payment Amount: \$ _____

624223652122

K BAR RANCH II CDD
C/O RIZZETTA & CO
12750 CITRUS PARK LN
TAMPA, FL 33625

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6242236521222210056003760000000135993



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

Account #: 221005600376
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Meter Read

Meter Location: WELL

Service Period: Nov 11, 2023 - Dec 12, 2023

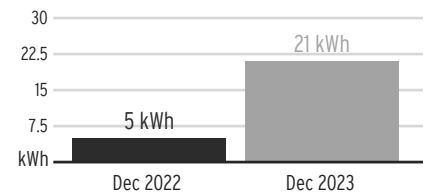
Rate Schedule: Residential Service

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000867791 | 12/12/2023 | 8,118 | | 7,434 | | 684 kWh | 1 | 32 Days |

Charge Details

| | | | |
|--|-------------------------|-----------------|--|
| | Electric Charges | | |
| Daily Basic Service Charge | 32 days @ \$0.71000 | \$22.72 | |
| Energy Charge | 684 kWh @ \$0.06847/kWh | \$46.83 | |
| Fuel Charge | 684 kWh @ \$0.04908/kWh | \$33.57 | |
| Storm Protection Charge | 684 kWh @ \$0.00373/kWh | \$2.55 | |
| Clean Energy Transition Mechanism | 684 kWh @ \$0.00430/kWh | \$2.94 | |
| Storm Surcharge | 684 kWh @ \$0.01022/kWh | \$6.99 | |
| Florida Gross Receipt Tax | | \$2.96 | |
| Electric Service Cost | | \$118.56 | |
| Franchise Fee | | \$7.77 | |
| Municipal Public Service Tax | | \$9.66 | |
| Total Electric Cost, Local Fees and Taxes | | \$135.99 | |

Avg kWh Used Per Day



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Total Current Month's Charges

\$135.99

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Hearing Impaired/TTY:

7-1-1

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877-588-1010

Energy-Saving Programs:

813-275-3909

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**Service For:**

10598 K BAR RANCH PKWY
TAMPA, FL 33647

Account #: 221005600376**Statement Date: December 18, 2023****Charges Due: January 08, 2024****Lower bills starting January 2024**

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Important Rate Information for Lighting Customers

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K BAR RANCH II CDD
K BAR RANCH PARCEL I
TAMPA, FL 33647

Statement Date: December 19, 2023

Amount Due: \$1,723.40

Due Date: January 09, 2024

Account #: 221008392039

Account Summary

Current Service Period: November 14, 2023 - December 13, 2023

| | |
|--|-------------|
| Previous Amount Due | \$1,723.40 |
| Payment(s) Received Since Last Statement | -\$1,723.40 |

| | |
|-------------------------|------------|
| Current Month's Charges | \$1,723.40 |
|-------------------------|------------|

| | |
|--------------------------------|------------|
| Amount Due by January 09, 2024 | \$1,723.40 |
|--------------------------------|------------|

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



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008392039

Due Date: January 09, 2024



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

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

Amount Due: \$1,723.40

Payment Amount: \$ _____

689655450935

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6896554509352210083920390000001723403



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

Account #: 221008392039
Statement Date: December 19, 2023
Charges Due: January 09, 2024

Service Period: Nov 14, 2023 - Dec 13, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 779 kWh @ \$0.03511/kWh | \$27.35 |
| Fixture & Maintenance Charge | 41 Fixtures | \$669.12 |
| Lighting Pole / Wire | 41 Poles | \$859.36 |
| Lighting Fuel Charge | 779 kWh @ \$0.05169/kWh | \$40.27 |
| Storm Protection Charge | 779 kWh @ \$0.01466/kWh | \$11.42 |
| Clean Energy Transition Mechanism | 779 kWh @ \$0.00036/kWh | \$0.28 |
| Storm Surcharge | 779 kWh @ \$0.00326/kWh | \$2.54 |
| Florida Gross Receipt Tax | | \$2.10 |
| Franchise Fee | | \$105.61 |
| Municipal Public Service Tax | | \$5.35 |

Lighting Charges

\$1,723.40

Total Current Month's Charges

\$1,723.40

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Lower bills starting January 2024
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Important Rate Information for Lighting Customers

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Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

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866-689-6469

All Other

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

Contact Us

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TampaElectric.com

Phone:

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

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

Statement Date: December 19, 2023

Amount Due: \$65.10

Due Date: January 09, 2024

Account #: 221008498422

Account Summary

Current Service Period: November 14, 2023 - December 13, 2023

Previous Amount Due \$70.62

Payment(s) Received Since Last Statement -\$70.62

Current Month's Charges \$65.10

Amount Due by January 09, 2024 \$65.10

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

Your Energy Insight



Your average daily kWh used was **600% higher** than the same period last year.

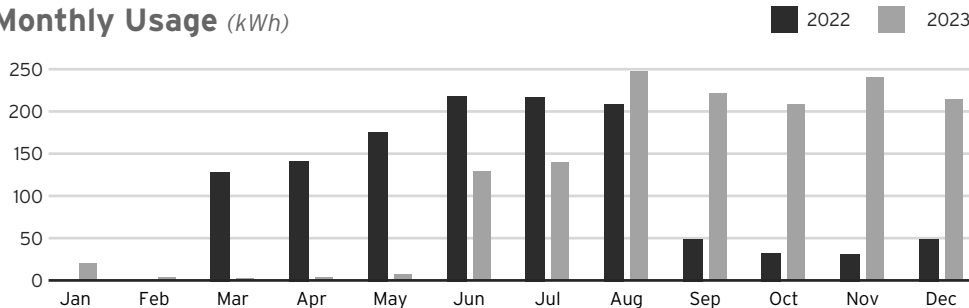


Your average daily kWh used was **12.5% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008498422

Due Date: January 09, 2024



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

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

Amount Due: \$65.10

Payment Amount: \$ _____

689655450936

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6896554509362210084984220000000065102



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: December 19, 2023
Charges Due: January 09, 2024

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: Nov 14, 2023 - Dec 13, 2023

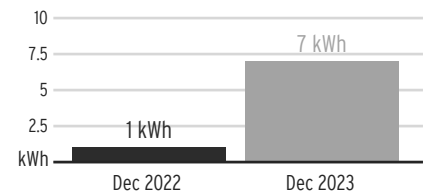
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000867629 | 12/13/2023 | 2,676 | | 2,461 | | 215 kWh | 1 | 30 Days |

Charge Details

| | | | |
|--|-------------------------|--|----------------|
| | Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.75000 | | \$22.50 |
| Energy Charge | 215 kWh @ \$0.07990/kWh | | \$17.18 |
| Fuel Charge | 215 kWh @ \$0.05239/kWh | | \$11.26 |
| Storm Protection Charge | 215 kWh @ \$0.00400/kWh | | \$0.86 |
| Clean Energy Transition Mechanism | 215 kWh @ \$0.00427/kWh | | \$0.92 |
| Storm Surcharge | 215 kWh @ \$0.01061/kWh | | \$2.28 |
| Florida Gross Receipt Tax | | | \$1.41 |
| Electric Service Cost | | | \$56.41 |
| Franchise Fee | | | \$3.69 |
| Municipal Public Service Tax | | | \$5.00 |
| Total Electric Cost, Local Fees and Taxes | | | \$65.10 |

Avg kWh Used Per Day



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Total Current Month's Charges

\$65.10

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Bank Draft

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: December 19, 2023
Charges Due: January 09, 2024

Lower bills starting January 2024

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Important Rate Information for Lighting Customers

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K BAR RANCH II CDD
K BAR RANCH PARCEL G
TAMPA, FL 33647

Statement Date: November 17, 2023

Amount Due: \$1,754.57

Due Date: December 08, 2023

Account #: 221008728984

Account Summary

Current Service Period: October 14, 2023 - November 13, 2023

| | |
|--|--------|
| Previous Amount Due | \$0.00 |
| Payment(s) Received Since Last Statement | \$0.00 |

| | |
|-------------------------|------------|
| Current Month's Charges | \$1,754.57 |
|-------------------------|------------|

| | |
|---------------------------------|------------|
| Amount Due by December 08, 2023 | \$1,754.57 |
|---------------------------------|------------|

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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Account #: 221008728984

Due Date: December 08, 2023



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

Amount Due: \$1,754.57

Payment Amount: \$ _____

685951773181

K BAR RANCH II CDD
5844 OLD PASCO RD, STE 100
WESLEY CHAPEL, FL 33544-4010

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6859517731812210087289840000001754572



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

Account #: 221008728984
Statement Date: November 17, 2023
Charges Due: December 08, 2023

Service Period: Oct 14, 2023 - Nov 13, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

for 29 days

| | | |
|-----------------------------------|-------------------------|----------|
| Lighting Energy Charge | 737 kWh @ \$0.03511/kWh | \$25.88 |
| Fixture & Maintenance Charge | 53 Fixtures | \$633.22 |
| Lighting Pole / Wire | 53 Poles | \$813.25 |
| Lighting Fuel Charge | 737 kWh @ \$0.05169/kWh | \$38.10 |
| Storm Protection Charge | 737 kWh @ \$0.01466/kWh | \$10.80 |
| Clean Energy Transition Mechanism | 737 kWh @ \$0.00036/kWh | \$0.27 |
| Storm Surcharge | 737 kWh @ \$0.00326/kWh | \$2.40 |
| Florida Gross Receipt Tax | | \$1.99 |
| Franchise Fee | | \$99.95 |
| Municipal Public Service Tax | | \$5.06 |
| State Tax | | \$123.65 |

Lighting Charges

\$1,754.57

Total Current Month's Charges

\$1,754.57

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More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

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813-223-0800 (Hillsborough)

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K BAR RANCH II CDD
K BAR RANCH PARCEL G
TAMPA, FL 33647

Statement Date: December 19, 2023

Amount Due: \$2,104.16

Due Date: January 09, 2024

Account #: 221008728984

Account Summary

Current Service Period: November 14, 2023 - December 13, 2023

| | |
|---|-------------------|
| Previous Amount Due | \$1,754.57 |
| Payment(s) Received Since Last Statement | -\$1,754.57 |
| Miscellaneous Credits | -\$123.65 |
| Credit balance after payments and credits | -\$123.65 |
| Current Month's Charges | \$2,227.81 |

Amount Due by January 09, 2024 \$2,104.16

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



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008728984

Due Date: January 09, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,104.16

Payment Amount: \$ _____

689655450937

K BAR RANCH II CDD
5844 OLD PASCO RD, STE 100
WESLEY CHAPEL, FL 33544-4010

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6896554509372210087289840000002104163



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

Account #: 221008728984
Statement Date: December 19, 2023
Charges Due: January 09, 2024

Service Period: Nov 14, 2023 - Dec 13, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

| | | |
|-----------------------------------|--------------------------|-----------|
| Lighting Energy Charge | 1007 kWh @ \$0.03511/kWh | \$35.36 |
| Fixture & Maintenance Charge | 53 Fixtures | \$864.96 |
| Lighting Pole / Wire | 53 Poles | \$1110.88 |
| Lighting Fuel Charge | 1007 kWh @ \$0.05169/kWh | \$52.05 |
| Storm Protection Charge | 1007 kWh @ \$0.01466/kWh | \$14.76 |
| Clean Energy Transition Mechanism | 1007 kWh @ \$0.00036/kWh | \$0.36 |
| Storm Surcharge | 1007 kWh @ \$0.00326/kWh | \$3.28 |
| Florida Gross Receipt Tax | | \$2.71 |
| Franchise Fee | | \$136.53 |
| Municipal Public Service Tax | | \$6.92 |

Lighting Charges

\$2,227.81

Total Current Month's Charges

\$2,227.81



Miscellaneous Credits

| | |
|--------------------------------------|------------------|
| Sales Tax Credit | -\$123.65 |
| Total Current Month's Credits | -\$123.65 |

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Lower bills starting January 2024
The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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K BAR RANCH II CDD
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Statement Date: December 18, 2023

Amount Due: \$90.81

Due Date: January 08, 2024

Account #: 221008777825

Account Summary

Current Service Period: November 11, 2023 - December 12, 2023

| | |
|--|----------------|
| Previous Amount Due | \$177.14 |
| Payment(s) Received Since Last Statement | -\$177.14 |
| Current Month's Charges | \$90.81 |

Amount Due by January 08, 2024 \$90.81

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

Your Energy Insight



Your average daily kWh used was **57.14% higher** than the same period last year.

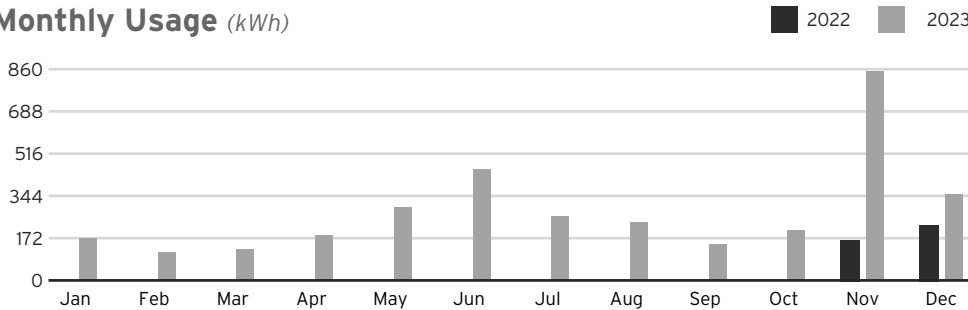


Your average daily kWh used was **62.07% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008777825

Due Date: January 08, 2024



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Amount Due: \$90.81

Payment Amount: \$ _____

619285379347

K BAR RANCH II CDD
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6192853793472210087778250000000090816



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Nov 11, 2023 - Dec 12, 2023

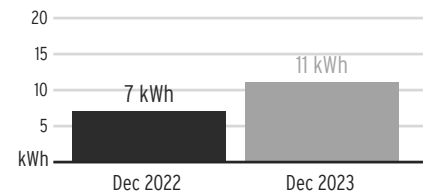
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000857981 | 12/12/2023 | 6,376 | | 6,026 | | 350 kWh | 1 | 32 Days |

Charge Details

| | | | |
|--|-------------------------|--|----------------|
| | Electric Charges | | |
| Daily Basic Service Charge | 32 days @ \$0.75000 | | \$24.00 |
| Energy Charge | 350 kWh @ \$0.07990/kWh | | \$27.97 |
| Fuel Charge | 350 kWh @ \$0.05239/kWh | | \$18.34 |
| Storm Protection Charge | 350 kWh @ \$0.00400/kWh | | \$1.40 |
| Clean Energy Transition Mechanism | 350 kWh @ \$0.00427/kWh | | \$1.49 |
| Storm Surcharge | 350 kWh @ \$0.01061/kWh | | \$3.71 |
| Florida Gross Receipt Tax | | | \$1.97 |
| Electric Service Cost | | | \$78.88 |
| Franchise Fee | | | \$5.17 |
| Municipal Public Service Tax | | | \$6.76 |
| Total Electric Cost, Local Fees and Taxes | | | \$90.81 |

Avg kWh Used Per Day



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Total Current Month's Charges

\$90.81

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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Phone

Toll Free:
866-689-6469

All Other

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813-275-3909

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Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Lower bills starting January 2024

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Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



INVOICE

Customer ID:**23-24608-23004**

Customer Name:

K BAR RANCH II CDD

Service Period:

12/01/23-12/31/23

Invoice Date:

11/28/2023

Invoice Number:

9983202-2206-5

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****Dec 28, 2023**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$267.36**

If payment is received after
12/28/2023: **\$ 274.04**

Previous Balance

267.36

+

Payments

(267.36)

+

Adjustments

0.00

+

**Current Invoice
Charges**

267.36

=

**Total Account
Balance Due****267.36****DETAILS OF SERVICE****Details for Service Location:****K Bar Ranch II Cdd, 10820 Mistflower Lane, Tampa FL 33647****Customer ID: 23-24608-23004**

| Description | Date | Ticket | Quantity | Amount |
|----------------------------------|----------|--------|----------|---------------|
| Container Maintenance Charge | 12/01/23 | | 1.00 | 19.75 |
| Disposal 8 Yard Dumpster 1X Week | 12/01/23 | | 1.00 | 190.36 |
| 8 Yard Dumpster 1X Week | 12/01/23 | | 1.00 | 57.25 |
| Total Current Charges | | | | 267.36 |



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



DO NOT SEND PAYMENTS HERE:
WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

| Invoice Date | Invoice Number | Customer ID (Include with your payment) |
|------------------------------|----------------|--|
| 11/28/2023 | 9983202-2206-5 | 23-24608-23004 |
| Payment Terms | Total Due | Amount |
| Total Due by 12/28/2023 | \$267.36 | |
| If Received after 12/28/2023 | \$274.04 | |

2206000232460823004099832020000002673600000026736 0

10290C61

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

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

| How to Contact Us | | Your Payment is Due | | Your Total Due | |
|--|---|--|---|---|---|
| Visit wm.com/MyWM <small>Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.</small> | | 10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small> | | \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small> | |
| Previous Balance | + | Payments | + | Adjustments | + |
| \$123.45 | | (\$123.45) | | 0.00 | |
| Current Invoice Charges | | | | | |
| \$123.45 | | | | | |
| Total Account Balance Due | | | | | |
| \$123.45 | | | | | |

| DETAILS OF SERVICE | | | | | |
|--|----------|--------|-----------------------------|-----------------|--|
| Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627 | | | Customer ID: 21-51809-22222 | | |
| Description | Date | Ticket | Quantity | Amount | |
| 35 Gallon Toler | 10/01/22 | | 1.00 | 86.00 | |
| MN STATE SOLID WASTE TAX 9.75% | | | | 25.45 | |
| COUNTY ENVIRONMENTAL CHARGE | | | | 12.00 | |
| Total Current Charges | | | | \$123.45 | |

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit call2recycle.org to find a retailer who accepts batteries for proper recycling.

NO • Propane tanks • Lithium-ion batteries
• BBQ coals • Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location



If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

| <input type="checkbox"/> Check Here to Change Contact Info | | <input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment | |
|--|--|--|--|
| List your new billing information below. For a change of service address, please contact WM . | | If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted. | |
| Address 1 | | Email | |
| Address 2 | | Date | |
| City | | Bank Account | |
| State | | Holder Signature | |
| Zip | | | |
| Email | | | |
| Date Valid | | | |

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 9

OFF-GRID LIGHTING & SENSING

Pickleball Court Lighting

On all **365** 




Recovered Energy
technologies

A global leader in solar lighting

Recovered Energy Technologies is a global leader in solar thinking. We manufacture the smartest, most capable and reliable off-grid lights in the world. Off-grid technology guaranteed to deliver lighting 365 days a year under any weather conditions. Lighting so reliable it surpasses grid tied lights with no black outs. Lighting bright enough to use for outdoor Pickle Ball courts.



The 3 key benefits for your project

1. OFF-GRID

100% solar, not connected to the utility grid. No outages - **365 nights of light a year**

2. POWERFUL

Powerful illumination, on par with grid-connected systems – DOT compliant where required

3. COST-EFFICIENT

No maintenance for the first 10 years. Rapid installation. No operating costs and no ongoing electricity bill

Pickleball Lighting Requirements

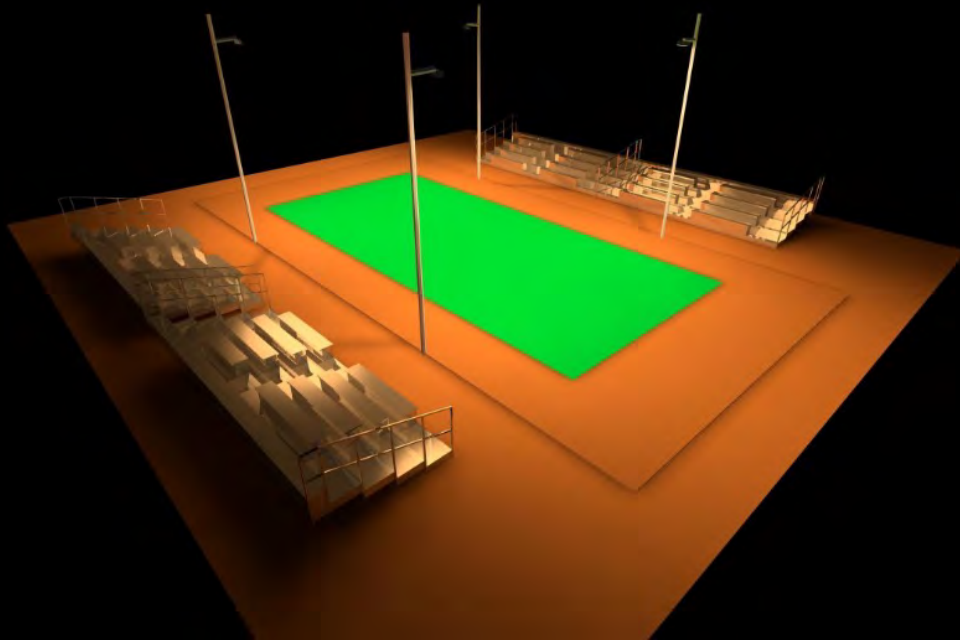


| Recommended Horizontal Illumination | | | |
|---|-----------------|-----------------|-----------------|
| Performance Criteria | Category I | Category II | Category III |
| Average Maintained Horizontal Foot-candles within PPA | 75 (750 lux) | 50 (500 lux) | 30 (300 lux) |
| Minimum Maintained Horizontal Foot-candles within PPA | 60 (600 lux) | 40 (400 lux) | 20 (200 lux) |
| Maximum Uniformity Ratio | 1.7 | 2.0 | 2.0 |

ONall365 Pickleball court lights are one of the only off-grid lights that meet the standard for category II Club Level Pickleball requirements of 50 Fc average and exceed the uniformity ratio of 2.0

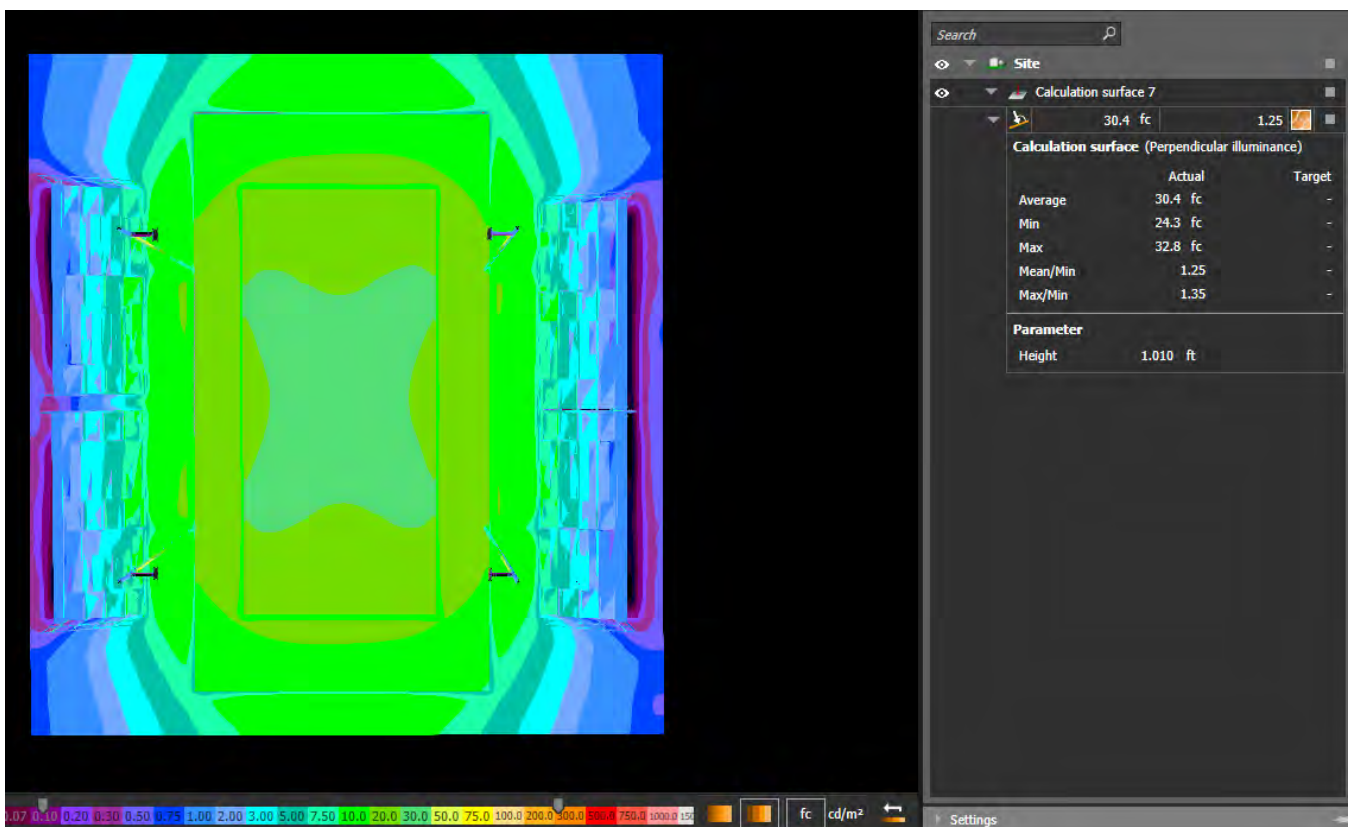
TECHNICAL PROPOSAL

Meeting the Standard with a Green Solution



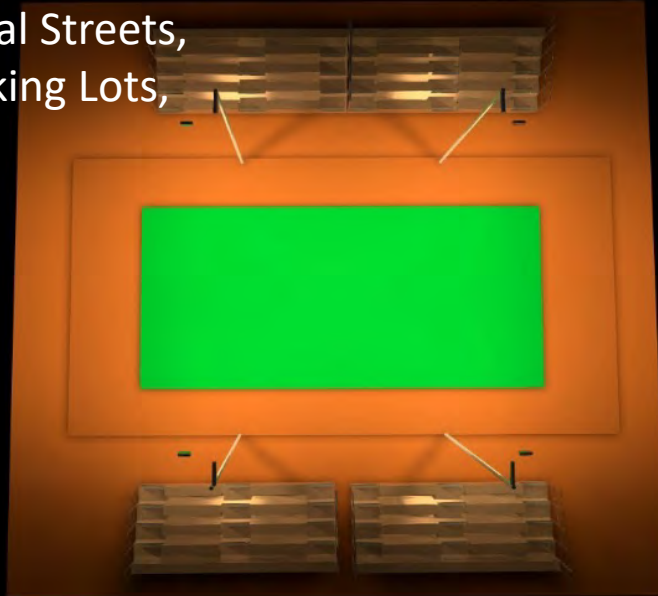
PERFORMANCE DATA

RET Pickleball court lights deliver an average 50 Fc with a uniformity ratio of 1.35 exceeding the recreational standard. Uniformity is the key measure determining how consistent your lighting will be. RET recreational Pickle Ball Court lighting delivers almost perfect uniformity surpassing the requirement for category 1 play.



SMART Lighting for any application

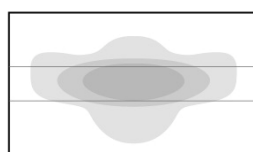
Boulevards, Residential Streets,
SPORTS COURTS, Parking Lots,
Security Lighting



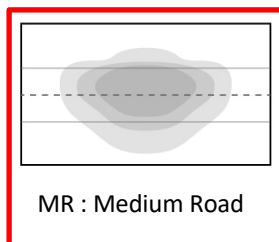
DESCRIPTION

- Plug & play power pack and solar panel
- Up to 200-watt LED Fixtures for Pickle Ball Courts
- Quick and easy installation
- 10+ year lifespan guaranteed in cold and high temperature environments
- Industry Leading 10 Year Warranty
- A SMART light that learns

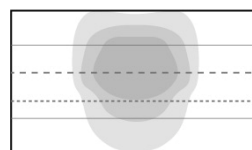
LIGHT DISTRIBUTION – TYPE II-III-IV



NR : Narrow Road



MR : Medium Road



AWR : Area Wide Road



High performance lighting from 20 to 120
Watts to meet almost every need



TURN-KEY COST



This is the cost for a complete turn-key Pickle Ball court lighting solution for play at the recreational level.

- (4) ONall150 High-Performance solar lights
- (4) 24 ft above grade direct burial poles
- Cloud based monitoring & control available
- Online dashboard available
- Installation
- 10-year warranty

COST: Complete single court solution - \$25,000
Plus, T&L for (2) techs for 2 days to install (TBD)
depending on location

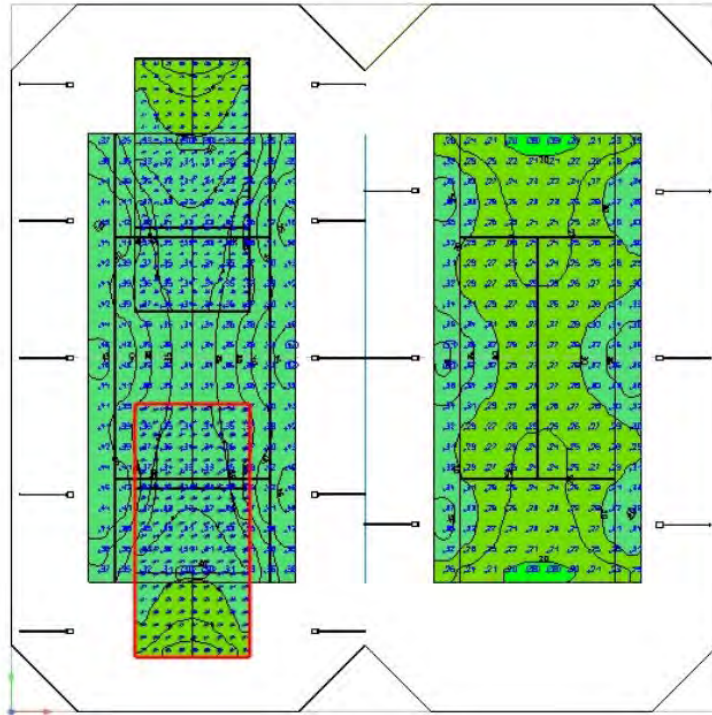
From: Joel Brayman <joel.brayman@recoveredenergytechnologies.com>
Sent: Friday, February 2, 2024 8:13 AM
To: Matt O'Nolan <MONolan@rizzetta.com>
Cc: Brad Carlson <brad.carlson@recoveredenergytechnologies.com>; Omar Caceresc <omar.zetacc@recoveredenergytechnologies.com>
Subject: Re: [EXTERNAL]Pickle Ball Courts

Good morning, Matt,

We have completed an initial Photometric of the 3 courts. Our objective was to meet the minimum standards for recreational tennis and pickle ball, including uniformity which is important when providing consistent light. This is a much larger area than a typical single Pickle Ball court.

The standard for Pickle Ball is 30 Fc, and for Tennis 300 lumens or 27.8 Fc. We can meet both. This requires (16) 200-watt fixtures with 120 Amp hour batteries and a 500-watt solar module. The cost of each of these light packages installed is \$5700. Total project cost about \$91,200. If this is of any interest let me know and I will send a formal Technical and Financial proposal.

Have a great day,
Joel



| | |
|-------------------------------------|----------|
| Buscar | |
| culo de iluminación | |
| Terreno | |
| pickle ball 1 | |
| 32.2 fc | |
| Superficie de cálculo (Iluminancia) | |
| | Real |
| Media | 32.2 fc |
| Min | 25.2 fc |
| Max | 36.7 fc |
| Medio/mín | 1.28 |
| Máx/Mín | 1.46 |
| Parámetros | |
| Altura | 0.040 ft |
| pickle ball 2 | |
| 32.2 fc | |
| Superficie de cálculo (Iluminancia) | |
| | Real |
| Media | 32.2 fc |
| Min | 25.2 fc |
| Max | 36.7 fc |
| Medio/mín | 1.28 |
| Máx/Mín | 1.46 |

Joel Brayman
 (613) 867-6928 (Mobile)
 1-800-692-3356 (Office) Ext 1001
www.recoveredenergytechnologies.com



Recovered Energy
 technologies

Onall365

SolarLight
 as a service

Tab 10

DocuSign Envelope ID: 1ED70A8A-AAFB-4732-A834-146CDF2F8C50



Installation Agreement

This is an agreement between you (on behalf of your company and Location (as defined below)) that you elect to sign up for Key for Business services together with your successors and assigns, ("**Company**") and Amazon.com Services, LLC (with its affiliates, "**Amazon**"). These terms, along with the Amazon.com Privacy Notice (<https://www.amazon.com/privacy>) are collectively referred to as the "**Agreement**."

1. **Equipment and Services.** Amazon may provide either (1) one or more access control devices (along with related equipment, software, and applications, "**Equipment**") or (2) an access code or virtual tenant access that, in each such case, may provide delivery providers authorized by Amazon with access to enter Locations (as defined below) to deliver packages, parcels, other products, and/or provide services (collectively, the "**Services**"). Amazon will retain ownership of all Equipment.
2. **Company Obligations.** For each apartment building, commercial building, complex, and/or multi-family dwelling that are owned or leased by Company or any of its affiliates as indicated in more detail below ("**Location**"), Company may provide Amazon with an access code ("**Credential**") for building access if required by Company's access system or for the Services. Company will allow Amazon to incorporate the Credential into the Equipment or the backend system to enable the Services and will indemnify and defend Amazon from any claim alleging any infringement, misuse, or misappropriation of the Credential or the access system.
3. **Termination.** Either party may terminate this Agreement, in whole or with respect to any Location, by providing written notice to the other party. Section 5 (Disclaimer of Warranties), Section 6 (Limitation of Liability) and Section 8 (General) will survive the termination of the Agreement.
4. **Third-Party Delivery Provider Agreement.** Amazon may elect and Company agrees that Amazon shall be permitted to allow certain third-party delivery companies and service providers and their respective employees and contractors delivering or providing non-Amazon related packages or services or a combination of Amazon and non-Amazon related packages or services (collectively, "**Third-Party Delivery Providers**") to use the Services to access the Location(s) ("**Third-Party Access**"). Not less than 30 days prior to Amazon permitting any Third-Party Delivery Provider to access any Location, Amazon shall send an email notice to the Decision Maker (as defined below) identifying the name of such Third-Party Delivery Provider and the estimated beginning access date ("**Access Date**"). After such identified Access Date, Company understands and agrees that such Third-Party Delivery Provider shall be permitted to access the Location(s) through use of the Services. Company may, at any time, elect to restrict access to any, or all, such Third-Party Delivery Providers by, in each case, notifying Amazon in writing in the manner set forth in Section 8 of this Agreement or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating Third-Party Access. **Company understands and agrees that Amazon is**

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solely the operator of the Services and any actions committed by a Third-Party Delivery Provider, including by its employees, contractors, or agents is the responsibility of such Third-Party Delivery Provider and not Amazon. For the avoidance of doubt, the terms of this Section

4 shall only apply to deliveries using the Services made by third-party providers delivering or providing non-Amazon related packages or services (or a combination of Amazon and non-Amazon related packages or services) and shall not apply to use of the Services for the delivery or provision of packages or services delivered or provided by Amazon logistics or its contractors.

5. **Disclaimer of Warranties.** Amazon provides the Equipment “as is” and makes no warranties of any kind. To the fullest extent permitted by applicable law, Amazon expressly disclaims all warranties, whether express or implied, including warranties of merchantability, noninfringement, title, or fitness for a particular purpose. Amazon does not warrant that the Equipment will operate uninterrupted or error-free.
6. **Limitation of Liability.** Neither party will be liable to the other under this Agreement for indirect, special, punitive, or consequential damages. In no event will any party’s liability under this agreement exceed \$10,000 in connection with the Equipment or the Services. It is understood that if the Location is sold or otherwise transferred such that a new entity or person shall own the Location, then Company shall be required to assign the Agreement to such new owner and failure to do so will result in the Company remaining liable for all terms under the Agreement until such time as the Agreement shall terminate, including any liability resulting from failure to inform the new owner of the installation and use of the Equipment at the Location.
7. **Property Decision Authority.** The Company represents, warrants, and covenants that the person listed below (“**Decision Maker**”) has all requisite corporate authority and permissions to make decisions on behalf of the Company at the Location(s), including electing to permit certain third-party delivery and service provider companies with access to the Location(s) using the Services. The Company hereby waives any Amazon liability for relying on instructions provided by the Decision Maker. The Company may update the Decision Maker at any time by providing notice to Amazon in the manner set forth in Section 8 or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating the Decision Maker. Company understands that (1) until a change to the Decision Maker has occurred Amazon shall be permitted to continue to rely on the Decision Maker’s instructions and (2) if a change in Decision Maker has occurred, until such new Decision Maker has made a change to the prior Decision Maker’s instructions, Amazon shall be permitted to rely on the prior Decision Maker’s instructions.

- **Decision Maker Name:** [REDACTED]
- **Decision Maker Title:** [REDACTED]
- **Email Address:** [REDACTED]
- **Phone Number:** [REDACTED]

DocuSign Envelope ID: 1ED70A8A-AAFB-4732-A834-146CDF2F8C50

8. General. Exclusive jurisdiction over and venue of any suit arising out of or relating to this Agreement will be in the state and federal courts in King County, Washington, and each of the parties hereto consents to the personal jurisdiction of, and venue in, those courts. If for any reason a claim proceeds in a court outside of King County, Washington, the parties each waive any right to a jury trial. All notices hereunder will be in writing and will be sent by email, overnight courier or certified mail. Notices to Company may be delivered to either (1) the e-mail address or physical address provided by Company when Company signed up for Key for Business or (2) the Decision Maker. Notices to Amazon will be delivered, Attn: General Counsel, to P.O. Box 80683, Seattle, WA 98108-0683 (if by USPS) or 410 Terry Avenue North, Seattle, WA 98109-5210 (if by courier), with a copy to contracts-legal@amazon.com and ring-contracts@amazon.com. This Agreement contains the entire agreement of the parties with respect to subject matter hereof and supersedes all previous agreements and understandings between the parties with respect to its subject matter.
9. I represent and warrant that I am an officer or authorized representative of the Company and have the necessary authorization and corporate authority to (i) execute and deliver this Agreement on behalf of the Company and (ii) bind the Company to the performance of its obligations hereunder.
10. State License: AL: 21-001835; AR: 2657 Regulated by: Department of Arkansas State Police 1 State Police Plaza Drive Little Rock, Arkansas 72209 ; AZ: 20790; CA: ACO 7723 alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814; DE: 17-270; DC: 602517000011; FL: EF20001423; GA: LVU405565; IL: 127.001708 & 124.001917; LA: F2306; MD: 107-2253; MI: 8002000032; MS: 15032034; NJ: Burglar Alarm Business Lic. # 34BX00021400; NY-licensed by the N.Y.S. Department of State -12000327271; NC: 521-CSA Licensed by the Alarm Systems Licensing Board of the State of North Carolina; NM:393671 OK: AC440654; RI: 5844B; SC: BAC 13770 FAC 13727; TN: 2065; TX: B05209301 & ACR-2236295; UT: 1047978-6501; VA: 11-15770; WA: RINGPPI830PE

This Agreement applies to each Location listed below:

Company:

Signature:

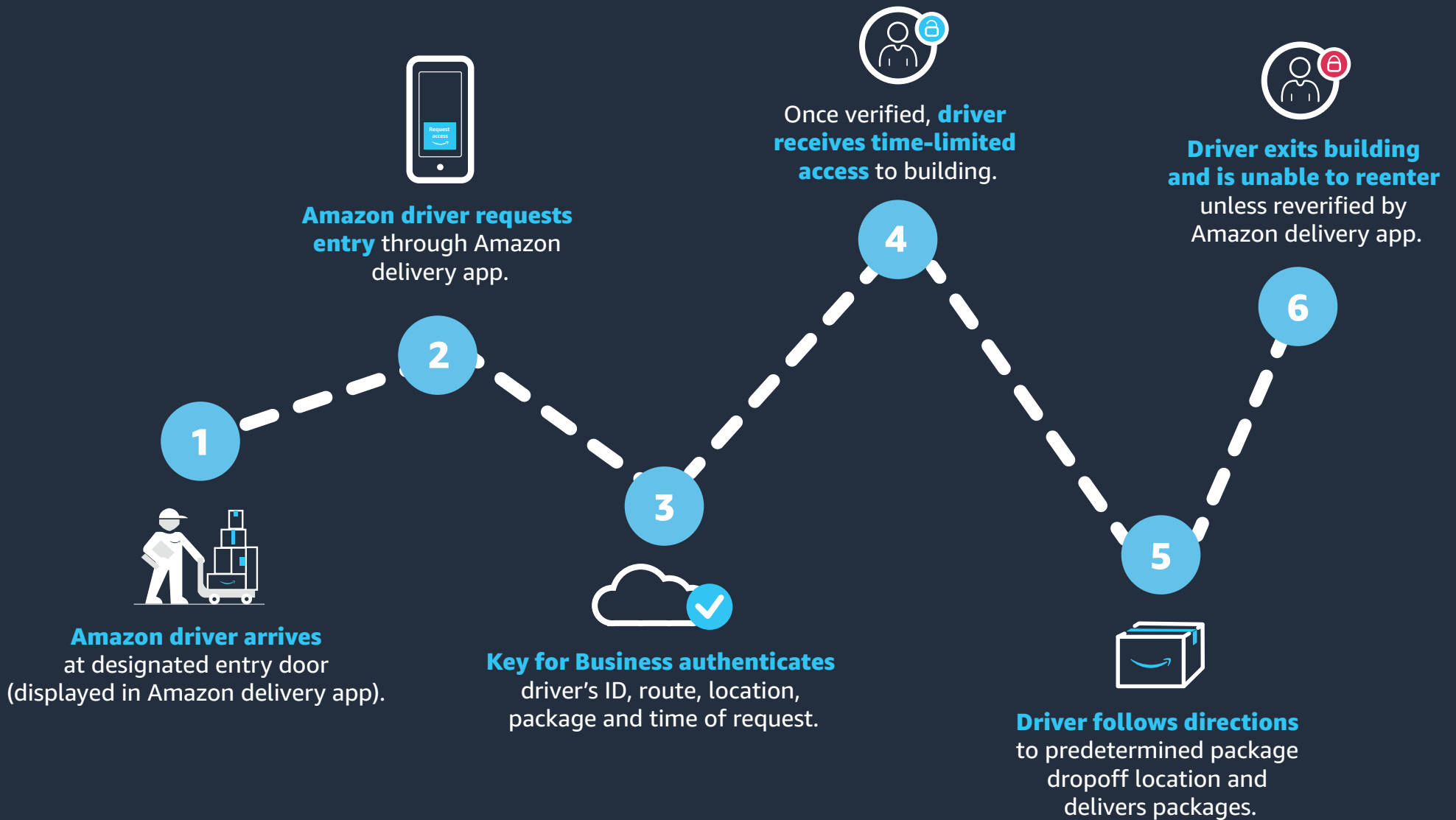
Name:

Title:

Date:



Delivery process



Tab 11

Petition for the Initiation of Rule-Making Procedures

Text Amendment Resolution 2017-25 Adopting Rules of Procedures

Petitioner: Diego F. Guerra
19230 Mossy Pine Dr
Tampa Fl, 33647
Tel: 813-403-3828

Subject of Resolution To Be Amended: Addition of annual selection of Chairperson and Vice-Chairperson

Request (2) Officers to read: At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary and Treasurer. [A Chairperson and Vice-Chairperson shall be selected annually. No member of the Board may serve as Chairperson or Vice-Chairperson for more than two consecutive terms. The Board may select such other Supervisor as it deems appropriate.](#)

Text Amendment Summary:

Per Chapter 120.54(7), F.S. and Rule 2.0 (5) of Resolution 2017-25, I am petitioning the board to amend Resolution 2017-25: Adopting Rules of Procedures for the K-Bar Ranch II CDD Board.

Rotating the chair of a board annually offers numerous advantages for the District. This practice introduces fresh perspectives and diverse ideas, preventing the consolidation of power within a single individual and fostering inclusivity. The annual rotation also contributes to skill development among board members, enhancing their communication, strategic thinking, and decision-making abilities. It provides valuable leadership development opportunities, allowing different individuals to hone their skills and contribute to their personal and professional growth. By avoiding stagnation and promoting adaptability, the practice ensures the Board remains dynamic and responsive to external changes. Regular rotations serve as an effective succession planning strategy, identifying and grooming potential future leaders. Moreover, the practice increases accountability as members become more conscientious about their roles and responsibilities. It fosters trust and collaboration among board members and aligns with governance best practices, recommending regularly rotating key leadership positions. Ultimately, annual rotation reflects the District's inclusivity, diversity, and shared leadership, creating an environment where multiple voices are heard and respected.

Granting the Board the authority to remove a chair is a crucial aspect of governance, serving to uphold accountability, ethical standards, and legal compliance. This power allows the board to address conflicts, disputes, and crises promptly, ensuring the Board's stability and strategic direction. By holding the chair accountable for their actions and decisions, the board can safeguard the CDD's mission and values. The ability to remove a chair is particularly valuable in situations where a change in leadership is deemed necessary to adapt to emerging challenges or to align with the CDD's long-term goals. This authority also allows the board to maintain public trust and facilitate adaptability and renewal. While essential, the power to remove a chair should be exercised judiciously, with clear procedures, criteria, and checks and balances in place to ensure fairness and transparency in the decision-making process.

Tab 12

DDD Fencing

1615 6th Street SE
Ruskin, FL 33570
Phone: (352)257-3086
Email: sales@dddfencing.com
Contact: Donny Buzbee

Fence Estimate/Contract

17th of January, 2024

Job Description/Location: K-Bar Ranch II

1. SUN DRIFT: Installation of 84' of commercial grade 3-rail black aluminum fence on both sides of entry gate.
2. OLD SPANISH: Installation of 32' of commercial grade 3-rail black aluminum fence on right side of entry gate.
3. MOSSY PINE: Installation of 84' of commercial grade 3-rail black aluminum fence on both sides of entry gate.

Please note that pricing may be adjusted if fencing materials change*

| | <u>SUN DRIFT</u> | <u>OLD SPANISH</u> | <u>MOSSY PINE</u> |
|---------------------|------------------|--------------------|-------------------|
| Labor/Materials | \$3,195.00 | \$1,216.00 | \$3,195.00 |
| Deposit | \$1,597.50 | \$608.00 | \$1,597.50 |
| Due Upon Completion | \$1,597.50 | \$608.00 | \$1,597.50 |

Contract Agreement To Build Fence

This contract agreement is made and entered into this 17th day of January 2024 between K-BAR RANCH II & DDD FENCING hereinafter referred to as the contractor for the scope of work listed above. Final payment must be received by our office within 3 business days of completion unless alternate arrangements have been agreed upon prior to contract signing. *HOMEOWNER SHALL BE HELD RESPONSIBLE FOR ANY UNDERGROUND UTILITIES OR PERMITS REQUIRED*

Acknowledgment and Approval

DDD Fencing Representative: Alexa Vigneau

K-BAR RANCH II: _____

Tab 13



Siren Operated Sensor Upgrade NOTE ONE per gate

K-Bar Ranch II CDD

10820 Mistflower Ln,
Tampa,, FL 33647
201-281-9239

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1630



K-Bar Ranch II CDD
Siren Operated Sensor Upgrade NOTE ONE per gate

Siren Operated Sensor Upgarde

\$1,085.00

1 Siren Operated Sensor

Project Summary

TOTAL:

\$1,085.00

50% down and balance upon substantial completion

***If issues cannot be resolved remotely, emergency service requests will be on an on call basis**

** Recurring service charges not included in the total install price.*

Product Details



Siren Operated Sensor

Siren Operated Sensor
9 - 24 VDC or 9 - 16 VAC
2 relay outputs
External reset button
Available with remote microphone (sold separately)



Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

Tab 14

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fifth Addendum to the Contract for Professional Amenity Services (this “**Fifth Addendum**”), is made and entered into as of the 2024 day of February 15th (the “**Effective Date**”), by and between KBar II Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated January 25, 2020 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**KBar II
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2023 to September 30, 2024.**

PERSONNEL:

Full Time Personnel (40 hours per week)

- Clubhouse Manager
- Maintenance
- Clubhouse Attendant **(March 1 – September 30)**

Part Time Personnel (20 hours per week)

- Clubhouse Attendants

| | ANNUAL |
|---|--------------------|
| Budgeted Personnel Total ⁽¹⁾ | \$ 215,690. |
| General Management and Oversight ⁽²⁾ | \$ 10,800. |
| Total Services Cost: | \$ 226,490. |

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

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



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED



Rizzetta & Company

K-Bar Ranch II Community Development District

Amenity Staffing Proposed Budget

Presented by: Rizzetta & Company, Inc.

**3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813.514.0400**

rizzetta.com

| Current Positions | hr/wk |
|------------------------------|------------|
| Clubhouse Manager - FT | 40 |
| Clubhouse Attendant - PT | 40 |
| Maintenance - FT | 40 |
| | |
| | |
| | |
| Total Clubhouse Hours | 120 |

| Current Contract Cost | |
|----------------------------------|--------------------|
| Budgeted Personnel Total | \$ 197,446. |
| General Management and Oversight | \$ 10,800. |
| Total Annual Cost: | \$ 208,246. |
| | |

| Proposed Positions | hr/wk |
|--|------------|
| Clubhouse Manager - FT | 40 |
| Clubhouse Attendant – FT (Mar 1 - Sep 30) | 40 |
| Maintenance - FT | 40 |
| Clubhouse Attendant - PT | 20 |
| | |
| | |
| Total Clubhouse Hours | 140 |

| Proposed Contract Increase | |
|----------------------------------|--------------------|
| Budgeted Personnel Total | \$ 215,690. |
| General Management and Oversight | \$ 10,800. |
| Total Annual Cost: | \$ 226,490. |
| | |
| Total Services Increase Cost: | \$ 18,244. |
| | |

Tab 15



Quarterly Compliance Audit Report

KBar Ranch CDD II

Date: December 2023 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

| Passed | Description |
|--------|---|
| Passed | Website errors* 0 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | Keyboard navigation The ability to navigate website without using a mouse |
| Passed | Website accessibility policy A published policy and a vehicle to submit issues and resolve issues |
| Passed | Color contrast Colors provide enough contrast between elements |
| Passed | Video captioning Closed-captioning and detailed descriptions |
| Passed | PDF accessibility Formatting PDFs including embedded images and non-text elements |
| Passed | Site map Alternate methods of navigating the website |

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

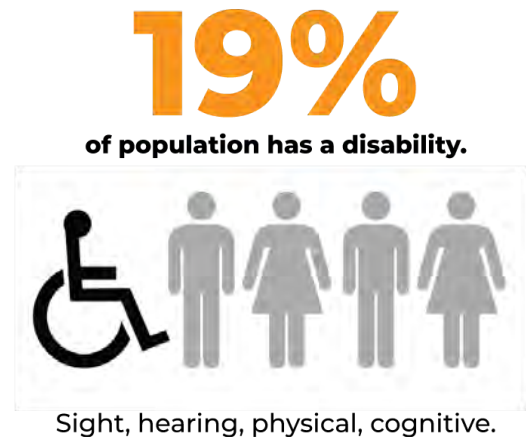
Compliance Criteria

| Passed | Description |
|--------|---|
| Passed | Full Name and primary contact specified |
| Passed | Public Purpose |
| Passed | Governing body Information |
| Passed | Fiscal Year |
| Passed | Full Charter (Ordinance and Establishment) Information |
| Passed | CDD Complete Contact Information |
| Passed | District Boundary map |
| Passed | Listing of taxes, fees, assessments imposed by CDD |
| Passed | Link to Florida Commission on Ethics |
| Passed | District Budgets (Last two years) |
| Passed | Complete Financial Audit Report |
| Passed | Listing of Board Meetings |
| N/A | Public Facilities Report, if applicable |
| Passed | Link to Financial Services |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

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



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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