



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
June 20, 2022**

**District Office:
9428 Camden Field Parkway
Riverview, FL 33578
813-533-2950**

www.kbarranchiicdd.com

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

Betty Valenti	Chair
Chloe Firebaugh	Vice Chair
John Blakley	Assistant Secretary
Vacant	Assistant Secretary
Lee Thompson	Assistant Secretary

District Manager

Taylor Nielsen	Rizzetta & Company, Inc.
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District Counsel

Andy Cohen	Persson Cohen Mooney Fernandez & Jackson, P.A.
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District Engineer

Tonja Stewart	Stantec Consulting Services
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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 • 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

June 13, 2022

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 **Monday, June 20, 2022 at 9:30 a.m.** located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on May 16, 2022 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for May 2022 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of US Bank Fee Schedule Tab 3
 - B. Acceptance of 2020-2021 Audit Tab 4
 - C. Review of Landowner Election Packet & Registered Voter Count Letter Tab 5
- 5. STAFF REPORTS**
 - A. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 6
 - B. Landscape Inspection Report with Landscaper's Comments ... Tab 7
 - C. Yellowstone Report Tab 8
 - i. Consideration of Yellowstone Proposals..... Tab 9
 - D. Presentation of Aquatics Report Tab 10
 - E. District Counsel
 - F. District Engineer
 - G. District Manager ReportTab 11
- 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,
Taylor Nielsen
District Manager

Cc: Andy Cohen, Persson Cohen & Mooney, P.A.
Betty Valenti, Chairman

Tab 1

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 **Monday, May 16, 2022 at 6:02 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairman
Chloe Firebaugh	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary

Also present:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Susan Cali	Clubhouse Manager
Regina Kardash	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Tonja Stewart	District Engineer, Stantec (via phone)
Josh Olivia	Representative, Yellowstone Landscape (via phone)
Virgil Stoltz	Representative, Blue Water Aquatics
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments regarding "No Fishing" signs, trailer parking and other parking concerns, subdivision gates, entrance landscaping and turf along the parkway.

THIRD ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Cali presented her report to the Board.

The Board requested a Public Hearing at the next Board meeting to discuss revisions of the community facility rules. The Board requested changes to be proposed by the Clubhouse Manager and shared with the District Manager and Board in advance.

B. Landscape Inspection Report with Landscaper's Comments

Mr. Nielsen presented the Field Service Report to the Board. There were no comments or questions from the Board.

C. Yellowstone Report

Mr. Oliva presented his report to the Board.

The Board was advised that the annual flowers should be completed the week of May 16th, proposal requested in the April Landscaping Report should be provided by the week of May 16th for review.

The Board requested an arborist review of the large Oak Tree in the roundabout, evaluation of the Magnolia mulch mounds at Redwood Point, and soil change out in the median of the Redwood Point entrance.

D. Presentation of Aquatics Report

Mr. Stoltz presented the Aquatics Report to the Board.

The Board requested the Aquatic Vendor obtain proposals for plantings in accordance with our permitting for the pond behind 19403 Redwood Point Dr.

E. District Counsel

Ms. Kardash presented the District Counsel Report to the Board.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, the Board approved for the Final Plat for Segment F2, and authorized the Chairman to execute, for K Bar Ranch II Community Development District.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, the Board approved of the letter to the city of Tampa regarding contraction of parts of K-Bar Ranch II, and authorized the Chairman to executed, subject to the addition of an easement to be granted to the District, for K Bar Ranch II Community Development District.

F. District Engineer

Ms. Stewart presented her report to the Board. There were no comments or questions to the Board.

G. District Manager

1. Review of District Manager Report.

Mr. Nielsen presented the District Manager Report to the Board and advised of the upcoming meeting held on June 20, 2022 at 9:30 a.m.

2. Announcement of Landowner Election

Mr. Nielsen advised the Board the Election will be held on November 21, 2022 at 6:00 p.m. with a registered voter count of 517.

The Board was advised we will need to include the full landowner election packet in the next agenda, with confirmation of the registered voter count.

FOURTH ORDER OR BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on March
21, 2022**

Mr. Nielsen presented the minutes of the Board of Supervisors meeting held on March 21, 2022.

On a Motion by Mr. Blakely, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on March 21, 2022, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
and April 2022**

Mr. Nielsen presented the Operation and Maintenance Expenditures for March and April 2022.

On a Motion by Mr. Thompson, seconded by Mr. Firebaugh, with all in favor, the Board of Supervisors approved payment of the invoices in the Operation and Maintenance Expenditures reports for March 2022 (\$56,440.31) and April 2022 (\$144,452.41), for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Proposed Budget for
Fiscal Year 2022-2023**

Mr. Nielsen presented the Proposed Budget for Fiscal Year 2022-2023 to the Board; a discussion ensued.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Approving Proposed Budget &
Setting Public Hearing**

Mr. Nielsen presented Resolution 2022-03, Approving Proposed Budget & Setting Public Hearing to the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adopted Resolution 2022-03, Approving Proposed Budget & Setting Public Hearing, subject to adding an additional 30k to the budget for Management Contract and 4k for Upland Wildlife, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of US Bank Trustee
Service Proposal**

Mr. Nielsen presented the US Bank Trustee Service Proposal to the Board.

The Board advised they would like to revisit the proposal from US Bank at the next meeting, with a member of Rizzetta's finance team present.

NINTH ORDER OF BUSINESS

**Consideration of Foresite Message
Board Proposal**

Mr. Nielsen presented the Foresite Message Board Proposal to the Board.

The Board would like to revisit the proposal for Message Boards from the HOA, after confirmation of price, installation, location and photos of the products are included.

TENTH ORDER OF BUSINESS

**Consideration of Fence Alteration
Proposal**

Mr. Nielsen presented the Fence Alteration Proposal to the Board.

On a Motion by Mr. Thompson, seconded by Mr. Blakely, with all in favor, the Board of Supervisors denied the Fence Alteration Proposal, for K-Bar Ranch II Community Development District.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Steven Umansky
Resignation**

Mr. Nielsen presented Steven Umansky's Resignation to the Board.

On a Motion by Ms. Firebaugh, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the acceptance of Steven Umansky's resignation, for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS

**Discussion on Amenity Rules-
Designated Green Spaces**

Mr. Nielsen opened a discussion on Amenity Rules- Designated Green Spaces with the Board.

The Board clarified with legal counsel that District Green Spaces are included as part of the Community Facilities, and subject to the rules including that they must be used only for the reasons intended.

THIRTEENTH ORDER OF BUSINESS

**Discussion on Parking
Enforcement**

Mr. Nielsen opened a discussion on Parking Enforcement with the Board.

On a Motion by Ms. Firebaugh, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved for the District Manager and Chairman engage in Towing Services with a vendor to conduct active monitoring services, after installing signage and review by District Counsel, for the areas designated for mailbox temporary parking, for K-Bar Ranch II Community Development District.

The Board requested the District Manager discuss street parking regulations with the HOA and confirm the transfer of enforcement to the HOA from the CDD adopted last May 2021.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any Supervisor Requests.

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214 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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

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On a Motion by Mr. Thompson, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adjourned the meeting at 8:33 p.m., for K-Bar Ranch II Community Development District.
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223 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel , Florida · (813) 994-1001

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$129,075.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Anti-Pesto Bugkillers	002027	318053	Bimonthly Pest Control 05/22	\$ 129.00
Blue Water Aquatics, Inc.	002023	28705	Aquatic Service - Pond Treatment 04/22	\$ 2,945.00
Bright House Networks	20220531-1	076584502042022	10711 Mistflower Lane 05/22	\$ 169.97
Bright House Networks	20220531-2	076593901042022	10541 K-Bar Ranch Parkway 05/22	\$ 169.97
Bright House Networks	20220531-3	076594101051322	10339 K-Bar Ranch Parkway 05/22	\$ 149.97
Bright House Networks	20220531-4	080985202043022	10340 K-Bar Ranch Parkway 05/22	\$ 169.97
Bright House Networks	20220531-5	085934601042222	10820 Mistflower Lane - Amenity Center 05/22	\$ 289.95
Bright House Networks	20220531-6	085978601042322	19292 Mossy Pine Dr 05/22	\$ 189.98
Bright House Networks	20220531-7	087769701050222	10528 Mistflower Ln 05/22	\$ 169.98
Bright House Networks	20220531-8	089483501051222	10821 Mistflower Lane - Gate Entrance 05/22	\$ 189.98
Florida Department of Health Hillsborough County	002043	29-BID-5898552	29-60-1924513 Zero Entry Pool Permit FY22/23	\$ 275.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Florida Dept of Revenue	002028	39-8017923158-4 04/22	Sales and Use Tax 04/22	\$ 147.17
GEC Services LLC	002036	Inv-85705	Janitorial Services 05/22	\$ 1,363.95
GEC Services LLC	002036	Inv-86213	Janitorial Supplies 05/22	\$ 54.42
Grau & Associates	002029	21957	Audit Services FY 21/22	\$ 2,000.00
Grau & Associates	002029	22106	Audit FYE 09/30/21	\$ 1,000.00
Grau & Associates	002029	22492	Audit FYE 09/30/21	\$ 2,000.00
Horner Environmental Professionals, Inc.	002024	218309	Aquatic Maintenance - Parcels A,C,K,L,M 03/22	\$ 430.78
JoAnn's of Tampa	002044	21172	Install (7) Signs 05/22	\$ 2,170.00
John C. Blakley	002034	JB051622	Board of Supervisors Meeting 05/16/22	\$ 200.00
K-Bar Ranch CDD	002019	042722 K-bar Ranch	Reimburse Disclosure Services Invoice #8	\$ 500.00
K-Bar Ranch II CDD	CD034	CD034	Debit Card Replenishment	\$ 1,094.81

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Lee R. Thompson	002040	LT051622	Board of Supervisors Meeting 05/16/22	\$ 234.16
Persson, Cohen & Mooney, P.A.	002030	2081	Legal Services 04/22	\$ 1,522.50
R.J. Kielty Plumbing, Heating & Cooling, Inc.	002031	71404231	HVAC Diagnostic & Refrigerant 05/22	\$ 811.53
Rizzetta & Company, Inc.	002020	INV0000067820	Management Fees 05/22	\$ 4,875.75
Rizzetta & Company, Inc.	002025	INV0000068093	Personnel Reimbursement 04/29/22	\$ 3,586.81
Rizzetta & Company, Inc.	002032	INV0000068142	Out of Pocket Expense 04/22	\$ 114.31
Rizzetta & Company, Inc.	002037	INV0000068171	Amenity Management & Oversight 05/22	\$ 4,724.14
Securiteam Inc.	002038	12162042722	Service Call 05/22	\$ 150.00
Securiteam Inc.	002021	15307	Gate Video Monitoring Services - Summary 05/22	\$ 8,532.00
Stantec Consulting Services Inc.	002039	1920321	District Engineer Services 04/22	\$ 1,372.00
Subash Jayadevan	002035	051722 Jayadevan	Event Cancellation 05/22	\$ 100.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Rust Control, Inc.	002033	04507	Rust Control 04/22	\$ 1,400.00
TECO	ACH20220524	211025392658	10841 Mistflower Lane, Gate 05/22	\$ 248.27
TECO	ACH20220525	211025490809 05/22	10611 KBAR Ranch PKWY Prorate 05/04/22/05/12/22	\$ 122.23
TECO	ACH20220524	221005629565 02/22	19294 Mossy Pine Drive - Well 02/22	\$ (180.10)
TECO	ACH20220526	221005629565 03/22 CM	19294 Mossy Pine Drive - Well 03/22 CM	\$ 91.44
TECO	ACH20220527	221005629565 04/22	19294 Mossy Pine Drive - Well 04/22	\$ 71.77
TECO	ACH20220528	221005629565 05/22	19294 Mossy Pine Drive - Well 05/22	\$ 55.50
TECO	ACH20220529	221008392039 05/22	Parcel I - Street Lights 05/22	\$ 1,576.00
TECO	ACH20220530	221008498422 05/22	19301 Eagle Creek LN - Entry Sign/Gate 05/22	\$ 50.92
TECO	ACH20220517	Summary 04/22	TECO Electric Summary 04/22	\$ 17,384.01
Under Pressure LLC	002041	1408	Pressure Wash Exterior Sidewalks 05/22	\$ 850.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc, of Florida	002022	9832052-2206-7	Waste Management - Clubhouse 05/22	\$ 342.81
Yellowstone Landscape	002042	TM 356523	Landscape Maintenance 05/22	\$ 38,246.75
Yellowstone Landscape	002026	TM 357568	Plant Replacement - Frost Damage 04/22	\$ 26,602.00
Yellowstone Landscape	002045	TM 369842	Install Plants - Amenity Center 05/22	\$ 147.02
Yellowstone Landscape	002045	TM 369843	Install Plants - Finger Island 05/22	<u>\$ 233.76</u>
Report Total				<u><u>\$ 129,075.48</u></u>

Anti-Pesto Bugkillers
13596 66th St. North
Largo, FL 33771-4990
727-524-6333

K-Bar Ranch II CDD
Taylor Nielsen
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

K-Bar Ranch II Amenity Center
Susan Cali
10820 Mistflower Ln
Tampa, FL 33647-3781

Invoice # 318053

Invoice Date: 5/10/2022
Tuesday

Time: 06:37 AM

Bill-To: 21891

Location: 21891

Service Description	Quantity	Price
COMMERCIAL PEST MANAGEMENT	1.00	\$129.00

SUBTOTAL	\$129.00
TAX	\$0.00
AMT PAID	\$0.00
TOTAL	\$129.00
PRIOR BAL	\$0.00
AMOUNT DUE	\$129.00

Date Rec'd Rizzetta & Co., Inc. 05.10.22
D/M approval TN Date 5/13/22
Date entered 05.13.22
Fund 001 GL 57200 OC 4619
Check #

Payment Receipt. Please Return with Payment Remittance

Bill-To: K-Bar Ranch II CDD
Taylor Nielsen
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Account #: 21891 Date: 5/10/2022
PO Number: Invoice #: 318053
Terms: UPON
COMPLETION

Amount Paid: _____

Check No.: _____

Remit-To: Anti-Pesto Bugkillers
13596 66th St. North
Largo, FL 33771-4990
727-524-6333

Blue Water Aquatics, Inc.

5119 State Road 54

New Port Richey, FL 34652

727-842-2100

office@bluewateraquaticsinc.com

www.bluewateraquaticsinc.com

**INVOICE****BILL TO**

K-Bar Ranch CDD II

c/o Rizzetta & Co.

3434 Colwell Ave, Ste 200

Tampa, FL 33614 United States

INVOICE

28705

DATE

04/29/2022

TERMS

Net 45

DUE DATE

06/13/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/21/2022	Pond Treatment	Aquatic Services - Treatment Report Attached	1	0.00	0.00
04/27/2022	Pond Treatment	Aquatic Services - Treatment Report Attached	1	0.00	0.00
04/29/2022	Pond Treatment	Aquatic Services - (Two technicians) Treatment Report Attached	1	2,945.00	2,945.00

BALANCE DUE

\$2,945.00

Date Rec'd Rizzetta & Co., Inc. 04.29.22

D/M approval TN Date 5/6/22
05.05.22

Date entered _____

Fund 001 GL 53800 OC 4614

Check # _____

THANK YOU for choosing Blue Water Aquatics, Inc.!

Page 1 of 1



April 20, 2022
Invoice Number: 076584502042022
Account Number: 0050765845-02
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 1-877-824-6249

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.

Summary Services from 04/19/22 through 05/18/22 details on following pages

Previous Balance	169.97
Payments Received - Thank You	-169.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	129.98
Spectrum Business™ Voice	39.99
Current Charges	\$169.97
YOUR AUTO PAY WILL BE PROCESSED 05/06/22	
Total Due by Auto Pay	\$169.97



Date Rec'd Rizzetta & Co., Inc. 04/25/22
D/M approval TN Date 4/29/22
Date entered 04.28.22
Fund 001 GL 54100 OC 4102
Check #

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 20 04202022 NNNNNN 01 998912

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

April 20, 2022

KBAR RANCH II CDD

Invoice Number: 076584502042022
Account Number: 0050765845-02
Service At: 10711 MISTFLOWER LN
TAMPA, FL 33647-3667

Total Due by Auto Pay \$169.97

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100507658450209016997



Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076584502042022
0050765845-02

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 20 04202022 NNNNNN 01 998912

Charge Details

Previous Balance	169.97
Payments Received - Thank You 04/06	-169.97
Remaining Balance	\$0.00

Payments received after 04/20/22 will appear on your next bill.

Services from 04/19/22 through 05/18/22

Spectrum Business™ Internet

Spectrum Business Internet	119.99
WIRELESS INTERNET BACKUP	20.00
Static IP 1	19.99
Promotional Discount	-30.00
	\$129.98

Spectrum Business™ Internet Total **\$129.98**

Spectrum Business™ Voice

Phone Number 813-536-1076

Directory Listing	0.00
Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$39.99**

Current Charges	\$169.97
Total Due by Auto Pay	\$169.97

Billing Information

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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.

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

The following taxes, fees and surcharges are included in the price of the applicable service - Florida Local CST \$2.09, Federal USF \$1.79, Florida State CST \$1.71, Florida CST \$0.88, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.04.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.



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



For questions or concerns, please call 1-877-824-6249.





Invoice Number: 076584502042022
Account Number: 0050765845-02
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 20 04202022 NNNNNN 01 998912

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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.



April 20, 2022



Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076584502042022
0050765845-02

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 20 04202022 NNNNNN 01 998912





April 20, 2022
Invoice Number: 076593901042022
Account Number: 0050765939-01
Security Code:
Service At: 10541 K-BAR RANCH PKWY
Bldg GATE
TAMPA, FL 33647-3669

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Auto Pay Notice

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.

Summary *Services from 04/19/22 through 05/18/22
details on following pages*

Previous Balance	169.97
Payments Received - Thank You	-169.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	129.98
Spectrum Business™ Voice	39.99
Current Charges	\$169.97
YOUR AUTO PAY WILL BE PROCESSED 05/06/22	
Total Due by Auto Pay	\$169.97

Date Rec'd Rizzetta & Co., Inc. 04/22/22
D/M approval TN Date 4/29/22
Date entered 04.28.22
Fund 001 GL 54100 OC 4102
Check #

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 20 04202022 NNNNNN 01 998911

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

April 20, 2022

KBAR RANCH II CDD

Invoice Number: 076593901042022
Account Number: 0050765939-01
Service At: 10541 K-BAR RANCH PKWY
Bldg GATE
TAMPA, FL 33647-3669

Total Due by Auto Pay \$169.97

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100507659390139016997



Invoice Number: 076593901042022
 Account Number: 0050765939-01
 Security Code:

KBAR RANCH II CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 20 04202022 NNNNNN 01 998911

Charge Details

Previous Balance	169.97
Payments Received - Thank You 04/06	-169.97
Remaining Balance	\$0.00

Payments received after 04/20/22 will appear on your next bill.

Services from 04/19/22 through 05/18/22

Spectrum Business™ Internet

Spectrum Business Internet	119.99
WIRELESS INTERNET BACKUP	20.00
Static IP 1	19.99
Promotional Discount	-30.00
	\$129.98

Spectrum Business™ Internet Total **\$129.98**

Spectrum Business™ Voice

Phone Number 813-536-1073

Directory Listing	0.00
Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$39.99**

Current Charges	\$169.97
Total Due by Auto Pay	\$169.97

Billing Information

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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.

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

The following taxes, fees and surcharges are included in the price of the applicable service - Florida Local CST \$2.09, Federal USF \$1.79, Florida State CST \$1.71, Florida CST \$0.88, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.04.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.



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



For questions or concerns, please call 1-877-824-6249.





Invoice Number: 076593901042022
Account Number: 0050765939-01
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 20 04202022 NNNNNN 01 998911

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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.



April 20, 2022



Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076593901042022
0050765939-01

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 20 04202022 NNNNNN 01 998911





May 13, 2022
Invoice Number: 076594101051322
Account Number: 0050765941-01
Security Code:
Service At: 10339 K-BAR RANCH PKWY
Bldg GATE
TAMPA, FL 33647-3669

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary

Services from 05/12/22 through 06/11/22
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 05/29/22	
Total Due by Auto Pay	\$149.97

Auto Pay Notice

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.

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call **1-877-413-0155** to get Spectrum Business TV Essentials today!

Call 1-844-202-6443 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



Date Rec'd Rizzetta & Co., Inc. 05/16/22
D/M approval TN Date 5/20/22
Date entered 05.19.22
Fund 001 GL 54100 OC 4102
Check #

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 13 05132022 NNNNNN 01 998710

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

May 13, 2022

KBAR RANCH II CDD

Invoice Number: 076594101051322
Account Number: 0050765941-01
Service At: 10339 K-BAR RANCH PKWY
Bldg GATE
TAMPA, FL 33647-3669

Total Due by Auto Pay **\$149.97**

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100507659410191014997

Invoice Number: 076594101051322
 Account Number: 0050765941-01
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 13 05132022 NNNNNN 01 998710

Charge Details

Previous Balance	149.97
Payments Received - Thank You 04/30	-149.97
Remaining Balance	\$0.00

Payments received after 05/13/22 will appear on your next bill.

Services from 05/12/22 through 06/11/22

Spectrum Business™ Internet

Spectrum Business Internet	119.99
Static IP 1	19.99
Promotional Discount	-30.00
	\$109.98

Spectrum Business™ Internet Total **\$109.98**

Spectrum Business™ Voice

Phone Number 813-536-1058	
Directory Listing	0.00
Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$39.99**

Current Charges	\$149.97
Total Due by Auto Pay	\$149.97

Billing Information

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

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

Simplify your life with Auto Pay!

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: Spectrumbusiness.net
 (My Services login required)

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.

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$2.56, Florida Local CST \$2.09, Florida State CST \$1.71, Florida CST \$0.88, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.04.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Spectrum Voice Provider - Spectrum Advanced Services, LLC

For questions or concerns, please call **1-877-824-6249**.





Invoice Number: 076594101051322
Account Number: 0050765941-01
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 13 05132022 NNNNNN 01 998710

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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



Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076594101051322
0050765941-01

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 13 05132022 NNNNNN 01 998710



GET THE BEST
TV SOLUTIONS
FOR YOUR BUSINESS



Keep your employees and customers entertained and informed with
Spectrum Business TV Essentials—ideal for lobbies, back offices and waiting rooms.

Exclusive for Small Businesses**TV Essentials**

Only

\$19.99

/mo for 12 mos
when bundled
with Internet¹

- ✓ 60+ top HD channels
- ✓ Watch a mix of popular programming
- ✓ No cable box needed

NO-HASSLE INSTALLATION • NO CONTRACTS • 24/7 SUPPORT

Stuck in a contract? We'll give you up to \$500 to cancel it when you switch to Spectrum Business.♦

Call: 1-800-865-4412
to get the best TV service for your business.

To learn more, visit Business.Spectrum.com

Limited-time offer; subject to change. Qualified new business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. †Spectrum Business TV Essentials \$19.99/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. ♦Contract Buyout offer is valid up to \$500. Visit Business.Spectrum.com/contractbuyout for details. 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. ©2022 Charter Communications, Inc.

BAP-2204-BAV
SA4MF00H

Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076594101051322
0050765941-01

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 13 05132022 NNNNNN 01 998710



GET THE
BEST MOBILE SOLUTIONS
FOR YOUR BUSINESS

SAVE UP TO 60%^{^^}

ON YOUR WIRELESS BILL

^{^^}Savings based on 2-line comparison of unlimited plans among major nat'l carriers as of 03/2022; prepaid excl: data usage limits vary by carrier.

Only

\$29⁹⁹

/mo per
line on
2+ lines^o



Reduced speeds after 20GB of usage per line.

Spectrum Business Internet® required.

Get unlimited data, talk and text, plus Nationwide 5G⁼
included with no added 5G fees.

NO CONTRACTS • NO ADDED TAXES • NO HIDDEN FEES

Call: 1-833-587-0723

to get the best mobile service for your business.

To learn more, visit Spectrum.com/Business/Mobile

Offer subject to change; valid to qualified business customers who have no outstanding obligation to Charter. Mobile: Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. ^oUnlimited Data Offer valid for new customers adding 2+ 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. Visit spectrummobile.com/plans for details. ⁼To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Visit spectrummobile.com/5G for details. ^{^^}Savings based on 2-line comparison of unlimited plans among major nat'l carriers as of 03/2022; prepaid excl: data usage limits vary by carrier. ©2022 Charter Communications. All rights reserved.

BAP-2204-MB1
SA4MF00J

May 13, 2022

Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076594101051322
0050765941-01



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 13 05132022 NNNNNN 01 998710





April 30, 2022
Invoice Number: 080985202043022
Account Number: 0050809852-02
Security Code:
Service At: 10340 K-BAR RANCH PKWY
TAMPA, FL 33647

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary Services from 04/29/22 through 05/28/22 details on following pages

Previous Balance	169.97
Payments Received - Thank You	-169.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	129.98
Spectrum Business™ Voice	39.99
Current Charges	\$169.97
YOUR AUTO PAY WILL BE PROCESSED 05/16/22	
Total Due by Auto Pay	\$169.97

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.

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call **1-877-413-0155** to get Spectrum Business TV Essentials today!

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



Date Rec'd Rizzetta & Co., Inc. 05/03/22
D/M approval TN Date 5/6/22
Date entered 05.05.22
Fund 001 GL 54100 OC 4102
Check #

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 30 04302022 NNNNNN 01 997450

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

April 30, 2022

ENVERA KBAR RANCH II CDD

Invoice Number: 080985202043022
Account Number: 0050809852-02
Service At: 10340 K-BAR RANCH PKWY
TAMPA, FL 33647

Total Due by Auto Pay \$169.97

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100508098520249016997



Invoice Number:
Account Number:
Security Code:

ENVERA KBAR RANCH II CDD
080985202043022
0050809852-02

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 30 04302022 NNNNNN 01 997450

Charge Details

Previous Balance	169.97
Payments Received - Thank You 04/16	-169.97
Remaining Balance	\$0.00

Payments received after 04/30/22 will appear on your next bill.

Services from 04/29/22 through 05/28/22

Spectrum Business™ Internet

Spectrum Business Internet	119.99
WIRELESS INTERNET BACKUP	20.00
Static IP 1	19.99
Promotional Discount	-30.00
	\$129.98

Spectrum Business™ Internet Total \$129.98

Spectrum Business™ Voice

Phone Number 813-803-7074

Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total \$39.99

Current Charges \$169.97
Total Due by Auto Pay \$169.97

Billing Information

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

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.

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$2.56, Florida Local CST \$2.09, Florida State CST \$1.71, Florida CST \$0.88, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.04.

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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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



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



For questions or concerns, please call 1-877-824-6249.





Invoice Number: 080985202043022
Account Number: 0050809852-02
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 30 04302022 NNNNNN 01 997450

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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



Invoice Number:
Account Number:
Security Code:

ENVERA KBAR RANCH II CDD
080985202043022
0050809852-02

Contact Us
Visit us at [SpectrumBusiness.net](https://www.SpectrumBusiness.net)
Or, call us at 1-877-824-6249
7635 1610 NO RP 30 04302022 NNNNNN 01 997450



GET THE BEST
TV SOLUTIONS
FOR YOUR BUSINESS



Keep your employees and customers entertained and informed with Spectrum Business TV Essentials—ideal for lobbies, back offices and waiting rooms.

Exclusive for Small Businesses

TV Essentials

Only

\$19.99

/mo for 12 mos
when bundled
with Internet¹

- ✓ 60+ top HD channels
- ✓ Watch a mix of popular programming
- ✓ No cable box needed

NO-HASSLE INSTALLATION • NO CONTRACTS • 24/7 SUPPORT

Stuck in a contract? We'll give you up to \$500 to cancel it when you switch to Spectrum Business.♦

Call: 1-800-865-4412
to get the best TV service for your business.

To learn more, visit [Business.Spectrum.com](https://www.Business.Spectrum.com)

Limited-time offer; subject to change. Qualified new business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. †Spectrum Business TV Essentials \$19.99/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. ♦Contract Buyout offer is valid up to \$500. Visit [Business.Spectrum.com/contractbuyout](https://www.Business.Spectrum.com/contractbuyout) for details. 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. ©2022 Charter Communications, Inc.

BAP-2204-BAV
SA4MF00H

Invoice Number:
Account Number:
Security Code:

ENVERA KBAR RANCH II CDD
080985202043022
0050809852-02

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 30 04302022 NNNNNN 01 997450



GET THE
BEST MOBILE SOLUTIONS
FOR YOUR BUSINESS

SAVE UP TO 60%^{^^}

ON YOUR WIRELESS BILL

^{^^}Savings based on 2-line comparison of unlimited plans among major nat'l carriers as of 03/2022; prepaid excl: data usage limits vary by carrier.

Only

\$29⁹⁹

/mo per
line on
2+ lines^o



Reduced speeds after 20GB of usage per line.

Spectrum Business Internet® required.

Get unlimited data, talk and text, plus Nationwide 5G⁼
included with no added 5G fees.

NO CONTRACTS • NO ADDED TAXES • NO HIDDEN FEES

Call: 1-833-215-0523

to get the best mobile service for your business.

To learn more, visit Spectrum.com/Business/Mobile

Offer subject to change; valid to qualified business customers who have no outstanding obligation to Charter. Mobile: Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. ^oUnlimited Data Offer valid for new customers adding 2+ 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. Visit spectrummobile.com/plans for details. ⁼To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Visit spectrummobile.com/5G for details. ^{^^}Savings based on 2-line comparison of unlimited plans among major nat'l carriers as of 03/2022; prepaid excl: data usage limits vary by carrier. ©2022 Charter Communications. All rights reserved.

BAP-2204-MB1
SA4MF00K

April 30, 2022

Invoice Number:
Account Number:
Security Code:

ENVERA KBAR RANCH II CDD
080985202043022
0050809852-02



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 30 04302022 NNNNNN 01 997450





April 22, 2022
Invoice Number: 085934601042222
Account Number: 0050859346-01
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA, FL 33647-3667

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

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.

Summary Services from 04/21/22 through 05/20/22 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
YOUR AUTO PAY WILL BE PROCESSED 05/08/22	
Total Due by Auto Pay	\$289.95

Date Rec'd Rizzetta & Co., Inc. 04/25/22
D/M approval TN Date 4/29/22
Date entered 04.28.22
Fund 001 GL 57200 OC 4702
Check #

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 22 04222022 NNNNNN 01 998753

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

April 22, 2022

K BAR RANCH II AMENITY

Invoice Number: 085934601042222
Account Number: 0050859346-01
Service At: 10820 MISTFLOWER LN
TAMPA, FL 33647-3667

Total Due by Auto Pay \$289.95

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100508593460189028995

Invoice Number:
Account Number:
Security Code:

K BAR RANCH II AMENITY
085934601042222
0050859346-01

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 04222022 NNNNNN 01 998753

Charge Details

Previous Balance	289.95
Payments Received - Thank You 04/08	-289.95
Remaining Balance	\$0.00

Payments received after 04/22/22 will appear on your next bill.

Services from 04/21/22 through 05/20/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Bundle Discount	-50.00
	\$169.98

Spectrum Business™ Internet Total **\$169.98**

Spectrum Business™ Voice**Phone Number 813-388-9646**

Directory Listing 3 @ \$0.00	0.00
Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

Phone Number 813-388-9713

Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

Phone Number 813-388-9728

Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

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.

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

The following taxes, fees and surcharges are included in the price of the applicable service - Florida Local CST \$6.23, Federal USF \$5.33, Florida State CST \$5.09, Florida CST \$2.61, E911 Fee \$1.20, TRS Surcharge \$0.30, Sales Tax \$0.11.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

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





Invoice Number: 085934601042222
Account Number: 0050859346-01
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 04222022 NNNNNN 01 998753

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.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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



April 22, 2022



Invoice Number:
Account Number:
Security Code:

K BAR RANCH II AMENITY
085934601042222
0050859346-01

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 04222022 NNNNNN 01 998753





April 23, 2022
Invoice Number: 085978601042322
Account Number: 0050859786-01
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 1-877-824-6249

Summary Services from 04/22/22 through 05/21/22 details on following pages

Previous Balance	189.98
Payments Received - Thank You	-189.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	189.98
Current Charges	\$189.98
YOUR AUTO PAY WILL BE PROCESSED 05/09/22	
Total Due by Auto Pay	\$189.98

Date Rec'd Rizzetta & Co., Inc. 04/22/22
D/M approval TN Date 4/29/22
Date entered 04.28.22
Fund 001 GL 54100 OC 4102
Check # _____

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 23 04232022 NNNNNN 01 999538

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

April 23, 2022

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 085978601042322
Account Number: 0050859786-01
Service At: 19292 MOSSY PINE DR
TAMPA, FL 33647

Total Due by Auto Pay \$189.98

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100508597860155018998

Invoice Number: 085978601042322
 Account Number: 0050859786-01
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 23 04232022 NNNNNN 01 999538

Charge Details

Previous Balance	189.98
Payments Received - Thank You 04/09	-189.98
Remaining Balance	\$0.00

Payments received after 04/23/22 will appear on your next bill.

Services from 04/22/22 through 05/21/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
WIRELESS INTERNET BACKUP	20.00
Static IP 1	19.99
Bundle Discount	-50.00
	\$189.98

Spectrum Business™ Internet Total **\$189.98**

Current Charges **\$189.98**
Total Due by Auto Pay **\$189.98**

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.

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

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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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.



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





May 2, 2022
Invoice Number: 087769701050222
Account Number: 0050877697-01
Security Code: 0000
Service At: 10528 MISTFLOWER LN
TAMPA, FL 33647-3544

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

NEWS AND INFORMATION

Call 1-844-202-6443 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.

Summary Services from 05/01/22 through 05/31/22 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
YOUR AUTO PAY WILL BE PROCESSED 05/18/22	
Total Due by Auto Pay	\$169.98

Date Rec'd Rizzetta & Co., Inc. 05/04/22
D/M approval TN Date 5/6/22
Date entered 05.05.22
Fund 001 GL 54100 OC 4102
Check #

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 05022022 NNNNNN 01 998162

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

May 2, 2022

K-BAR RANCH 2 GATE

Invoice Number: 087769701050222
Account Number: 0050877697-01
Service At: 10528 MISTFLOWER LN
TAMPA, FL 33647-3544

Total Due by Auto Pay \$169.98

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100508776970127016998



Invoice Number: 087769701050222
 Account Number: 0050877697-01
 Security Code:

K-BAR RANCH 2 GATE

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 02 05022022 NNNNNN 01 998162

Charge Details

Previous Balance	169.98
Payments Received - Thank You 04/19	-169.98
Remaining Balance	\$0.00

Payments received after 05/02/22 will appear on your next bill.

Services from 05/01/22 through 05/31/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Bundle 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.

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

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

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

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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.



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



For questions or concerns, please call **1-877-824-6249**.



Invoice Number:
Account Number:
Security Code:

K-BAR RANCH 2 GATE
087769701050222
0050877697-01

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249
7635 1610 NO RP 02 05022022 NNNNNN 01 998162



GET THE
BEST MOBILE SOLUTIONS
FOR YOUR BUSINESS

SAVE UP TO 60%^{^^}
ON YOUR WIRELESS BILL

^{^^}Savings based on 2-line comparison of unlimited plans among major nat'l carriers as of 03/2022; prepaid excl: data usage limits vary by carrier.

Only
\$29⁹⁹
/mo per line on 2+ lines*

Reduced speeds after 20GB of usage per line.

Spectrum Business Internet® required.



Get unlimited data, talk and text, plus Nationwide 5G⁼ included with no added 5G fees.

NO CONTRACTS • NO ADDED TAXES • NO HIDDEN FEES

Call: 1-833-587-0723

to get the best mobile service for your business.

To learn more, visit Spectrum.com/Business/Mobile

Offer subject to change; valid to qualified business customers who have no outstanding obligation to Charter. Mobile: Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. *Unlimited Data Offer valid for new customers adding 2+ 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. Visit spectrummobile.com/plans for details. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Visit spectrummobile.com/5G for details. ^^Savings based on 2-line comparison of unlimited plans among major nat'l carriers as of 03/2022; prepaid excl: data usage limits vary by carrier. ©2022 Charter Communications. All rights reserved.

BAP-2204-MB1
SA4MF00J

May 2, 2022



Invoice Number:
Account Number:
Security Code:

K-BAR RANCH 2 GATE

087769701050222
0050877697-01
|

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 02 05022022 NNNNNN 01 998162





May 12, 2022
Invoice Number: 089483501051222
Account Number: 0050894835-01
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 1-877-824-6249

Summary Services from 05/10/22 through 06/09/22 details on following pages

Previous Balance	189.98
Payments Received - Thank You	-189.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	189.98
One-Time Charges	0.00
Current Charges	\$189.98
YOUR AUTO PAY WILL BE PROCESSED 05/27/22	
Total Due by Auto Pay	\$189.98



Date Rec'd Rizzetta & Co., Inc. 05/16/22
D/M approval TN Date 5/20/22
Date entered 05.19.22
Fund 001 GL 54100 OC 4102
Check #

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 12 05122022 NNNNNN 01 999221

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

May 12, 2022

K BAR RANCH II CDD-GATE

Invoice Number: 089483501051222
Account Number: 0050894835-01
Service At: 10821 MISTFLOWER LN
TAMPA, FL 33647-3667

Total Due by Auto Pay \$189.98

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100508948350175018998

Invoice Number: 089483501051222
 Account Number: 0050894835-01
 Security Code:

K BAR RANCH II CDD-GATE

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 12 05122022 NNNNNN 01 999221

Charge Details

Previous Balance		189.98
Payments Received - Thank You	04/28	-189.98
Remaining Balance		\$0.00

Payments received after 05/12/22 will appear on your next bill.

Services from 05/10/22 through 06/09/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra		199.99
WIRELESS INTERNET BACKUP		20.00
Static IP 1		19.99
Bundle Discount		-50.00
		\$189.98

Spectrum Business™ Internet Total **\$189.98**

One-Time Charges

Promotional Discount	05/10	0.00
One-Time Charges Total		\$0.00

Current Charges **\$189.98**
Total Due by Auto Pay **\$189.98**

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.

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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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

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.



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

Simplify your life with Auto Pay!

Spend less time paying your bill
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It's Easy - No more checks, stamps or trips to the post office
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 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: Spectrumbusiness.net
 (My Services login required)

For questions or concerns, please call **1-877-824-6249**.





Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-5898552

Permit Number

29-60-1924513

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2022 or Upon Receipt

If not paid by 06/30/2022 then the fee will be: \$325.00

Mail To: K-Bar Ranch 2 CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 25 2022

D/M approval TN Date 5/26/22

Date entered 05.26.22

Fund 001 GL 57200 OC 4715

Check # _____

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: K-Bar Ranch 2 Zero Entry Swimming Pool Bathing Load: 124
Location: 10820 Mistflower Lane Flow Rate: 624
Tampa, FL 33608

Pool Volume: 133,625 gallons

Owner Information:

Name: K-Bar Ranch 2 CDD
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 388-9546 Work Phone: ()

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____ Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:55012



PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☒ No sign-up cost.
- ☒ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☒ Our safe and secure system will keep your information protected.
- ☒ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Florida

HD/PM Date: / /

DR-15 R. 01/20

1. Gross Sales

2. Exempt Sales

3. Taxable Amount

4. Tax Due

A. Sales/Services/Electricity

B. Taxable Purchases

C. Commercial Rentals

D. Transient Rentals

E. Food & Beverage Vending

1962.32	.	1962.32	147.17
Include use tax on internet / out-of-state untaxed purchases			
.	.	.	.
.	.	.	.
.	.	.	.

Surtax Rate: .0150

Reporting Period:
APR 2022

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS
12750 CITRUS PARK LN STE 115
TAMPA FL 33625-3784

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

5. Total Amount of Tax Due

6. Less Lawful Deductions

7. Net Tax Due

8. Less Est Tax Pd / DOR Cr Memo

9. Plus Est Tax Due Current Month

10. Amount Due

11. Less Collection Allowance

12. Plus Penalty

13. Plus Interest

14. Amount Due with Return

147.17

147.17

147.17

E-file/E-pay Only

147.17

Due: MAY 01 2022

Late After: MAY 20 2022

0500 0 20220430 0001003031 2 4000001792 3158 8

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

Signature of Taxpayer

Date

Signature of Preparer

Date

Telephone Number

Telephone Number

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). 29.43
16. Hope Scholarship Credits (included in Line 6)	16.
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.
19. Taxable Sales from Amusement Machines (included in Line A)	19.
20. Rural or Urban High Crime Area Job Tax Credits	20.
21. Other Authorized Credits	21.

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval TN Date 5/11/22Date entered 05/11/22Fund 001 GL 20204 OC _____

Check # _____

REMIT TO:**OFFICE PRIDE**

Commercial Cleaning Services
 Office Pride Billing Services
 3450 East Lake Road, Suite 202
 Palm Harbor, FL 34685
 727.626.2455

INVOICE

Customer Number: KBAR0001
Invoice Number: Inv-85705
Invoice Date: 05-01-2022
Due Date: 05/16/2022

Bill To: K-Bar Ranch II CCD
 5844 Old Pasco Road, STE 100
 Wesley Chapel, FL 33544

Service Location: K-Bar Ranch II CCD
 ATTN: Bryan Radcliff
 5844 Old Pasco Road, STE 100
 Wesley Chapel, FL 33544

Each Office Pride franchise is independently owned and operated.

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 15	05/16/2022	F0214
Quantity	Description	Rate	Amount
1	Day Porter Services 2x per week	\$1,363.95	\$1,363.95
SUBTOTAL			\$1,363.95
Sales Tax			\$0.00
TOTAL			\$1,363.95
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,363.95
Reference Inv-85705 with your payment to ensure prompt and accurate application.			

**We offer Direct Debit and ACH for your monthly payment at no cost.
 Please call the office or email eft@OfficePride.com to request a form.**

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,363.95	\$0.00	\$0.00	\$0.00	\$0.00	\$1,363.95

Date Rec'd Rizzetta & Co., Inc. 05.03.22
 D/M approval TN Date 5/6/22
 Date entered 05.05.22
 Fund 001 GL 57200 OC 4706
 Check # _____

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

REMIT TO:**OFFICE PRIDE**

Commercial Cleaning Services
 Office Pride Billing Services
 3450 East Lake Road, Suite 202
 Palm Harbor, FL 34685
 727.626.2455

INVOICE

Customer Number: KBAR0001
Invoice Number: Inv-86213
Invoice Date: 05-14-2022
Due Date: 05/21/2022

Bill To: K-Bar Ranch II CCD
 5844 Old Pasco Road, STE 100
 Wesley Chapel, FL 33544

Service Location: K-Bar Ranch II CCD
 5844 Old Pasco Road, STE 100
 Wesley Chapel, FL 33544

Each Office Pride franchise is independently owned and operated.

Reference – P.O. No.	Terms	Due Date	Franchise
		05/21/2022	F0214
Quantity	Description	Rate	Amount
1	Coastwide Professional AccuFit 55 Gal. Trash Bags, Low Density, 1.3 Mil, Black, 20 Bags/Roll, 5 Rolls (CW22753)	\$54.42	\$54.42
SUBTOTAL			\$54.42
Sales Tax			\$0.00
TOTAL			\$54.42
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$54.42
Reference Inv-86213 with your payment to ensure prompt and accurate application.			

**We offer Direct Debit and ACH for your monthly payment at no cost.
 Please call the office or email eft@OfficePride.com to request a form.**

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,418.37	\$0.00	\$0.00	\$0.00	\$0.00	\$1,418.37

Date Rec'd Rizzetta & Co., Inc. 05.14.22

D/M approval TN Date 5/20/22
 05.19.22

Date entered _____

Fund 001 GL 57200 OC 4706

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625*

Invoice No. 21957
Date 02/01/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 2,000.00

Current Amount Due

\$ 2,000.00

Date Rec'd Rizzetta & Co., Inc. 02.01.22
D/M approval TN Date 2/4/22
Date entered 02.03.22
Fund 001 GL 51300 OC 3202
Check #

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Invoice No. 22106
Date 03/01/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 1,000.00

Current Amount Due

\$ 1,000.00

Date Rec'd Rizzetta & Co., Inc. 03.01.22

D/M approval TN Date 3/3/22

Date entered 03.03.22

Fund 001 GL 51300 OC 3202

Check #

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625*

Invoice No. 22492
Date 05/02/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ 2,000.00
Current Amount Due	\$ 2,000.00

Date Rec'd Rizzetta & Co., Inc. 05.02.22
D/M approval TN Date 5/6/22
Date entered 05.05.22
Fund ⁰⁰¹ GL 51300 OC 3202
Check # _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	1,000.00	2,000.00	0.00	5,000.00

Payment due upon receipt.



Horner Environmental Professionals, Inc
4252 Hay Road
Lutz, FL 33559
TEL: 813-907-9500

Invoice

Date	Invoice No.
4/25/2022	218309

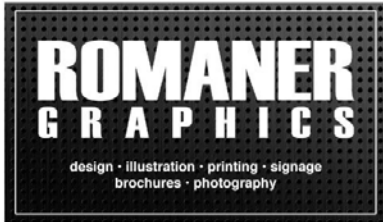
Bill To
K-Bar Ranch II CDD 5844 Old Pasco Rd., Suite 100 Wesley Chapel, Florida 33544

Project Name: Aquatics K-Bar Ranch II CDD
Billing Period: March 2022

Service Description
Parcels: A, C, K, L, M
Routine (monthly) inspections of mitigation areas
Application of approved aquatic herbicides for the control of all non-native/nuisance aquatic vegetation including control of exotic/nuisance perimeter vegetation.
Trash removal and monthly reporting as needed.
Client coordination as needed.
Date Rec'd Rizzetta & Co., Inc. <u>04.29.22</u>
D/M approval <u>TN</u> Date <u>5/6/22</u>
Date entered <u>05.05.22</u>
Fund <u>001</u> GL <u>53800</u> OC <u>4614</u>
Check # <u></u>

Balance Due: \$430.78

Thank you for the opportunity to assist you with this project.



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21172

TO: _____
COMPANY NAME: K-Bar Ranch II
DATE: 5/19/22

K-Bar Ranch II signage - includes typesetting, layout, and installation on walls and fences:	
Amenity Pool Rules (1)	\$340.00
Pool Rules big - 2 @ \$395.00 each	\$790.00
Pool Rules small - 2 @ \$340.00 each	\$680.00
Tennis sign (1)	\$180.00
Playground sign (1)	\$180.00

TOTAL: \$2,170.00

Date Rec'd Rizzetta & Co., Inc. 05.20.22
D/M approval TN Date 5/26/22
Date entered 05.26.22
Fund 001 GL 57900 OC 4799
Check # _____

ROMANER
GRAPHICS
Thank You,

K-Bar Ranch II CDD**Meeting Date: May 16, 2022****SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Betty Valenti *		<input checked="" type="checkbox"/>
Chloe Firebaugh *		<input checked="" type="checkbox"/>
Steven Umansky *		<input checked="" type="checkbox"/>
John Blakely	✓	✓
Lee Thompson	✓	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

Time Over (3) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	50
IRS Rate per Mile	\$0.585
Mileage to Charge	\$29.25 \$0.00

DM Signature: 

Date Rec'd Rizzetta & Co., Inc. 05/19/22

D/M approval TN Date 5/20/22

Date entered 05.19.22

Fund 001 GL 51100 OC 1101

Check # _____

K-Bar Ranch II
SUPERVISOR PAY REQUEST

Meeting Date: May 16, 2022 Meeting

Name of Board Supervisor	Miles traveled	Travel Reimbursement	
Lee Thompson	61	34.16	0.56/mile
		\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	

DM Signature: 

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: \$500.00

Date: 04/27/22

Made Payable To: K-Bar Ranch CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Description: Reimbursement Disclosure Services, LLC
Series 2017 A2 Amortization Schedule
Invoice #8

Requested By: Tiffany Judd, Staff Accountant

Approved by: _____

Special Instructions: Code to GL 51300-4902

Date Rec'd Rizzetta & Co., Inc. 04/27/22
D/M approval TN Date 4/29/22
Date entered 04.28.22
Fund 001 GL 51300 OC 4902
Check # _____

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
10/15/2021	8

Bill To
K-Bar Ranch CDD C/O Rizzetta & Company, Inc 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Terms	Due Date
Net 30	11/14/2021

Description	Amount
Amortization Schedule Series 2017A-2 8-1-21 Prepay \$400,000	500.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>10.19.21</u></p> <p>D/M approval <u>10/24/21</u> Date <u>10/24/21</u></p> <p>Date entered <u>10.20.21</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>4902</u></p> <p>Check # <u> </u></p>	

Total	\$500.00
Payments/Credits	\$0.00
Balance Due	\$500.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

K-Bar II CDD**Clubhouse Debit Card**

Limit \$1,500.00

Date:

5/4/2022

*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	Office Supplies
				001-57400- 4735	001-57200- 4736	001-57200- 5101
Date	Vendor Name	Description	Amount			
04/08/22	24HourWristbands.com	(22) Lanyards	(282.29)		(282.29)	
04/11/22	Walmart	Office Supplies	(47.52)			(47.52)
04/11/22	Walmart	Event - Spring	(26.03)	(26.03)		
04/13/22	Amazon	Office Supplies	(194.46)			(194.46)
04/14/22	Dominos	Event - Spring	(48.56)	(48.56)		
04/20/22	Walmart	Clubhouse Supplies	(19.23)		(19.23)	
04/20/22	Walmart	Event - Coffee Day	(22.44)	(22.44)		
04/22/22	Amazon	Clubhouse Supplies	(14.15)		(14.15)	
04/22/22	Amazon	Clubhouse Supplies	(37.07)		(37.07)	
04/22/22	Amazon	Ashtray	(73.18)		(73.18)	
04/23/22	Sams Club	Event Room Tables	(329.88)		(329.88)	
	TOTAL	001-10102	(1,094.81)	(97.03)	(755.80)	(241.98)

DM Approval:

Taylor Nielsen

Date:

5/4/22



Netbrands Media Corp.

14550 Beechnut St.
Houston, TX 77083

Order #IMAB5D6DB480

Order Time: 04/08/22 11:29 AM

PO Number: N/A

INVOICE

Bill To

K-bar Ranch li Cdd C/o Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614
Email: manager@kbarii.com

Ship To

K-bar Ranch li Cdd C/o Rizzetta & Co.
3434 Colwell Ave
Tampa, FL 33614
Phone: (813) 388-9646

NOTE: Reorder - Order #2247533

#	Order Items	Qty	Total
1	Custom Polyester Lanyards <ul style="list-style-type: none">• Customize Option: Upload Design• Lanyard Type: Standard• Size: 5/8 Inch• Length: Standard (36 Inches)• Number Of Imprint Colors: 1 Imprint Color• Imprint Color: Black• Print Position: Outside Only• Attachment: Metal J-Hook (Silver)• Stitch Style: Sewing• Badge Holder: 2.5W X 4.5H [+0.27]• Customized In: USA [+0.25]• Artwork Type: Upload My Artwork• Artwork: Artworks/hwgvhnlin0gmjrhexaso9• Proof Charge: No• Details:<ul style="list-style-type: none">• Color: White - Qty: 200• Estimated Delivery Date: Friday Apr 22, 2022 [+0.00] (STANDARD) (10) *	200	\$294.00

¹ All of production time and shipping time are in business days. Production starts from the day that all of the production requirements are satisfied.

* The selected delivery date is only an estimation assuming the order experiences no delay due to order waiting for approval, proof request, incomplete payment, or any other issue that needs to be confirmed and resolved.

*** All checks require the order number to be written on the check's memo. Any check without the order number will be deposited but the order will not go in production until identified. Production will start after the check has cleared the bank and the order is identified.

**** Please verify your shipping address carefully upon the receipt of this invoice. Any address change or address correction requested after the order goes into the production might not be guaranteed and requires an additional charge of \$35 per tracking number, which will also be automatically charged to the original payment form if the shipping carrier(s) identifies the incomplete or incorrect address issue and successfully makes the correction for the shipment delivery.

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***** By approving your order and the invoice, you have agreed to our Terms & Conditions.

SUBTOTAL	\$294.00
HANDLING & FEES	\$0.00
SALES TAX	\$0.00
ORDER TOTAL	\$294.00

#	Transaction Date	Type	Reason	Amount	Reference
1	4/8/22 11:32 AM	CHARGE	Order	\$11.71	Store Credit
2	4/8/22 11:33 AM	CHARGE	Order	\$282.29	Visa x-9958

04/11

Give us feedback @ survey.walmart.com
Thank you! ID #: 7RF94NVM262



013-994-6543 Mgr: ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

STN 02740 OPN 000225 TEN 16 TR# 06947
PONG BALL 001357001392 2.96 0
PONG BALL 001357001392 2.96 0
20CT SHY PRO 000735025038 1.06 0
20CT NOTEBK 622123604927 0.94 0
20CT NOTEBK 622123604925 0.94 0
LEGAL PAD 004410604156 3.94 0
PAGE MARKER 005114140990 1.24 0
CLIPBOARD 695803709892 3.24 0
CLIPBOARD 695803709892 3.24 0
75 AT 1 FOR 0.36 27.00 0
SUBTOTAL 47.52
TOTAL 47.52
VISA TEND 47.52
**** * 9958 I 0

US DEBIT
APPROVAL # 099026
REF # 1042000314
TRANS ID - 302102043964114
VALIDATION - HLRT
PAYMENT SERVICE - E
AID 0000000900040
ARC C97ADD2E0900A519
TERMINAL # SC010502

04/11/22 21:13:17
CHANGE DUE 0.00
ITEMS SOLD 84

TC# 1748 0495 7079 0042 0011



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04/11/22 21:13:26
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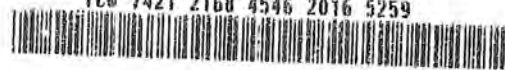
013-994-6543 Mgr: ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

STN 02740 OPN 000225 TEN 16 TR# 06948
BU 10 DS 007674235191 F 4.32 0
4 AT 1 FOR 1.08 4.97 0
RAINBOW TDI 000393324621 F 2.63 0
3CT RED TC 001117999553 1.07 0
0 FLUTE 017994120053 1.07 0
0 FLUTE 017994120053 2.63 0
3CT BLUE TC 001117999553 1.07 0
0 FLUTE 017994120053 0.97 0
0 FLUTE 017994120053 0.97 0
0 FLUTE 017994120053 2.63 0
MULTI 20CT 074449028005 2.63 0
MULTI 20CT 074449028005 2.63 0
TABLE COVER 001117999047 26.03
WHITE TC 3CT 001117999047 26.03
SUBTOTAL 26.03
TOTAL 26.03
VISA TEND 26.03
**** * 9958 I 0

US DEBIT
APPROVAL # 066423
REF # 210200436622
TRANS ID - 462102045404365
VALIDATION - BN7S
PAYMENT SERVICE - E
AID 0000000900040
ARC 60651D144F409020
TERMINAL # SC010502

04/11/22 21:15:41
CHANGE DUE 0.00
ITEMS SOLD 15

TC# 7421 2160 4546 2016 5259



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04/11/22 21:15:49
CUSTOMER COPY

04/12

04/12
\$26.03

**Details for Order #112-3961892-5865846**[Print this page for your records.](#)**Order Placed:** April 13, 2022**Amazon.com order number:** 112-3961892-5865846**Order Total: \$194.46****Not Yet Shipped****Items Ordered**

	Price
1 of: HP 414X W2020X Toner-Cartridge Black Works with HP Color LaserJet Pro M454 series, M479 series High Yield	\$180.89

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:Susan Cali
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States**Shipping Speed:**

FREE Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Billing addressSusan Cali
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$180.89
Shipping & Handling:	\$7.87
Free Shipping:	-\$7.87

Total before tax:	\$180.89
Estimated tax to be collected:	\$13.57

Grand Total: \$194.46To view the status of your order, return to [Order Summary](#).

04/18

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Clubhouse Manager

From:
Sent:
To:
Subject:

Domino's Pizza <confirmation@e-confirmation.dominos.com>
Thursday, April 14, 2022 11:42 AM
Clubhouse Manager
Your Domino's Order



[ORDER](#) [MENU](#) [COUPONS](#) [LOCATIONS](#)

Thank you for placing your order at Dominos.com! If you have any questions about your order, please call the store directly at 813-907-7729.

In case the store needs to reach you, we'll call the phone number below. If you do not answer we will be unable to deliver your order.

DOMINO'S TRACKER® | **CLICK HERE TO TRACK**
THE PROGRESS OF YOUR ORDER IN REAL TIME

ORDER PLACED

PREP

BAKE

BOX

DELIVERY

1

2


3

4

5

Customer Information

Name on Order: Susan Cali
Delivery Address: 10820 MISTFLOWER LN, Tampa, FL 33647
Callback Phone #: 813-388-9646
Your Domino's Store: Domino's #3109 10052 Cross Creek Blvd Tampa FL 33647 813-907-7729 **Delivery Time:** 4/16/2022 2:00PM



**JOIN PIECE OF THE PIE REWARDS AND
YOUR NEXT ORDER COULD HELP YOU
EARN POINTS TOWARD FREE PIZZA.**

ENROLL NOW

Order Details

Order #: 8
Date: 04/14/2022 11:42AM

The following order is being delivered hot and fresh to your door:

Quantity	Description	Amount
2	Medium (12") Hand Tossed Pizza Whole: Robust Inspired Tomato Sauce, Cheese	\$13.98

1	Medium (12") Hand Tossed Pizza Whole: Pepperoni, Robust Inspired Tomato Sauce, Cheese	\$6.99
1	Medium (12") Hand Tossed Pizza Whole: Black Olives, Mushrooms, Robust Inspired Tomato Sauce, Cheese	\$6.99
1	Medium (12") Hand Tossed Pizza Whole: Onions, Green Peppers, Robust Inspired Tomato Sauce, Cheese	\$6.99

Coupon Used: For Delivery Orders Only: Any 2 or more for \$6.99 each; Choose from: Medium 2-Topping Pizzas, Breads, Salads, Chicken, Sandwiches, Pastas or Desserts.

Food & Bev Total: \$34.95
Tax: \$2.62
Delivery Charge: \$4.99
Tip Amount: \$6.00

Total: \$48.56

Payment Details

Payment Method:

Credit Card \$48.56

04/18

Any Delivery Charge is not a tip paid to your driver.

**Drivers carry less than \$20 in change and checks are NOT accepted for online orders.*



*Domino's Delivery Insurance Program is only available to Piece of the Pie Rewards® members who report an issue with their delivery order through the form on order confirmation or in Domino's Tracker® within 16 hours of the time of purchase. If you are not a member, you must enroll within seven (7) days after you report an issue to receive the Delivery Insurance Points or you may elect to receive a discount coupon in lieu of the points. Store participation may vary. Limit: (1) claim per customer per time period set forth in the official rules. This limit excludes points or discount offers

Give us feedback @ survey.walmart.com
Thank you! ID #:7RFB2RYNYD6

Walmart

813-994-6543 Mgr:ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

ST# 02740 OP# 008132 TE# 10 TR# 06176
PM6CTSHPUT.7 004154030376 1.97 0
PM6CTSHPUT.7 004154030376 1.97 0
PM IJ 16CT 007164116046 5.53 0
BUS CARD 007278226371 4.88 0
BUS CARD 007278226371 4.88 0
SUBTOTAL 19.23
TOTAL 19.23
VISA TEND 19.23

US DEBIT **** * 9950 I 0

APPROVAL # 006780
REF # 211000175679
TRANS ID - 302110505919616
VALIDATION - SRAD
PAYMENT SERVICE - E
AID A0000000980040
AAC 408EC9AF92A9305F
TERMINAL # SC610008

04/20/22 10:03:12

CHANGE DUE 0.00

ITEMS SOLD 5

TC# 6135 5433 3631 5975 2504



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04/20/22 10:03:27
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Walmart

813-994-6543 Mgr:ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

ST# 02740 OP# 008132 TE# 16 TR# 06177
OATHL CREME 002430004101 F 2.50 0
HST BB LNDZ 008810911525 F 3.12 0
HOSTESS 008810911004 F 3.12 0
HST BNT STRW 008810925022 F 3.12 0
GV BLUBRY HF 007074220120 F 3.50 0
GV CHOC SUB 007874235750 F 3.50 0
GV CHOC SUB 007874235750 F 3.50 0
SUBTOTAL 22.44
TOTAL 22.44
VISA TEND 22.44

US DEBIT **** * 9950 I 0

APPROVAL # 042791
REF # 1042000314
TRANS ID - 302110506796537
VALIDATION - BNZ
PAYMENT SERVICE - E
AID A0000000980040
AAC 81B2DD2903F2A2BA
TERMINAL # SC010008

04/20/22 10:04:41

CHANGE DUE 0.00

ITEMS SOLD 7

TC# 2396 9255 5453 9888 0992



Walmart



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04/20/22 10:04:49
CUSTOMER COPY

**Details for Order #112-4444415-5722636**

Print this page for your records.

Order Placed: April 22, 2022**Amazon.com order number:** 112-4444415-5722636**Order Total: \$14.15****Preparing for Shipment****Items Ordered**

	Price
1 of: CCparton Danger Signs, Do Not Climb Danger Metal Tin Sign, Warning Metal Sign 8x12Inches	\$8.99

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

Condition: New

Shipping Address:

Susan Cali
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Item(s) Subtotal:	\$8.99
Shipping & Handling:	\$4.49

Total before tax: \$13.48

Estimated tax to be collected: \$0.67

Grand Total: \$14.15**Billing address**

Susan Cali
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

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

04/25

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**Details for Order #112-9915113-8213000**

Print this page for your records.

Order Placed: April 22, 2022

Amazon.com order number: 112-9915113-8213000

Order Total: \$37.07

Not Yet Shipped**Items Ordered**

1 of: *Alpine 24-Inch Caution Wet Floor Sign - 3 Pack A-Frame Bright Yellow Warning Sign* **Price \$34.48**
- *Sturdy Double Sided Fold Out Bilingual Floor Alert Ideal for Commercial Use*

Sold by: TigerSupplies ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Susan Cali
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Billing address

Susan Cali
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$34.48

Shipping & Handling: \$9.18

Free Shipping: -\$9.18

Total before tax: \$34.48

Estimated tax to be collected: \$2.59

Grand Total: \$37.07

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

04/25

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**Details for Order #112-2960136-6834621**

Print this page for your records.

Order Placed: April 22, 2022**Amazon.com order number:** 112-2960136-6834621**Order Total: \$73.18****Preparing for Shipment****Items Ordered**1 of: *Black Standing Outdoor Ashtray 36" All Metal Construction*Sold by: DC Mach Inc. ([seller profile](#))

Condition: New

Price**\$55.99****Shipping Address:**

Susan Cali
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Item(s) Subtotal: \$55.99

Shipping & Handling: \$12.99

Total before tax: \$68.98

Estimated tax to be collected: \$4.20

Grand Total: \$73.18**Billing address**

Susan Cali
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

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

04/25

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sam's club

CLUB MANAGER JASON LEE

(813) 929 - 7010

04/23/22 13:02 2437 04852 002 2603

K-Bar

6 @ 54.98

980249318 6FIH TABLE 329.88 E
SUBTOTAL 329.88

TOTAL 329.88

VISA TEND 329.88

US DEBIT ***** 9958 I 0

APPROVAL # 082167

AID A0000000980840

AAC DC6A09C966400985

TERMINAL # 21709183

CHANGE DUE 0.00

04/25

New! Free shipping for Plus members.
Learn more: samsclub.com/freeshipping
Visit samsclub.com to see your savings

ITEMS SOLD 6

TC# 5654 3351 9130 3347 4392 4



*** MEMBER COPY ***

Apr-22

Receipts Attached.

Signature/Date Col 4/29/22

RECEIVED

MAY - 6 2022

INVOICE

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

Invoice # 2081
Date: 05/03/2022
Due On: 06/03/2022

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	+ \$1,522.50) - (\$0.00) = \$1,522.50

KBarRanch**Community Development District Services**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AC	04/04/2022	Exchange e-mails re: agenda for upcoming meeting and potential to cancel. Exchange e-mails with District Manager re: Parcel D conveyances and landscape contract Addendum for Parcel D areas.	0.75	\$290.00	\$217.50
Service	AC	04/05/2022	Exchange e-mails re: Parcel D conveyance documents. Prepare initial draft of Addendum 9 for Yellowstone contract related to Parcel D areas.	1.00	\$290.00	\$290.00
Service	AC	04/06/2022	Finalize Addendum 9 for Yellowstone contract. Review of executed Parcel D conveyance documents and provide comments regarding Engineer's Certificate.	1.00	\$290.00	\$290.00
Service	AC	04/12/2022	Review title report forwarded re: Parcel D conveyances.	0.25	\$290.00	\$72.50
Service	AC	04/18/2022	Review revised Engineer's Certificate re: Parcel D conveyance documents. Exchange e-mails re: final punch list items in Parcel D area. Review signed conveyance documents scanned from District Manager re: Parcel D.	0.50	\$290.00	\$145.00
Service	AC	04/22/2022	Prepare Agreement with Horner re: maintenance of Mitigation Areas and e-mail	0.50	\$290.00	\$145.00

to District Manager for review/comment.						
Service	AC	04/27/2022	Draft audit letter.	0.50	\$290.00	\$145.00
Service	AC	04/28/2022	Multiple tele-conv. and exchange e-mails with Rizzetta finance re: questions related to June 2021 bond financing as raised by the auditor.	0.75	\$290.00	\$217.50

Subtotal \$1,522.50

Total \$1,522.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2081	06/03/2022	\$1,522.50	\$0.00	\$1,522.50
Outstanding Balance				\$1,522.50
Total Amount Outstanding				\$1,522.50

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

Payment is due 30 days from receipt of this invoice. Thank you.

Date Rec'd Rizzetta & Co., Inc. 05.06.
 D/M approval TN Date 5/13/22
 Date entered 05.13.22
 Fund 001 GL 51400 OC 3107
 Check # _____



R.J. Kielty Plumbing, Heating & Cooling, Inc.
 7979 Massachusetts Ave., New Port Richey, Florida 34653
 (727) 863-5486
 rkjkservice@rjkielty.com

BILL TO

K BAR RANCH II CDD
 3434 Colwell Ave Ste 200
 Tampa, FL 33614 USA

INVOICE
 71404231

INVOICE DATE
 May 05, 2022

JOB ADDRESS

K BAR RANCH II CDD
 10820 Mistflower Lane
 Tampa, FL 33647 USA

Completed Date: 5/5/2022

Technician: Jimmy Heady (HILLSBOROUGH)

DESCRIPTION OF WORK

Unit had a little ice on the coil tested refrigerant pressures pressures were low could not find leak with electronic leak search added 5 pounds of 410a to the system men added dye to the system will have dispatch call to schedule to come back for a leak search

TASK	DESCRIPTION	QTY	PRICE	TOTAL
10001.1	DIAGNOSTIC ANALYSIS: FULL SYSTEM DIAGNOSIS INCLUDING DETAILED ESTIMATE AND RECOMMENDATIONS	1.00	\$89.00	\$89.00
11101.025	UV DYE INSERTION ONLY: INSERT DYE TO TEST OF REFRIDGERANT LEAKS. CAN TAKE UP TO A WEEK + TO SHOW LEAK DEPENDING ON SIZE OF LEAK.	1.00	\$166.10	\$166.10
14118.1	FIRST POUND (R-410): INSTALL FIRST POUND OF REFRIDGEANT TO RECHARGE SYSTEM TO MANUFACTURERS SPECIFICATIONS. INCLUDES LABOR.	1.00	\$177.59	\$177.59
14119.025	ADDITIONAL R-410 PER POUND: INSTALL ADDITIONAL POUND(S) OF REFRIDGEANT TO RECHARGE SYSTEM TO MANUFACTURERS SPECIFICATIONS. INCLUDES LABOR.	4.00	\$94.71	\$378.84

Date Rec'd Rizzetta & Co., Inc. 05.06.22
 D/M approval TN Date 5/13/22
 Date entered 05.13.22
 Fund 001 GL 57200 OC 4618
 Check # _____

POTENTIAL SAVINGS \$108.39
 SUB-TOTAL \$811.53
 TAX \$0.00
 TOTAL DUE \$811.53

BALANCE DUE \$811.53

Thank you for choosing R.J. Kielty Plumbing, Heating & Cooling, Inc.

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here Date 5/5/2022

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by R.J. Kielty Plumbing, Heating & Cooling, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here Date 5/5/2022

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

Invoice

Date	Invoice #
5/1/2022	INV0000067820

Bill To:

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

Services for the month of	Terms	Client Number
May	Upon Receipt	00221

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,545.00	\$1,545.00
Administrative Services	1.00	\$386.25	\$386.25
Financial & Revenue Collections	1.00	\$416.67	\$416.67
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,727.83	\$1,727.83
Website Compliance & Management	1.00	\$100.00	\$100.00
<p> Date Rec'd Rizzetta & Co., Inc. <u>04.22.22</u> D/M approval <u>TN</u> Date <u>4/29/22</u> Date entered <u>04.28.22</u> Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> \$1,545.00 <u>3100</u> \$386.25 Check # <u> </u> <u>3111</u> \$416.67 <u>53900</u> <u>4504</u> \$700.00 <u>3101</u> \$1,727.83 <u>5103</u> \$100.00 </p>			
		Subtotal	\$4,875.75
		Total	\$4,875.75

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

Invoice

Date	Invoice #
4/29/2022	INV0000068093

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,586.81	\$3,586.81
<div>Date Rec'd Rizzetta & Co., Inc. <u>05.02.22</u> D/M approval <u>TN</u> Date <u>5/6/22</u> Date entered <u>05.05.22</u> Fund <u>001</u> GL <u>57200</u> OC <u>3305</u> Check # _____</div>			
Subtotal			\$3,586.81
Total			\$3,586.81

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

Invoice

Date	Invoice #
4/30/2022	INV0000068142

Bill To:

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

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

Description	Qty	Rate	Amount
Auto Mileage & Travel	20.65	\$1.00	\$20.65
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	43.66	\$1.00	\$43.66
<p> Date Rec'd Rizzetta & Co., Inc. <u>05.09.22</u> D/M approval <u>TN</u> Date <u>5/13/22</u> Date entered <u>05.13.22</u> Fund <u>001</u> GL <u>57200</u> OC <u>3305</u> Check # <u> </u> </p>			
		Subtotal	\$114.31
		Total	\$114.31

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

Invoice

Date	Invoice #
5/13/2022	INV0000068171

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$900.00	\$900.00
Personnel Reimbursement	1.00	\$3,824.14	\$3,824.14
<p>Date Rec'd Rizzetta & Co., Inc. <u>05.16.22</u></p> <p>D/M approval <u>TN</u> Date <u>5/20/22</u></p> <p>Date entered <u>05.19.22</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>3305</u> \$900.00</p> <p>Check # <u> </u> 3305 \$3,824.14</p>			
Subtotal			\$4,724.14
Total			\$4,724.14

Securiteam
 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

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

Rep	Date	Invoice #	P.O. No.	Terms	Service Date
	5/16/2022	12162042722		Net 30	5/8/2022

QTY	Description
1	<p>Service Labor - 1st Hour (Erik V. on site 1 hour. Entry gate set for 18 seconds set it down to 8 seconds checked loops work fine. Exit wouldn't close found a frog on limit switch dead removed tested gate all normal</p> <p>Customer states the entry side is staying open for a minute after cars enter. Adjust the timer down to 8-10 seconds and make sure the loops are functioning.)</p> <p style="text-align: right;"> Date Rec'd Rizzetta & Co., Inc. <u>05.16.22</u> D/M approval <u>TN</u> Date <u>5/20/22</u> Date entered <u>05.19.22</u> Fund <u>001</u> GL <u>52900</u> OC <u>4612</u> Check # <u></u> </p>

	Subtotal	\$150.00
	Sales Tax (0.0%)	\$0.00
	Total	\$150.00
	Balance Due	\$150.00

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

Date	Invoice #
4/1/2022	15307

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.	Due Date	Mon #
	5/1/2022	VID0167

[illegible]



INVOICE

Page 1 of 1

Invoice Number	1920321
Invoice Date	May 10, 2022
Purchase Order	215615296
Customer Number	155216
Project Number	215615296

Bill To

K-Bar Ranch II CDD
Accounts Payable
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project K-Bar Ranch II CDD - District Engineering Report

Project Manager	Stewart, Tonja L	For Period Ending
Current Invoice Total (USD)	1,372.00	

April 29, 2022

Prepare Engineer's Certificate for Parcel D; submit sidewalk issues to City of Tampa

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee			Current Hours	Rate	Current Amount
Date Rec'd Rizzetta & Co., Inc.	05.16.22	Nurse, Vanessa M	3.75	144.00	540.00
D/M approval <i>TN</i>	Date 5/20/22	Stewart, Tonja L	4.00	208.00	832.00
Date entered	05.19.22	Subtotal Professional Services	7.75		1,372.00
Fund 001 GL 51300 OC 3103					
Top Task Subtotal	2022 FY General Consulting				1,372.00
Check #		Total Fees & Disbursements			1,372.00
		INVOICE TOTAL (USD)			1,372.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$100.00

Date: 5-17-2022

Made Payable To: Subash Jayadevan
Description: Event Cancellation for 5/22/2022

Requested By: Susan Cali

Approved by: _____

Special Instructions:
Original payment made on April 5, 2022
check # 212 for \$100.00

Please send this check to Susan Cali
C/o K-Bar Ranch II CDD
10820 Mistflower Lane
Tampa, FL 33647

I will give it to him as soon as I receive it

Date Rec'd Rizzetta & Co., Inc. 05/18/22

D/M approval TN Date 5/20/22

Date entered 05.19.22

Fund 001 GL ***** OC *****

Check # _____

36990-0021 CR \$93.02
20204 DR \$6.98

Suncoast Rust Control, Inc.

8026 118th Avenue North
Largo, FL 33773

INVOICE

Date	Invoice #
5/1/2022	04507
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/31/2022	

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	<p>Commercial: Monthly rust control service and solution for previous month.</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>05.02.22</u></p> <p>D/M approval <u>TN</u> Date <u>5/6/22</u></p> <p>Date entered <u>05.05.22</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4626</u></p> <p>Check # <u></u></p>	1,400.00	1,400.00
Thank you for your business.			Total:	\$1,400.00

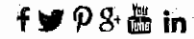
Balance Due	\$1,400.00
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Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	rustcontrol@gmail.com	www.suncoastrustcontrol.com



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/18/2022
Account: 211025392658

RECEIVED

MAY 23 2022

K BAR RANCH II CDD
10841 MISTFLOWER LN, GATE
TAMPA, FL 33647

Current month's charges:	\$248.27
Total amount due:	\$248.27
Payment Due By:	06/08/2022

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$248.27
Total Amount Due	\$248.27

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval TN Date 5/24/22
Date entered 05/24/22
Fund 001 GL 53100 OC 4301 \$128.27
Check # _____ 15601 \$120.00



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.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025392658

Current month's charges:	\$248.27
Total amount due:	\$248.27
Payment Due By:	06/08/2022
Amount Enclosed	\$

637803520964

00004157 01 AB 0.46 33614 FTECO105182222525710 00000 04 01000000 005 04 18168 003



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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
 - Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
 - Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
 - Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
- (A convenience fee will be charged to your bank account or credit card.)

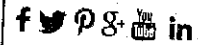
When making your payment, please have your bill or account number available.

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 of Tampa Electric. You bear the risk that this unauthorized party will not 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.



ACCOUNT INVOICE

tampaelectric.com



Account: 211025392658
Statement Date: 05/18/2022
Current month's charges due 06/08/2022

Details of Charges -- Service from 04/26/2022 to 05/12/2022

Service for: 10841 MISTFLOWER LN, GATE, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000872160	05/12/2022	0	0	0 kWh	1	17 Days
Daily Basic Service Charge				17 days @ \$0.74000		
Florida Gross Receipt Tax				\$12.58		
Electric Service Cost				\$0.32		
Franchise Fee				\$12.90		
Municipal Public Service Tax				\$0.84		
State Tax				\$1.37		
Total Electric Cost, Local Fees and Taxes				\$1.16		
Other Fees and Charges				\$16.27		
Electric Security Deposit				\$120.00		
Elec Connection Chrg Initial				\$112.00		
Total Other Fees and Charges				\$232.00		
Total Current Month's Charges				\$248.27		

Tampa Electric Usage History
Kilowatt-Hours Per Day
(Average)
MAY 2022 0

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% 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. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

Don't be scared.

BE PREPARED.



HURRICANE SEASON BEGINS JUNE 1. GET #STORMWISE NOW.

The team at Tampa Electric works year-round to prepare for hurricanes and major storms that affect our community. Here are three quick tips to get you started preparing your home and family for storm season.



1 READY TO GO, READY TO STAY.

Authorities may issue evacuation or shelter notices 48-72 hours before possible storm impact, depending on expected storm surge and landfall; know if you're in an evacuation zone. Avoid last-minute stress by preparing two kits now - one with essentials for staying in your home without power (non-perishable food, water, flashlights, batteries, etc.); one with items you'd take with you if your home is in harm's way.



2 AVOID POWER LINES AND FLOODWATERS.

If you see a downed, detached or damaged power line, always assume it is live and dangerous, stay a safe distance away and call 911 or Tampa Electric at 877-588-1010. Floodwater risks include electric shock, drowning, bacteria and damage to vehicles. Make sure everyone in your family knows to avoid life-threatening hazards.



3 REPORT AN OUTAGE.

You can text, go online or call to report an outage.

VIA TEXT: *Text OUT using our text code 27079; or

ONLINE: Visit tampaelectric.com/outage and report your outage; or

BY PHONE: Call 877-588-1010 (you may need the account number listed on your billing statement)

FOR MORE GUIDANCE AND SAFETY TIPS GO TO tampaelectric.com/StormCenter

*If the phone number you text from is not recognized, you will be prompted to follow steps to register so you can report your outage and receive outage updates. Please have your 12-digit account number and zip code available to complete registration. Once your registration is complete, you may text OUT or UPDATE followed by the account number. Example: OUT212000000000 or UPDATE 212000000000



GET NOTIFIED YOUR WAY



We're making it easier for you to get updates and information from us. Log in to your account and tell us how you'd like to stay informed - via text, email, or in some instances an automated phone call. Visit **tecoaccount.com** to get started.

- **Outage Notifications**

Stay in the know about outages and restorations affecting your service.

- **Bill Notifications**

Know when your bill is ready, get current balance, and more.

- **Payment Status**

Get notified when your payment is received or if a failure occurred.

- **Payment Reminder**

If we haven't received a payment, we'll remind you five days before the due date.

- **Auto Pay Reminder**

On Auto Pay? Ask for a payment reminder before the draft date so you're never surprised.

Ahora notificándole en español también... visítenos en **tecoaccount.com** para cambiar sus preferencias de notificación a español.



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/18/2022
Account: 211025490809

Current month's charges:	\$122.23
Total amount due:	\$122.23
Payment Due By:	06/08/2022

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$122.23
Total Amount Due	\$122.23

Date Rec'd Rizzetta & Co., Inc. 05/19/22
D/M approval TN Date 5/20/22
Date entered 05.19.22
Fund 001 GL 53100 OC 4301
Check # _____



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.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025490809

Current month's charges:	\$122.23
Total amount due:	\$122.23
Payment Due By:	06/08/2022

Amount Enclosed \$ _____

604470251225

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

6044702512252110254908090000000122231

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

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813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

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Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

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Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

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ACCOUNT INVOICE

tampaelectric.com



Account: 211025490809
Statement Date: 05/18/2022
Current month's charges due 06/08/2022

Details of Charges – Service from 05/04/2022 to 05/12/2022

Service for: 10611 KBAR RANCH PKWY, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	05/12/2022	423		399		24 kWh	1	9 Days

Daily Basic Service Charge	9 days @ \$0.74000	\$6.66
Energy Charge	24 kWh @ \$0.07035/kWh	\$1.69
Fuel Charge	24 kWh @ \$0.04126/kWh	\$0.99
Storm Protection Charge	24 kWh @ \$0.00315/kWh	\$0.08
Clean Energy Transition Mechanism	24 kWh @ \$0.00402/kWh	\$0.10
Florida Gross Receipt Tax		\$0.24
Electric Service Cost		\$9.76
Franchise Fee		\$0.64
Municipal Public Service Tax		\$0.95
State Tax		\$0.88

Total Electric Cost, Local Fees and Taxes

\$12.23

Other Fees and Charges

Electric Security Deposit	\$100.00
Elec Connection Chrg Subsq	\$10.00

Total Other Fees and Charges

\$110.00

Total Current Month's Charges

\$122.23

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% 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. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.



ACCOUNT INVOICE

tampaelectric.com



K BAR RANCH II CDD
19294 MOSSY PINE DR, WELL
TAMPA, FL 33647

Statement Date: 02/18/2022
Account: 221005629565

Current month's charges:	\$97.56
Total amount due:	-\$180.10
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$122.40
Payment(s) Received Since Last Statement	-\$122.40
Miscellaneous Credits	-\$277.66
Credit balance after payments and credits	-\$277.66
Current Month's Charges	\$97.56
Total Amount Due	-\$180.10

Date Rec'd Rizzetta & Co., Inc. 02/22/22

D/M approval TN Date 2/24/22

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

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



DOWNED IS DANGEROUS!

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

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MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221005629565

Current month's charges:	\$97.56
Total amount due:	-\$180.10
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____

647679983329

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

6476799833292210056295650000000180108

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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888-223-0800 (All other counties)

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ACCOUNT INVOICE

tampaelectric.com



Account: 221005629565
Statement Date: 02/18/2022
Current month's charges due DO NOT PAY

Details of Charges – Service from 01/14/2022 to 02/14/2022

Service for: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	02/14/2022	20,074		19,531		543 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	543 kWh @ \$0.07014/kWh	\$38.09
Fuel Charge	543 kWh @ \$0.03057/kWh	\$16.60
Storm Protection Charge	543 kWh @ \$0.00315/kWh	\$1.71
Clean Energy Transition Mechanism	543 kWh @ \$0.00402/kWh	\$2.18
Florida Gross Receipt Tax		\$2.11
Electric Service Cost		\$84.37
Franchise Fee		\$5.53
Municipal Public Service Tax		\$7.66

Total Electric Cost, Local Fees and Taxes

\$97.56

Total Current Month's Charges

\$97.56

Miscellaneous Credits

Sales Tax Credit

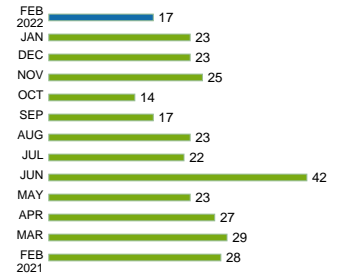
-\$277.66

Total Current Month's Credits

-\$277.66

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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 natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



ACCOUNT INVOICE

tampaelectric.com



K BAR RANCH II CDD
19294 MOSSY PINE DR, WELL
TAMPA, FL 33647

Statement Date: 03/21/2022
Account: 221005629565

Current month's charges:	\$91.44
Total amount due:	-\$88.66
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$180.10
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$180.10
Current Month's Charges	\$91.44
Total Amount Due	-\$88.66

Date Rec'd Rizzetta & Co., Inc. 03/22/22
D/M approval TN Date 3/25/22
Date entered 03/25/22
Fund 001 GL 53100 OC 4301
Check # _____

One Less Worry :)

Paperless Billing -
Contact free;
worry free!



Sign up for free today!

tampaelectric.com/paperless

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



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221005629565

Current month's charges:	\$91.44
Total amount due:	-\$88.66
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____

656321942168

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

6563219421682210056295650000000088664

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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TECO
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Tampa, FL 33631-3318

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ACCOUNT INVOICE

tampaelectric.com



Account: 221005629565
Statement Date: 03/21/2022
Current month's charges due **DO NOT PAY**

Details of Charges – Service from 02/15/2022 to 03/15/2022

Service for: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	03/15/2022	20,590		20,074		516 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	516 kWh @ \$0.07014/kWh	\$36.19
Fuel Charge	516 kWh @ \$0.03057/kWh	\$15.77
Storm Protection Charge	516 kWh @ \$0.00315/kWh	\$1.63
Clean Energy Transition Mechanism	516 kWh @ \$0.00402/kWh	\$2.07
Florida Gross Receipt Tax		\$1.98
Electric Service Cost		\$79.10
Franchise Fee		\$5.18
Municipal Public Service Tax		\$7.16

Total Electric Cost, Local Fees and Taxes

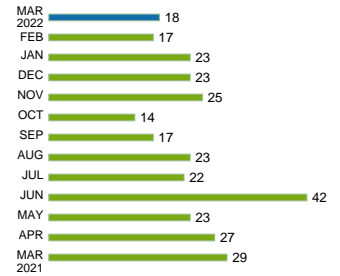
\$91.44

Total Current Month's Charges

\$91.44

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



K BAR RANCH II CDD
19294 MOSSY PINE DR, WELL
TAMPA, FL 33647

Statement Date: 04/20/2022
Account: 221005629565

Current month's charges:	\$71.77
Total amount due:	-\$16.89
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$88.66
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$88.66
Current Month's Charges	\$71.77
Total Amount Due	-\$16.89

Date Rec'd Rizzetta & Co., Inc. 04/21/22
D/M approval TN Date 4/22/22
Date entered 04.21.22
Fund 001 GL 53100 OC 4301
Check # _____

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

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221005629565

Current month's charges:	\$71.77
Total amount due:	-\$16.89
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____

655087393978

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

6550873939782210056295650000000016891

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

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813-275-3909

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P.O. Box 31318
Tampa, FL 33631-3318

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Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

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Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
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(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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ACCOUNT INVOICE

tampaelectric.com



Account: 221005629565
Statement Date: 04/20/2022
Current month's charges due **DO NOT PAY**

Details of Charges – Service from 03/16/2022 to 04/13/2022

Service for: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	04/13/2022	20,920		20,590		330 kWh	1	29 Days

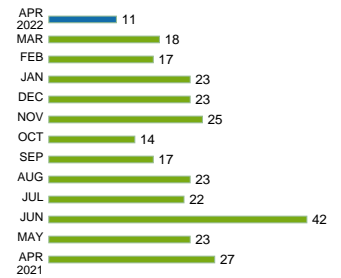
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	330 kWh @ \$0.07035/kWh	\$23.22
Fuel Charge	330 kWh @ \$0.04126/kWh	\$13.62
Storm Protection Charge	330 kWh @ \$0.00315/kWh	\$1.04
Clean Energy Transition Mechanism	330 kWh @ \$0.00402/kWh	\$1.33
Florida Gross Receipt Tax		\$1.56
Electric Service Cost		\$62.23
Franchise Fee		\$4.08
Municipal Public Service Tax		\$5.46
Total Electric Cost, Local Fees and Taxes		\$71.77

Total Current Month's Charges

\$71.77

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



K BAR RANCH II CDD
19294 MOSSY PINE DR, WELL
TAMPA, FL 33647

Statement Date: 05/19/2022
Account: 221005629565

Current month's charges:	\$55.50
Total amount due:	\$38.61
Payment Due By:	06/09/2022

Your Account Summary

Previous Amount Due	-\$16.89
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$16.89
Current Month's Charges	\$55.50
Total Amount Due	\$38.61

Date Rec'd Rizzetta & Co., Inc. 05/20/22
D/M approval TN Date 5/20/22
Date entered 05.20.22
Fund 001 GL 53100 OC 4301
Check # _____



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.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221005629565

Current month's charges:	\$55.50
Total amount due:	\$38.61
Payment Due By:	06/09/2022

Amount Enclosed \$ _____

690889744187

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

6908897441872210056295650000000038614

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

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Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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Account: 221005629565
Statement Date: 05/19/2022
Current month's charges due 06/09/2022

Details of Charges – Service from 04/14/2022 to 05/13/2022

Service for: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	05/13/2022	21,127		20,920		207 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	207 kWh @ \$0.07035/kWh	\$14.56
Fuel Charge	207 kWh @ \$0.04126/kWh	\$8.54
Storm Protection Charge	207 kWh @ \$0.00315/kWh	\$0.65
Clean Energy Transition Mechanism	207 kWh @ \$0.00402/kWh	\$0.83
Florida Gross Receipt Tax		\$1.20
Electric Service Cost		\$47.98
Franchise Fee		\$3.14
Municipal Public Service Tax		\$4.38

Total Electric Cost, Local Fees and Taxes

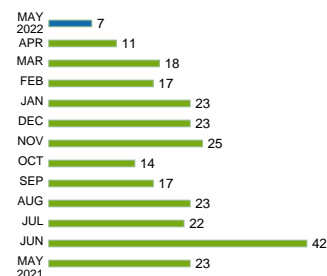
\$55.50

Total Current Month's Charges

\$55.50

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% 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. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.



ACCOUNT INVOICE

tampaelectric.com



K BAR RANCH II CDD
K BAR RANCH PARCEL I
TAMPA, FL 33647

Statement Date: 05/19/2022
Account: 221008392039

Current month's charges:	\$1,576.00
Total amount due:	\$1,576.00
Payment Due By:	06/09/2022

Your Account Summary

Previous Amount Due	\$1,485.98
Payment(s) Received Since Last Statement	-\$1,485.98
Current Month's Charges	\$1,576.00
Total Amount Due	\$1,576.00

Date Rec'd Rizzetta & Co., Inc. 05/20/22
D/M approval TN Date 5/20/22
Date entered 05.20.22
Fund 001 GL 53100 OC 4307
Check #



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008392039

Current month's charges:	\$1,576.00
Total amount due:	\$1,576.00
Payment Due By:	06/09/2022

Amount Enclosed \$

651383713851

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

6513837138512210083920390000001576004

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Tampa, FL 33631-3318

All Other Correspondence

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 221008392039
Statement Date: 05/19/2022
Current month's charges due 06/09/2022

Details of Charges – Service from 04/14/2022 to 05/13/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	779 kWh @ \$0.03079/kWh	\$23.99
Fixture & Maintenance Charge	41 Fixtures	\$618.28
Lighting Pole / Wire	41 Poles	\$791.30
Lighting Fuel Charge	779 kWh @ \$0.04060/kWh	\$31.63
Storm Protection Charge	779 kWh @ \$0.01028/kWh	\$8.01
Clean Energy Transition Mechanism	779 kWh @ \$0.00033/kWh	\$0.26
Florida Gross Receipt Tax		\$1.64
Franchise Fee		\$96.62
Municipal Public Service Tax		\$4.27

Lighting Charges

\$1,576.00

Total Current Month's Charges

\$1,576.00

Important Messages

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.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/19/2022
Account: 221008498422

Current month's charges:	\$50.92
Total amount due:	\$50.92
Payment Due By:	06/09/2022

Your Account Summary

Previous Amount Due	\$45.30
Payment(s) Received Since Last Statement	-\$45.30
Current Month's Charges	\$50.92
Total Amount Due	\$50.92

Date Rec'd Rizzetta & Co., Inc. 05/20/22
D/M approval TN Date 5/20/22
Date entered 05.20.22
Fund 001 GL 53100 OC 4301
Check #



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tampaelectric.com/bizsave

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008498422

Current month's charges:	\$50.92
Total amount due:	\$50.92
Payment Due By:	06/09/2022

Amount Enclosed \$

651383713852

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

6513837138522210084984220000000050927

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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711

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TECO
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Account: 221008498422
Statement Date: 05/19/2022
Current month's charges due 06/09/2022

Details of Charges – Service from 04/14/2022 to 05/13/2022

Service for: 19301 EAGLE CREEK LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: ENTRY SIGN & GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	05/13/2022	441		267		174 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	174 kWh @ \$0.07035/kWh	\$12.24
Fuel Charge	174 kWh @ \$0.04126/kWh	\$7.18
Storm Protection Charge	174 kWh @ \$0.00315/kWh	\$0.55
Clean Energy Transition Mechanism	174 kWh @ \$0.00402/kWh	\$0.70
Florida Gross Receipt Tax		\$1.10
Electric Service Cost		\$43.97
Franchise Fee		\$2.88
Municipal Public Service Tax		\$4.07

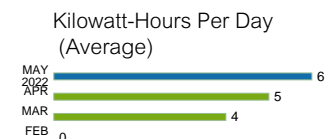
Total Electric Cost, Local Fees and Taxes

\$50.92

Total Current Month's Charges

\$50.92

Tampa Electric Usage History



Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% 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. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

K-Bar Ranch II CDD

5/5/2022

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,458.94	5/19/2022	19292 Mossy Pine Dr	53100	4301
221019281875	\$ 1,352.14	5/19/2022	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 46.37	5/19/2022	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 60.74	5/19/2022	10541 K Bar Ranch Pkwy, K	53100	4301
211023511093	\$ 610.07	5/19/2022	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 74.67	5/19/2022	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 53.78	5/19/2022	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 798.04	5/19/2022	10711 Mistflower Ln	53100	4301
221005599891	\$ 59.92	5/19/2022	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 88.88	5/19/2022	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 5,533.75	5/19/2022	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 30.80	5/19/2022	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,434.85	5/19/2022	19290 Briarbrook Dr, B	53100	4301
221007136783	\$ 59.07	5/19/2022	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 834.97	5/19/2022	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,422.24	5/19/2022	Parcel N, Streetlights	53100	4307
221008130249	\$ 960.97	5/19/2022	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,504.06	5/19/2022	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total **\$ 17,384.26**

	\$ 6,001.03	53100-4301	Utilities
	\$ 1,352.14	53100-4304	Recreation
	\$ 10,031.09	53100-4307	Street Lights
	\$ (0.25)		TECO Credits
Total	\$ 17,384.01		

05.06.22
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval TN Date 5/13/22
Date entered 05.12.22
Fund 001 GL 53100 OC SEE Above
Check # _____



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/05/22
Account: 321000017111

Current month's charges:	\$17,384.26
Total amount due:	\$17,384.01
Payment Due By:	05/19/22

Your Account Summary

Previous Amount Due	\$17,254.20
Payment(s) Received Since Last Statement	-\$17,254.20
Miscellaneous Credits	-\$0.25
Credit balance after payments and credits	-\$0.25
Current Month's Charges	\$17,384.26
Total Amount Due	\$17,384.01

Date Rec'd Rizzetta & Co., Inc. 05/06/22
D/M approval TN Date 5/13/22
Date entered _____
Fund _____ GL _____ OC _____

Check # _____

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

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 321000017111

Current month's charges:	\$17,384.26
Total amount due:	\$17,384.01
Payment Due By:	05/19/22

Amount Enclosed \$ _____

700750002161

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

7007500021613210000171110000017384016

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

For more information about your bill, please visit tampaelectric.com.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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 of Tampa Electric. You bear the risk that this unauthorized party will not 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.



Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
	211017791636	19292 MOSSY PINE DR TAMPA, FL 33647	\$1458.94
	211019281875	10820 MISTFLOWER LN, AMENITY TAMPA, FL 33647	\$1352.14
	211019923880	10820 MISTFLOWER LN, SIGN/GATE TAMPA, FL 33647	\$46.37
	211020399740	10821 MISTFLOWER LN TAMPA, FL 33647	\$60.74
	211023511093	K BAR RANCH SEGMENT E TAMPA, FL 33647	\$610.07
	211023511135	10541 K BAR RANCH PKWY, WELL TAMPA, FL 33647	\$74.67
	221003321017	10541 K BAR RANCH PKWY TAMPA, FL 33647	\$53.78
	221003637594	10711 MISTFLOWER LN TAMPA, FL 33647	\$798.04
	221005599891	10339 K BAR RANCH PKWY TAMPA, FL 33647	\$59.92
	221005600327	10340 K BAR RANCH PKWY TAMPA, FL 33647	\$88.88
	221005600335	HAWK VALLEY RANCH DR TAMPA, FL 33647	\$5533.75
	221005600350	10310 K BAR RANCH PK TAMPA, FL 33647	\$30.80
	221005600368	19290 BRIARBROOK DR TAMPA, FL 33647	\$2434.85
	221007136783	10340 K BAR RANCH PKWY, GATE TAMPA, FL 33647	\$59.07
	221007621776	10820 MISTFLOWER LN TAMPA, FL 33647	\$834.97
	221007993977	K BAR RANCH PARCEL N, LIGHTS TAMPA, FL 33647	\$1422.24
	221008130249	K BAR PARCEL D TAMPA, FL 33647	\$960.97
	221008151583	K BAR RANCH PKWY F1 AND F2 TAMPA, FL 33647	\$1504.06



ACCOUNT INVOICE

tampaelectric.com



Account: 211017791636
Statement Date: 05/02/22

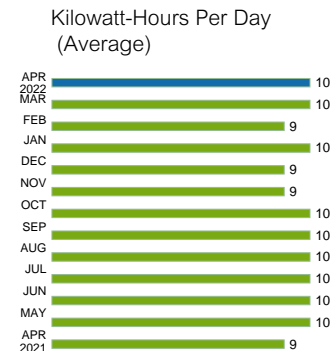
Details of Charges – Service from 03/16/22 to 04/13/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	04/13/22	7,429		7,152		277 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						277 kWh @ \$0.07035/kWh		
Fuel Charge						277 kWh @ \$0.04126/kWh		
Storm Protection Charge						277 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						277 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$55.75		
Franchise Fee						\$3.65		
Municipal Public Service Tax						\$4.96		
Total Electric Cost, Local Fees and Taxes						\$64.36		
Current Month's Electric Charges						\$64.36		

Tampa Electric Usage History



Details of Charges – Service from 03/16/22 to 04/13/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	646 kWh @ \$0.03079/kWh	\$19.89	
Fixture & Maintenance Charge	34 Fixtures	\$512.72	
Lighting Pole / Wire	34 Poles	\$656.20	
Lighting Fuel Charge	646 kWh @ \$0.04060/kWh	\$26.23	
Storm Protection Charge	646 kWh @ \$0.01028/kWh	\$6.64	
Clean Energy Transition Mechanism	646 kWh @ \$0.00033/kWh	\$0.21	
Florida Gross Receipt Tax		\$1.36	
Franchise Fee		\$80.12	
Municipal Public Service Tax		\$3.54	
State Tax		\$87.67	
Lighting Charges		\$1,394.58	
Current Month's Electric Charges		\$1,394.58	

Miscellaneous Credits

Interest for Cash Security Deposit - \$0.25

Billing information continues on next page

Details of Charges – Service from 03/16/22 - to 04/13/22

Total Current Month's Credits

-\$0.25



ACCOUNT INVOICE

tampaelectric.com



Account: 211019281875
Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

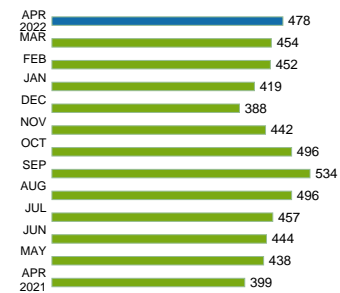
Service for: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	04/12/22	25,129		11,263		13,866 kWh	1	29 Days
1000778163	04/12/22	27.17		0		27.17 kW	1	29 Days
Daily Basic Service Charge		29 days @ \$1.07000				\$31.03		
Billing Demand Charge		27 kW @ \$13.75000/kW				\$371.25		
Energy Charge		13,866 kWh @ \$0.00730/kWh				\$101.22		
Fuel Charge		13,866 kWh @ \$0.04126/kWh				\$572.11		
Capacity Charge		27 kW @ \$0.17000/kW				\$4.59		
Storm Protection Charge		27 kW @ \$0.59000/kW				\$15.93		
Energy Conservation Charge		27 kW @ \$0.81000/kW				\$21.87		
Environmental Cost Recovery		13,866 kWh @ \$0.00130/kWh				\$18.03		
Clean Energy Transition Mechanism		27 kW @ \$1.10000/kW				\$29.70		
Florida Gross Receipt Tax						\$29.89		
Electric Service Cost						\$1,195.62		
Franchise Fee						\$78.31		
Municipal Public Service Tax						\$78.21		
Total Electric Cost, Local Fees and Taxes						\$1,352.14		
Current Month's Electric Charges						\$1,352.14		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



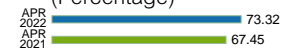
Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211019923880
Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

Service for: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647

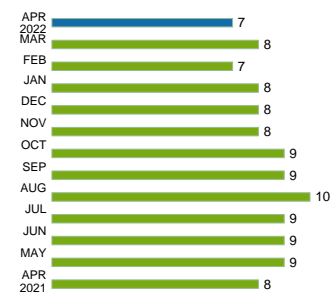
Rate Schedule: General Service - Non Demand

Meter Location: SIGN/GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	04/12/22	5,869		5,669		200 kWh	1	29 Days
Daily Basic Service Charge			29 days @ \$0.74000		\$21.46	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>APR 2022</div><div>MAR</div><div>FEB</div><div>JAN</div><div>DEC</div><div>NOV</div><div>OCT</div><div>SEP</div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div><div>7</div><div>8</div><div>7</div><div>8</div><div>8</div><div>8</div><div>8</div><div>9</div></div></div>		
Energy Charge			200 kWh @ \$0.07035/kWh		\$14.07			
Fuel Charge			200 kWh @ \$0.04126/kWh		\$8.25			
Storm Protection Charge			200 kWh @ \$0.00315/kWh		\$0.63			
Clean Energy Transition Mechanism			200 kWh @ \$0.00402/kWh		\$0.80			
Florida Gross Receipt Tax					\$1.16			
Electric Service Cost					\$46.37			
Current Month's Electric Charges					\$46.37			

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211020399740
Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

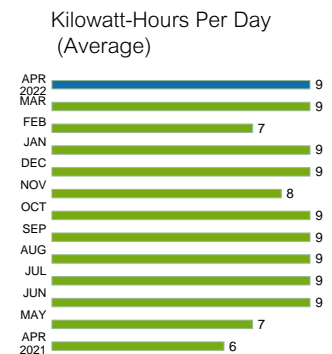
Service for: 10821 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: ENTRY LIGHT & GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	04/12/22	4,292		4,041		251 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						251 kWh @ \$0.07035/kWh		
Fuel Charge						251 kWh @ \$0.04126/kWh		
Storm Protection Charge						251 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						251 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$52.59		
Franchise Fee						\$3.44		
Municipal Public Service Tax						\$4.71		
Total Electric Cost, Local Fees and Taxes						\$60.74		
Current Month's Electric Charges						\$60.74		

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 211023511093

Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	407 kWh @ \$0.03079/kWh	\$12.53
Fixture & Maintenance Charge	11 Fixtures	\$120.34
Lighting Pole / Wire	11 Poles	\$415.91
Lighting Fuel Charge	407 kWh @ \$0.04060/kWh	\$16.52
Storm Protection Charge	407 kWh @ \$0.01028/kWh	\$4.18
Clean Energy Transition Mechanism	407 kWh @ \$0.00033/kWh	\$0.13
Florida Gross Receipt Tax		\$0.86
Franchise Fee		\$37.37
Municipal Public Service Tax		\$2.23
Lighting Charges		\$610.07
Current Month's Electric Charges		\$610.07



ACCOUNT INVOICE

tampaelectric.com



Account: 211023511135

Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL/IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	04/12/22	5,955		5,604		351 kWh	1	29 Days
Daily Basic Service Charge			29 days @ \$0.74000			\$21.46	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>APR 2022</div><div>MAR</div><div>FEB</div><div>JAN</div><div>DEC</div><div>NOV</div><div>OCT</div><div>12</div><div>14</div><div>15</div><div>19</div><div>26</div><div>41</div><div>48</div></div>	
Energy Charge			351 kWh @ \$0.07035/kWh			\$24.69		
Fuel Charge			351 kWh @ \$0.04126/kWh			\$14.48		
Storm Protection Charge			351 kWh @ \$0.00315/kWh			\$1.11		
Clean Energy Transition Mechanism			351 kWh @ \$0.00402/kWh			\$1.41		
Florida Gross Receipt Tax						\$1.62		
Electric Service Cost						\$64.77		
Franchise Fee						\$4.24		
Municipal Public Service Tax						\$5.66		
Total Electric Cost, Local Fees and Taxes						\$74.67		
Current Month's Electric Charges						\$74.67		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221003321017
Statement Date: 05/02/22

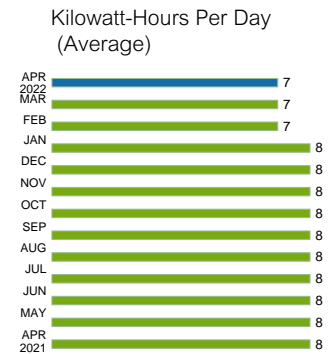
Details of Charges – Service from 03/15/22 to 04/12/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	04/12/22	8,852		8,651		201 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000	\$21.46	
Energy Charge						201 kWh @ \$0.07035/kWh	\$14.14	
Fuel Charge						201 kWh @ \$0.04126/kWh	\$8.29	
Storm Protection Charge						201 kWh @ \$0.00315/kWh	\$0.63	
Clean Energy Transition Mechanism						201 kWh @ \$0.00402/kWh	\$0.81	
Florida Gross Receipt Tax							\$1.16	
Electric Service Cost							\$46.49	
Franchise Fee							\$3.05	
Municipal Public Service Tax							\$4.24	
Total Electric Cost, Local Fees and Taxes							\$53.78	
Current Month's Electric Charges							\$53.78	

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



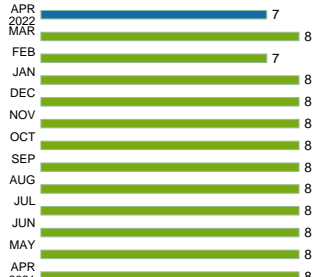
Account: 221003637594

Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	04/12/22	9,114		8,898		216 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						216 kWh @ \$0.07035/kWh		
Fuel Charge						216 kWh @ \$0.04126/kWh		
Storm Protection Charge						216 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						216 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax						\$1.21		
Electric Service Cost						\$48.33		
Franchise Fee						\$3.17		
Municipal Public Service Tax						\$4.38		
Total Electric Cost, Local Fees and Taxes						\$55.88		
Current Month's Electric Charges						\$55.88		

Details of Charges – Service from 03/15/22 to 04/12/22

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	432 kWh @ \$0.03079/kWh	\$13.30	
Fixture & Maintenance Charge	16 Fixtures	\$305.92	
Lighting Pole / Wire	16 Poles	\$308.80	
Lighting Fuel Charge	432 kWh @ \$0.04060/kWh	\$17.54	
Storm Protection Charge	432 kWh @ \$0.01028/kWh	\$4.44	
Clean Energy Transition Mechanism	432 kWh @ \$0.00033/kWh	\$0.14	
Florida Gross Receipt Tax		\$0.91	
Franchise Fee		\$42.64	
Municipal Public Service Tax		\$2.37	
State Tax		\$46.10	
Lighting Charges		\$742.16	
Current Month's Electric Charges		\$742.16	

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005599891
Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	04/12/22	10,504		10,259		245 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		245 kWh @ \$0.07035/kWh				\$17.24		
Fuel Charge		245 kWh @ \$0.04126/kWh				\$10.11		
Storm Protection Charge		245 kWh @ \$0.00315/kWh				\$0.77		
Clean Energy Transition Mechanism		245 kWh @ \$0.00402/kWh				\$0.98		
Florida Gross Receipt Tax						\$1.30		
Electric Service Cost						\$51.86		
Franchise Fee						\$3.40		
Municipal Public Service Tax						\$4.66		
Total Electric Cost, Local Fees and Taxes						\$59.92		
Current Month's Electric Charges						\$59.92		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600327

Statement Date: 05/02/22

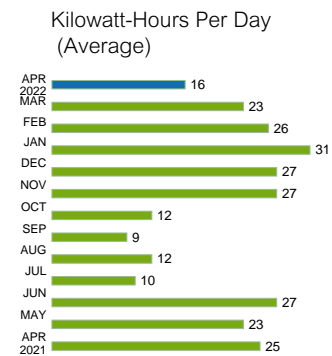
Details of Charges – Service from 03/15/22 to 04/12/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	04/12/22	17,548		17,095		453 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		\$21.46
Energy Charge						453 kWh @ \$0.07035/kWh		\$31.87
Fuel Charge						453 kWh @ \$0.04126/kWh		\$18.69
Storm Protection Charge						453 kWh @ \$0.00315/kWh		\$1.43
Clean Energy Transition Mechanism						453 kWh @ \$0.00402/kWh		\$1.82
Florida Gross Receipt Tax								\$1.93
Electric Service Cost								\$77.20
Franchise Fee								\$5.06
Municipal Public Service Tax								\$6.62
Total Electric Cost, Local Fees and Taxes								\$88.88
Current Month's Electric Charges								\$88.88

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 221005600335

Statement Date: 05/02/22

Details of Charges – Service from 03/16/22 to 04/13/22

Service for: HAWK VALLEY RANCH DR, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	3207 kWh @ \$0.03079/kWh	\$98.74
Fixture & Maintenance Charge	128 Fixtures	\$2229.14
Lighting Pole / Wire	128 Poles	\$3034.90
Lighting Fuel Charge	3207 kWh @ \$0.04060/kWh	\$130.20
Storm Protection Charge	3207 kWh @ \$0.01028/kWh	\$32.97
Clean Energy Transition Mechanism	3207 kWh @ \$0.00033/kWh	\$1.06
Florida Gross Receipt Tax		\$6.74
Lighting Charges		\$5,533.75
Current Month's Electric Charges		\$5,533.75



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600350
Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

Service for: 10310 K BAR RANCH PK, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																												
1000143215	04/12/22	1,007		971		36 kWh	1	29 Days																												
Daily Basic Service Charge			29 days @ \$0.74000			\$21.46	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><thead><tr><th>Month</th><th>Average kWh Per Day</th></tr></thead><tbody><tr><td>APR 2022</td><td>1</td></tr><tr><td>MAR</td><td>1</td></tr><tr><td>FEB</td><td>2</td></tr><tr><td>JAN</td><td>2</td></tr><tr><td>DEC</td><td>2</td></tr><tr><td>NOV</td><td>1</td></tr><tr><td>OCT</td><td>1</td></tr><tr><td>SEP</td><td>1</td></tr><tr><td>AUG</td><td>1</td></tr><tr><td>JUL</td><td>1</td></tr><tr><td>JUN</td><td>0.9</td></tr><tr><td>MAY</td><td>0.9</td></tr><tr><td>APR</td><td>0.6</td></tr></tbody></table>		Month	Average kWh Per Day	APR 2022	1	MAR	1	FEB	2	JAN	2	DEC	2	NOV	1	OCT	1	SEP	1	AUG	1	JUL	1	JUN	0.9	MAY	0.9	APR	0.6
Month	Average kWh Per Day																																			
APR 2022	1																																			
MAR	1																																			
FEB	2																																			
JAN	2																																			
DEC	2																																			
NOV	1																																			
OCT	1																																			
SEP	1																																			
AUG	1																																			
JUL	1																																			
JUN	0.9																																			
MAY	0.9																																			
APR	0.6																																			
Energy Charge			36 kWh @ \$0.07035/kWh			\$2.53																														
Fuel Charge			36 kWh @ \$0.04126/kWh			\$1.49																														
Storm Protection Charge			36 kWh @ \$0.00315/kWh			\$0.11																														
Clean Energy Transition Mechanism			36 kWh @ \$0.00402/kWh			\$0.14																														
Florida Gross Receipt Tax						\$0.66																														
Electric Service Cost						\$26.39																														
Franchise Fee						\$1.73																														
Municipal Public Service Tax						\$2.68																														
Total Electric Cost, Local Fees and Taxes						\$30.80																														
Current Month's Electric Charges						\$30.80																														

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600368
Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

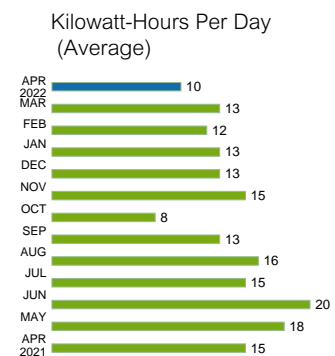
Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	04/12/22	22,241		21,959		282 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						282 kWh @ \$0.07035/kWh		
Fuel Charge						282 kWh @ \$0.04126/kWh		
Storm Protection Charge						282 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						282 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$56.37		
Franchise Fee						\$3.69		
Municipal Public Service Tax						\$5.01		
Total Electric Cost, Local Fees and Taxes						\$65.07		
Current Month's Electric Charges						\$65.07		

Tampa Electric Usage History



Details of Charges – Service from 03/15/22 to 04/12/22

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	1046 kWh @ \$0.03079/kWh		\$32.21
Fixture & Maintenance Charge	44 Fixtures		\$1162.48
Lighting Pole / Wire	44 Poles		\$828.13
Lighting Fuel Charge	1046 kWh @ \$0.04060/kWh		\$42.47
Storm Protection Charge	1046 kWh @ \$0.01028/kWh		\$10.75
Clean Energy Transition Mechanism	1046 kWh @ \$0.00033/kWh		\$0.35
Florida Gross Receipt Tax			\$2.20
Franchise Fee			\$136.15
Municipal Public Service Tax			\$5.74
State Tax			\$149.30
Lighting Charges			\$2,369.78
Current Month's Electric Charges			\$2,369.78

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007136783
Statement Date: 05/02/22

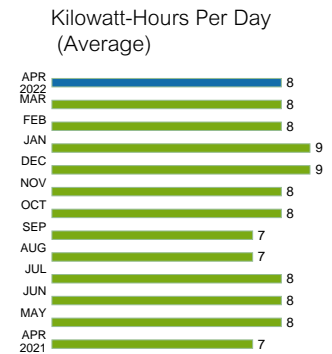
Details of Charges – Service from 03/15/22 to 04/12/22

Service for: 10340 K BAR RANCH PKWY, GATE, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	04/12/22	6,443		6,204		239 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000	\$21.46	
Energy Charge						239 kWh @ \$0.07035/kWh	\$16.81	
Fuel Charge						239 kWh @ \$0.04126/kWh	\$9.86	
Storm Protection Charge						239 kWh @ \$0.00315/kWh	\$0.75	
Clean Energy Transition Mechanism						239 kWh @ \$0.00402/kWh	\$0.96	
Florida Gross Receipt Tax							\$1.28	
Electric Service Cost							\$51.12	
Franchise Fee							\$3.35	
Municipal Public Service Tax							\$4.60	
Total Electric Cost, Local Fees and Taxes							\$59.07	
Current Month's Electric Charges							\$59.07	

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 221007621776
Statement Date: 05/02/22

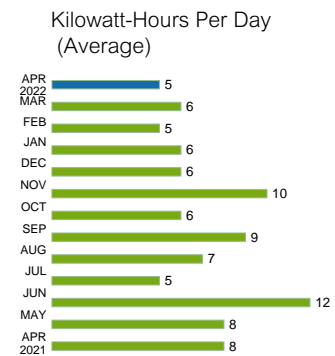
Details of Charges – Service from 03/16/22 to 04/13/22

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	04/13/22	5,732		5,584		148 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		\$21.46
Energy Charge						148 kWh @ \$0.07035/kWh		\$10.41
Fuel Charge						148 kWh @ \$0.04126/kWh		\$6.11
Storm Protection Charge						148 kWh @ \$0.00315/kWh		\$0.47
Clean Energy Transition Mechanism						148 kWh @ \$0.00402/kWh		\$0.59
Florida Gross Receipt Tax								\$1.00
Electric Service Cost								\$40.04
Franchise Fee								\$2.62
Municipal Public Service Tax								\$3.74
Total Electric Cost, Local Fees and Taxes								\$46.40
Current Month's Electric Charges								\$46.40

Tampa Electric Usage History



Details of Charges – Service from 03/16/22 to 04/13/22

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	459 kWh @ \$0.03079/kWh		\$14.13
Fixture & Maintenance Charge	17 Fixtures		\$325.04
Lighting Pole / Wire	17 Poles		\$328.10
Lighting Fuel Charge	459 kWh @ \$0.04060/kWh		\$18.64
Storm Protection Charge	459 kWh @ \$0.01028/kWh		\$4.72
Clean Energy Transition Mechanism	459 kWh @ \$0.00033/kWh		\$0.15
Florida Gross Receipt Tax			\$0.97
Franchise Fee			\$45.31
Municipal Public Service Tax			\$2.52
State Tax			\$48.99
Lighting Charges			\$788.57
Current Month's Electric Charges			\$788.57

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007993977

Statement Date: 05/02/22

Details of Charges – Service from 03/16/22 to 04/13/22

Service for: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	703 kWh @ \$0.03079/kWh	\$21.65
Fixture & Maintenance Charge	37 Fixtures	\$557.96
Lighting Pole / Wire	37 Poles	\$714.10
Lighting Fuel Charge	703 kWh @ \$0.04060/kWh	\$28.54
Storm Protection Charge	703 kWh @ \$0.01028/kWh	\$7.23
Clean Energy Transition Mechanism	703 kWh @ \$0.00033/kWh	\$0.23
Florida Gross Receipt Tax		\$1.48
Franchise Fee		\$87.19
Municipal Public Service Tax		\$3.86
Lighting Charges		\$1,422.24
Current Month's Electric Charges		\$1,422.24



ACCOUNT INVOICE

tampaelectric.com



Account: 221008130249

Statement Date: 05/02/22

Details of Charges – Service from 03/15/22 to 04/12/22

Service for: K BAR PARCEL D, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	475 kWh @ \$0.03079/kWh	\$14.63
Fixture & Maintenance Charge	25 Fixtures	\$377.00
Lighting Pole / Wire	25 Poles	\$482.50
Lighting Fuel Charge	475 kWh @ \$0.04060/kWh	\$19.29
Storm Protection Charge	475 kWh @ \$0.01028/kWh	\$4.88
Clean Energy Transition Mechanism	475 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$1.00
Franchise Fee		\$58.91
Municipal Public Service Tax		\$2.60
Lighting Charges		\$960.97
Current Month's Electric Charges		\$960.97



ACCOUNT INVOICE

tampaelectric.com



Account: 221008151583

Statement Date: 05/02/22

Details of Charges – Service from 03/16/22 to 04/13/22

Service for: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	967 kWh @ \$0.03079/kWh	\$29.77
Fixture & Maintenance Charge	31 Fixtures	\$486.38
Lighting Pole / Wire	31 Poles	\$838.93
Lighting Fuel Charge	967 kWh @ \$0.04060/kWh	\$39.26
Storm Protection Charge	967 kWh @ \$0.01028/kWh	\$9.94
Clean Energy Transition Mechanism	967 kWh @ \$0.00033/kWh	\$0.32
Florida Gross Receipt Tax		\$2.03
Franchise Fee		\$92.13
Municipal Public Service Tax		\$5.30
Lighting Charges		\$1,504.06
Current Month's Electric Charges		\$1,504.06
Total Current Month's Charges		\$17,384.26

Under Pressure LLC

4037 Orient Dr
Hernando Beach FL, 34607
3526671314
tyler@upcfl.com
upcfl.com



Invoice

Invoice No: 1408
Date: 05/16/2022

Bill To: K Bar Ranch II
manager@KBarII.com
(813) 388-9646

Ship To:

Tracking No:
Ship Via:
Free Shipping

Description	Quantity	Rate	Amount
Power wash amenity center exterior sidewalks Post treat with chemical to help prevent mold and mildew return so quickly.	1	\$600.00	\$600.00
Power wash amenity center interior sidewalks leading to tennis courts and playground. Post treat with chemical to prevent mold and mildew from returning so quickly.	1	\$250.00	\$250.00

Subtotal\$850.00

Shipping\$0.00

Total\$850.00

Paid\$0.00

Date Rec'd Rizzetta & Co., Inc.05/18/22

D/M approvalTNDate5/20/22

Date entered05.20.22

Fund001GL53900OC4603

Check #

Balance Due

\$850.00

Comments
Thank you for your business.

Under Pressure LLC

Client's signature



INVOICE

Customer ID:**23-24608-23004**

Customer Name:

K BAR RANCH II CDD

Service Period:

05/01/22-05/31/22

Invoice Date:

04/26/2022

Invoice Number:

9832052-2206-7

How To Contact UsVisit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup

Customer Service:
(813) 621-3055

Your Payment Is Due**May 26, 2022**

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**\$677.21**

If payment is received after
05/26/2022: **\$ 693.94**

Previous Balance

649.66

+

Payments

(315.26)

+

Adjustments

0.00

+

Current Invoice Charges

342.81

=

Total Account Balance Due**677.21****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	05/01/22		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	05/01/22		1.00	153.24
8 Yard Dumpster 1X Week	05/01/22		1.00	35.78
Fuel / Environmental Charge				114.53
Regulatory Cost Recovery Charge				11.63
Late Payment Charge for 02/22 Invoice 9811984	03/26/22			7.88
Total Current Charges				342.81

Date Rec'd Rizzetta & Co., Inc. 04/27/22

Date 4/29/22

Date entered 04.28.22

Fund 001 GL 53400 OC 4305

Check #



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
04/26/2022	9832052-2206-7	23-24608-23004
Payment Terms	Total Due	Amount
Total Due by 05/26/2022	\$677.21	
If Received after 05/26/2022	\$693.94	

2206000232460823004098320520000003428100000067721 7

10290C94

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

THINK GREEN.



5 EASY WAYS TO

Get More with My WM

Create a My WM profile to enroll in AutoPay & Paperless Billing, make HOW TO READ YOUR INVOICE view your pickup schedule and see your pickup ETA, all in one place.



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☐ **Check Here to Change Contact Info**

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here**

If I enroll in Automatic Deducting money from my bank account, I understand that it could take 1-2 billing cycles before the payment is processed. If I do not permit this, I will be responsible for payment until payment is received by WM.

Email	
Date	
Bank Account Holder Signature	

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.

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)



INVOICE

INVOICE #	INVOICE DATE
TM 356523	5/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Property Name: K-Bar Ranch II CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2022

Invoice Amount: \$38,246.75

Description	Current Amount
Monthly Landscape Maintenance May 2022	\$38,246.75

Monthly Base Pay \$7899.86
Irrigation Part 4 \$788.42
Addendums 1-7 \$22106.75
Addendum 8 \$2829.50
Addendum 9 \$2998.00
Fertilization Part 2 \$1624.21

TOTAL MONTHLY: \$38,246.75

Date Rec'd Rizzetta & Co., Inc. 05.13.22
D/M approval TN Date 5/20/22
Date entered 05.19.22
Fund 001 GL 53900 OC 4604
Check # _____

IN COMMERCIAL LANDSCAPING

Invoice Total **\$38,246.75**

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 357568	4/29/2022
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch II CDD
c/o M/I Homes of Tampa, LLC
4343 Anchor Plaza Parkway
Suite 200
Tampa, FL 33634

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch II CDD

Invoice Due Date: May 29, 2022

Invoice Amount: \$26,602.00

Description	Current Amount
K-Bar Pkwy Monument Frost Damage Replacement option #3 Plant Installation	\$26,602.00

Date Rec'd Rizzetta & Co., Inc. 04.29.22

D/M approval TN Date 5/6/22

Date entered 05.05.22

Fund 001 GL 53900 OC 4650

Check #

Invoice Total **\$26,602.00**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #194104

Date: 03/23/2022

From: Joshua Oliva

Proposal For

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.

main:
mobile:

Location

10300 K Bar Ranch Pkwy
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

K-Bar Pkwy Monument Frost Damage Replacement option #3

Terms: Net 30

- **Price to replace Star Jasmine that completely declined due to frost damage, with Pittosporum on both entrance and exit side Monuments which is a more hardy plant.**
- **Liriope and foxtail will alternate on exit side of parkway along the inside of the sidewalk taking the place of the Jasmine Sunset Minima that run along sidewalk.**
- **Big bed on exit side of parkway, located between sidewalk and road will be replaced with Pittosporum lined through the middle of the bed, Dwarf Bottle Brush running alongside the Pittosporum with Pockets of Foxtail Fern Sprinkled throughout**
- **Also included for replacement is the median with Sunset Jasmine Minima that runs between the monuments on K-Bar Ranch Pkwy, where annual bed is located.**
- **Jasmine bed located at entrance side, just after the big bed of annual flowers will be replaced with Pittosporum for uniformity with Dwarf Bottle Brush on inside with pockets of Foxtail Ferns in front of Bottle Brush.**
- **Yellowstone would be responsible for warranty on *ALL* newly installed plant material for up to 1 year.**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$9,325.00	\$9,325.00
Pittosporum, 3 GAL	356.00	\$16.25	\$5,785.00
Liriope, 3 GAL	135.00	\$10.00	\$1,350.00
Dwarf Bottle Brush, 3 GAL	122.00	\$46.00	\$5,612.00
Jasmine Sunset Minima, 1GAL	307.00	\$10.00	\$3,070.00
Pine Bark Mulch	80.00	\$10.00	\$800.00
Irrigation Labor	1.00	\$410.00	\$410.00
Irrigation Material	1.00	\$250.00	\$250.00

Client Notes

Signature

x *Betty Valenti*

SUBTOTAL \$26,602.00

SALES TAX \$0.00

TOTAL \$26,602.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



INVOICE

INVOICE #	INVOICE DATE
TM 369842	5/18/2022
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Property Name: K-Bar Ranch II CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 17, 2022

Invoice Amount: \$147.02

Description	Current Amount
-------------	----------------

Amenity Center Plant Install

Labor, Delivery and Installation

\$147.02

Date Rec'd Rizzetta & Co., Inc. 05.20.22

D/M approval TN Date 5/26/22

Date entered 05.26.22

Fund 001 GL 53900 OC 4650

Check # _____

Invoice Total \$147.02

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 369843	5/18/2022
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Property Name: K-Bar Ranch II CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 17, 2022

Invoice Amount: \$233.76

Description	Current Amount
-------------	----------------

Amenity Center Plant Install/Finger Island

Labor, Delivery and Installation

\$233.76

Date Rec'd Rizzetta & Co., Inc. 05.20.22

D/M approval TN Date 5/26/22

Date entered 05.26.22

Fund 001 GL 53900 OC 4650

Check #

Invoice Total \$233.76

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Tab 3



K-Bar Ranch Community Development District Revenue Refunding Bond, Series 2017A-1, A-2 and A-3

Acceptance Fee

Waived

Covers review of documents, participation in document conferences, establishing records/accounts, authentication/delivery of bonds, receipt of funds, establishment of procedures and ticklers necessary to perform our duties and monitor the various terms and covenants in the financing documents.

Trustee Administration Fee*

Series A-1 - \$3,750 Annually-Payable in Advance

Series A-2 - \$1,000 one-time fee, Payable in Advance (assumes payoff in 2023, otherwise reverts to \$2,750 annually)

Series A-3 - \$2,750 Annually-Payable in Advance

Maintenance of records in connection with the control of the bonds outstanding; review and compliance of document provisions; receive, pay out and control the movement of funds; pay periodic interest and principal; and prepare periodic accountings and reports. Bond Registrar and Paying Agent services are included. Standard Trustee disclosure information is provided in our services.

Pivot

Waived

Pivot provides our clients the real-time deal and account information that matters most. Through a customizable, user-friendly interface, Pivot offers our clients a secure and centralized online platform.

Out of Pocket Expenses

Billed at Cost

Legal Fees

Billed at Cost

Any additional ongoing legal fees and expenses would be billed at cost.

Incidental Expenses

7.75% of Annual Trustee Administration Fee, Payable in Arrears

Incidental expenses, such as, travel and closing expenses, wires, postage, copies, mailings, courier expenses, etc.

Extraordinary Expenses / Other Services

Billed at Cost

Extraordinary Administration Services ("EAS") are duties, responsibilities or activities not expected to be provided by the trustee or agent at the outset of the transaction, not routine or customary, and/or not incurred in the ordinary course of business, and may require analysis or interpretation. Billing for fees and expenses related to EAS is appropriate in instances where particular inquiries, events or developments are unexpected, even if the possibility of such circumstances could have been identified at the inception of the transaction, or as changes in law, procedures, or the cost of doing business demand. At our option, EAS may be charged on an hourly (time expended multiplied by current hourly rate), flat or special fee basis at such rates or in such amounts in effect at the time of such services, which may be modified by us in our sole discretion from time to time. In addition, all fees and expenses incurred by the trustee or agent, in connection with the trustee's or agent's EAS and ordinary administration services and including without limitation the fees and expenses of legal counsel, financial advisors and other professionals, charges for document amendments and substitutions, tenders, optional redemptions, UCC filings, investment agreements, outside held money market funds, default administration, wire transfers, checks, internal transfers and securities transactions, travel expenses, communication costs, postage (including express mail and overnight delivery charges), copying charges and the like will be payable, at cost, to the trustee or agent. EAS fees are due and payable in addition to annual or ordinary administration fees. Failure to pay for EAS owed to U.S. Bank within 45 days may result in interest being charged on amounts owed to U.S. Bank for extraordinary administration services fees and expenses at the prevailing market rate.

* The quoted fee does not include services as Disclosure Agent pursuant to Securities & Exchange commission Rule 15c12- 12, as amended. U.S. Bank will discuss this service with the Obligor if applicable pursuant to the terms of the bond issues.

Account approval is subject to review and qualification. Fees are subject to change at our discretion and upon written notice. Fees paid in advance will not be prorated. The fees set forth above and any subsequent modifications thereof are part of your agreement. Finalization of the transaction constitutes agreement to the above fee schedule, including agreement to any subsequent changes upon proper written notice. In the event your transaction is not finalized, any related out-of-pocket expenses will be billed to the client directly. Absent your written instructions to sweep or otherwise invest, all sums in your account will remain uninvested and no accrued interest or other compensation will be credited to the account. Payment of fees constitutes acceptance of the terms and conditions set forth.

IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT:

To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a nonindividual person such as a business entity, a charity, a trust or other legal entity, we ask for documentation to verify its formation and existence as a legal entity. We may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

Tab 4

**K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
K-Bar Ranch II Community Development District
City of Tampa, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 16, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 16, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,515,193.
- The change in the District's total net position in comparison with the prior fiscal year was \$11,097,098, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,119,339, an increase of \$931,192 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaids and deposits, restricted for debt service and capital projects, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, public safety, roads and streets, and culture and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Assets, excluding capital assets	\$ 2,169,905	\$ 1,235,059
Capital assets	24,183,648	10,297,868
Total assets	26,353,553	11,532,927
Current liabilities	343,074	319,832
Long-term liabilities	17,495,286	13,795,000
Total liabilities	17,838,360	14,114,832
Net Position		
Net investment in capital assets	6,688,362	(3,497,132)
Restricted	1,403,543	605,814
Unrestricted	423,288	309,413
Total net position	\$ 8,515,193	\$ (2,581,905)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is the result of the Developer conveying capital assets to the District.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2021	2020
Program revenues		
Charges for services	\$ 4,977,657	\$ 2,218,435
Operating grants and contributions	448	6,979
Capital grants and contributions	8,760,628	3,701,526
General revenues		
Unrestricted investment earnings	61	784
Miscellaneous	9,176	2,567
Total revenues	13,747,970	5,930,291
Expenses:		
General government	121,384	134,199
Public safety	113,900	81,472
Physical environment	1,126,040	644,948
Roads and streets	12,219	9,395
Culture and recreation	265,127	150,624
Interest on long-term debt	718,527	734,734
Bond issue costs	293,675	-
Conveyance of infrastructure assets	-	8,815,250
Total expenses	2,650,872	10,570,622
Change in net position	11,097,098	(4,640,331)
Net position - beginning	(2,581,905)	2,058,426
Net position - ending	\$ 8,515,193	\$ (2,581,905)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,650,872. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of capital contributions from the Developer and assessments. The increase in charges for services is due to an increase in the amount of prepaid assessments collected in the current fiscal year. The increase in capital grants and contributions represents contribution of infrastructure to the District from the Developer. In total, expenses decreased significantly from the prior fiscal year due to conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities during the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$25,048,077 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$864,429 has been taken, which resulted in a net book value of \$24,183,648. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2021, the District had \$17,340,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates an increase in its general operations for the subsequent year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact K-Bar Ranch II Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 483,010
Due from Developer	5,644
Prepayment assessments receivable	80,868
Prepays and deposits	37,633
Restricted assets:	
Investments	1,562,750
Capital assets	
Non-depreciable assets	6,726,706
Depreciable assets, net	17,456,942
Total assets	<u>26,353,553</u>
LIABILITIES	
Accounts payable and accrued expenses	27,503
Due to Developer	17,419
Accrued interest payable	298,152
Non-current liabilities:	
Due within one year	345,000
Due in more than one year	17,150,286
Total liabilities	<u>17,838,360</u>
NET POSITION	
Net investment in capital assets	6,688,362
Restricted for debt service	1,386,660
Restricted for capital projects	16,883
Unrestricted	423,288
Total net position	<u>\$ 8,515,193</u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 121,384	\$ 121,384	\$ -	\$ -	\$ -
Public safety	113,900	113,900	-	2	2
Physical environment	1,126,040	602,134	-	-	(523,906)
Culture and recreation	265,127	265,127	-	8,760,626	8,760,626
Roads and streets	12,219	12,219	-	-	-
Interest on long-term debt	718,527	3,862,893	448	-	3,144,814
Bond issue costs	293,675	-	-	-	(293,675)
Total governmental activities	2,650,872	4,977,657	448	8,760,628	11,087,861
General revenues:					
					61
					9,176
					9,237
					11,097,098
					(2,581,905)
					\$ 8,515,193

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
ASSETS				
Cash	\$ 483,010	\$ -	\$ -	\$ 483,010
Investments	-	1,545,867	16,883	1,562,750
Due from Developer	5,644	-	-	5,644
Prepayment assessment receivable		80,868		80,868
Prepays and deposits	37,633	-	-	37,633
Due from other fund		58,077	-	58,077
Total assets	<u>\$ 526,287</u>	<u>\$ 1,684,812</u>	<u>\$ 16,883</u>	<u>\$ 2,227,982</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 27,503	\$ -	\$ -	\$ 27,503
Due to other fund	58,077	-	-	58,077
Due to Developer	17,419	-	-	17,419
Total liabilities	<u>102,999</u>	<u>-</u>	<u>-</u>	<u>102,999</u>
Deferred Inflows of Resources:				
Unavailable revenue - assessments	5,644	-	-	5,644
Total deferred inflows of resources	<u>5,644</u>	<u>-</u>	<u>-</u>	<u>5,644</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	37,633	-	-	37,633
Restricted for:				
Debt service	-	1,684,812	-	1,684,812
Capital projects	-	-	16,883	16,883
Assigned to:				
Capital reserves	50,081	-	-	50,081
Unassigned	329,930	-	-	329,930
Total fund balances	<u>417,644</u>	<u>1,684,812</u>	<u>16,883</u>	<u>2,119,339</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 526,287</u>	<u>\$ 1,684,812</u>	<u>\$ 16,883</u>	<u>\$ 2,227,982</u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 2,119,339

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	25,048,077	
Accumulated depreciation	<u>(864,429)</u>	24,183,648

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are reported as unavailable revenue whereas these amounts are revenue in the governmentwide financial statements. 5,644

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(298,152)	
Premium on bonds	(155,286)	
Bonds payable	<u>(17,340,000)</u>	(17,793,438)

Net position of governmental activities		<u><u>\$ 8,515,193</u></u>
---	--	----------------------------

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
REVENUES				
Assessments	\$ 1,136,395	\$ 3,862,893	\$ -	\$ 4,999,288
Interest and other revenues	9,237	448	2	9,687
Total revenues	1,145,632	3,863,341	2	5,008,975
EXPENDITURES				
Current:				
General government	121,384	-	-	121,384
Public safety	113,900	-	-	113,900
Physical environment	609,200	-	-	609,200
Culture and recreation	153,423	-	-	153,423
Roads and streets	12,219	-	-	12,219
Debt service:				
Principal	-	2,590,000	-	2,590,000
Interest	-	721,875	-	721,875
Bond issue costs	-	-	293,675	293,675
Capital outlay	-	-	5,753,698	5,753,698
Total expenditures	1,010,126	3,311,875	6,047,373	10,369,374
Excess (deficiency) of revenues over (under) expenditures	135,506	551,466	(6,047,371)	(5,360,399)
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	(2)	2	-
Bond issuance	-	238,443	5,896,557	6,135,000
Bond premium	-	-	156,591	156,591
Total other financing sources (uses)	-	238,441	6,053,150	6,291,591
Net change in fund balances	135,506	789,907	5,779	931,192
Fund balances - beginning	282,138	894,905	11,104	1,188,147
Fund balances - ending	\$ 417,644	\$ 1,684,812	\$ 16,883	\$ 2,119,339

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 931,192
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	5,753,698
The statement of activities reports non-cash contributions as revenues, but these amounts are not reported in the governmental fund financial statements.	8,760,626
Amortization of Bond premium is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	1,305
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(628,544)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(6,135,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(156,591)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,590,000
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	5,644
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(27,275)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	2,043
Change in net position of governmental activities	<u><u>\$ 11,097,098</u></u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

K-Bar Ranch II Community Development District ("District") was created by Ordinance 2017-14, effective as of June 27, 2017, of the Board of County Commissioners of City of Tampa, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with M/I Homes of Tampa, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Equipment	7
Recreational amenities	30
Infrastructure - stormwater	25
Infrastructure - roadways	25-30
Landscape/hardscape	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the terms of the District's annual appropriations resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Weighted Average Maturities
Goldman Sachs Financial Square Government Fund	\$ 1,318,523	S&P AAAm	38 days
First American Treasury Obligation CL Y	244,227	S&P AAAm	13 days
Total Investments	<u>\$ 1,562,750</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 507,203	\$ 14,514,324	\$ (8,294,821)	\$ 6,726,706
Total capital assets, not being depreciated	507,203	14,514,324	(8,294,821)	6,726,706
Capital assets, being depreciated				
Security Video Monitoring System	22,855	-	-	22,855
Roadways	3,766,267	3,343,979	-	7,110,246
Stormwater/Wastewater Mgmt	2,810,249	1,975,040	-	4,785,289
Landscape and hardscape	174,013	2,975,802	-	3,149,815
Amenity Center	3,253,166	-	-	3,253,166
Total capital assets, being depreciated	10,026,550	8,294,821	-	18,321,371
Less accumulated depreciation for:				
Security Video Monitoring System	(3,537)	(3,265)	-	(6,802)
Roadways	(94,157)	(181,275)	-	(275,432)
Stormwater/Wastewater Mgmt	(84,307)	(125,577)	-	(209,884)
Landscape and hardscape	(8,701)	(209,988)	-	(218,689)
Amenity Center	(45,183)	(108,439)	-	(153,622)
Total accumulated depreciation	(235,885)	(628,544)	-	(864,429)
Total capital assets, being depreciated, net	9,790,665	7,666,277	-	17,456,942
Governmental activities capital assets, net	\$ 10,297,868	\$ 22,180,601	\$ (8,294,821)	\$ 24,183,648

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$85.1 million. The infrastructure will include roadways, recreational facility, stormwater and wastewater systems, utility improvements, and land improvements, including landscaping and streetscaping. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the current fiscal year the District accepted improvements for Parcels D, E, I, J, and N at a cost of \$14,514,324. The District has reported contributions from the Developer for these assets at \$8,760,626.

NOTE 5 - CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs as follows:

Physical environment	\$	516,840
Culture and recreation		111,704
Total depreciation	\$	<u>628,544</u>

NOTE 6 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2021 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 58,077
Debt service	58,077	-
Total	<u>\$ 58,077</u>	<u>\$ 58,077</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to prepayment assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 7 - LONG-TERM LIABILITIES

Series 2017 Bonds

On December 19, 2017, the District issued \$16,950,000 of Special Assessment Bonds, Series 2017 consisting of multiple terms Bonds with due dates ranging from May 1, 2028 to May 1, 2048, and fixed interest rates ranging from 4.0% to 5.625%. The Bonds were issued to finance a portion of the cost of acquiring, construction and equipping of certain assessable improvements comprising the Series 2017 Project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid annually commencing May 1, 2018 through May 1, 2048.

Series 2021 Bonds

On June 18, 2021, the District issued \$6,135,000 of Special Assessment Bonds, Series 2021 consisting of multiple terms Bonds with due dates ranging from May 1, 2026 to May 1, 2051, and fixed interest rates ranging from 2.3% to 3.31%. The Bonds were issued to finance a portion of the cost of acquiring, construction and equipping of certain assessable improvements comprising the Series 2021 Project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid annually commencing May 1, 2022 through May 1, 2051.

The Series 2017 and Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Bond Compliance

The Series 2017 and Series 2021 Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 7 - LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 13,795,000	\$ -	\$ 2,590,000	\$ 11,205,000	\$ 215,000
Series 2021	-	6,135,000	-	6,135,000	130,000
Original issue premium	-	156,591	1,305	155,286	-
Total	<u>\$13,795,000</u>	<u>\$ 6,291,591</u>	<u>\$ 2,591,305</u>	<u>\$17,495,286</u>	<u>\$ 345,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 345,000	\$ 749,574	\$ 1,094,574
2023	355,000	770,473	1,125,473
2024	365,000	756,914	1,121,914
2025	385,000	742,990	1,127,990
2026	395,000	728,220	1,123,220
2027-2031	2,220,000	3,390,169	5,610,169
2032-2036	2,780,000	2,858,763	5,638,763
2037-2041	3,465,000	2,167,706	5,632,706
2042-2046	4,280,000	1,261,794	5,541,794
2047-2048	2,750,000	284,325	3,034,325
Total	<u>\$ 17,340,000</u>	<u>\$ 13,710,928</u>	<u>\$ 31,050,928</u>

NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer owns the majority of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no claims since inception of the District.

NOTE 11 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to year end, the District prepaid \$695,000 of the Series 2017A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,106,777	\$ 1,136,395	\$ 29,618
Interest and other revenues	-	9,237	9,237
Total revenues	<u>1,106,777</u>	<u>1,145,632</u>	<u>38,855</u>
EXPENDITURES			
Current:			
General government	115,734	121,384	(5,650)
Public safety	48,070	113,900	(65,830)
Physical environment	740,877	609,200	131,677
Culture and recreation	165,096	153,423	11,673
Roads and streets	12,000	12,219	(219)
Capital outlay	25,000	-	25,000
Total expenditures	<u>1,106,777</u>	<u>1,010,126</u>	<u>96,651</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	135,506	<u>\$ 135,506</u>
Fund balance - beginning		<u>282,138</u>	
Fund balance - ending		<u>\$ 417,644</u>	

See notes to required supplementary information

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	6
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	\$96,139.73
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	Not applicable
Ad Valorem taxes;	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance; Villa - \$1,213.54 SF 50' - \$1,925.55 SF 65' - \$2,459.55 SF 40' - \$1,569.54 SF 50' Unplatted - \$145.53 SF 65' Unplatted - \$145.53
	Debt service - see below
Special assessments collected FYE 9/30/2021	\$1,834,853
Outstanding Bonds:	
Series 2017 A-1, due May 1, 2048	See Note 7 page 19 for details
Series 2021, due May 1, 2051,	See Note 7 page 19 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
K-Bar Ranch II Community Development District
City of Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 16, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 16, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
K-Bar Ranch II Community Development District
City of Tampa, Florida

We have examined K-Bar Ranch II Community Development District, City of Tampa, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of K-Bar Ranch II Community Development District, City of Tampa, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 16, 2022



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
K-Bar Ranch II Community Development District
City of Tampa, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated May 16, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 16, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of K-Bar Ranch II Community Development District, City of Tampa, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank K-Bar Ranch II Community Development District, City of Tampa, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 16, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 5

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

District Office – 9428 Camden Field Parkway Riverview, FL 33578

M E M O R A N D U M

TO:

FROM: Nicole Kustes, District Office

RE: K-Bar Ranch II CDD– Landowner Election

Please find enclosed instructions, a ballot, and proxy for the upcoming Landowners' Meeting/Election scheduled to be held on **November 21, 2022 at 9:30 a.m. at the offices of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634**. If a Landowners' representative/officer is unable to attend the meeting, please fill out the enclosed proxy designation naming someone who is able to attend, to vote on the Landowners' behalf. Please email a copy to me at NKustes@rizzetta.com no later than 5:00 p.m. on **October 28, 2022** and mail the original to the District Office to be retained on file.

Each Landowner is entitled to cast one vote for each seat on the Board that is up for election per acre of land owned or portion thereof. Therefore, if you own one acre, you get one vote for each of the three seats up for election or a total of three votes. Prior to the election, please confirm the total number of acres owned by **M/I Homes**.

This election is for the purpose of electing three Board members. The two candidates receiving the most votes will each receive a four (4) year term; the remaining candidate receiving the next highest numbers of votes will receive a two (2) year term.

If you have any questions, please contact Taylor Nielsen at TNielsen@Rizzetta.com.

**INSTRUCTIONS RELATING TO 4 YEAR
LANDOWNERS' MEETING OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT FOR
THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 21, 2022

TIME: 9:30 a.m.

**LOCATION: M/I Homes
4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634**

Pursuant to Chapter 190, *Florida Statutes*, after a Community Development District ("District") has been established, there shall be a landowners' meeting for the purpose of electing three (3) members of the Board of Supervisors. Subsequent landowners' meetings shall be held every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), *Florida Statutes*, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term, (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners' shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2) year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

OFFICIAL BALLOT
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING NOVEMBER 21, 2022 AT 9:30 A.M.

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the K-Bar Ranch II Community Development District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 21, 2022 AT 9:30 A.M.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the K-Bar Ranch II Community Development District to be held at the offices of M/Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL, 33634 on November 21, 2022 at 9:30 a.m. and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner
(or, if applicable, authorized representative of Landowner)

Date

Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

(must be street address, tax parcel ID number, or
Legal description attached)

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes (2014), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.



April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
K-Bar Ranch II	517

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Candidate Services Manager



Tab 6

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane
Tampa, FL 33647
Phone 813-388-9646
manager@kbarll.com

Clubhouse Manager's Report May 2022 for June 2022 Meeting

Operations and Maintenance Report+

Amenities Center

- Repair hinge at Briarbrook Pedestrian gate
- Move Fire Extinguisher in office
- Order and install new Amenity Signs
- Clean pool area dining chairs
- Pressure wash sidewalks in parking lot, playground and pool area.
- Remove wood and construction debris from Briarbrook and Old Spanish CDD property
- Cleaned all pool umbrellas
- Inventory best ponds for first phase of No Fishing Signs
- Clean all spot lights on porches
- Repair Tennis shade screens
- Clean stickers off of 70 event chairs
- Call AC service to troubleshoot AC unit #2 malfunctioning. Injected dye to find leak in refrigerant
- AC tec came back to find hole in AC coil. Ordered parts
- Painted wall marks in event room
- Call farmers to report cow out of field
- Replace bolt on playground play panel telescope

Ponds

- Regular Service

Landscaping

- Regular Service

Gates

- Call and drove to Fire Dept to request reset of Knox key at Winsome Manor
- Winsome Manor ID tray replaced by Securiteam

Events/Activities

- Every Wednesday Free Coffee Day
- Game Time Tuesday-Wednesday-Thursday
- Mother's Day Event

Resident Requests:

Residents requesting more than 20 attendees for pool party gazebo rentals

Tab 7

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



June 1, 2022
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

- ❖ See item 1 on the report regarding Bahia mowing.
- ❖ Make sure during mowing service Saint Augustine is being cut on the highest setting.

The following are action items for Yellowstone 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. During my inspection I noted that the bahia was started to reseed quickly. I would like to allow it to do this naturally through a skipped mowing. Let's skip mowing for the week of the 27th of June and commence back mowing the bahia the following week.
2. Continue to treat the bahia areas on kbar ranch parkway that are irrigated with selective herbicide. Please note that the products we can currently use on bahia will not kill every weed.
3. During my inspection it was noticeable annuals are at the end of the rotation. Please make sure these are removed if they become unpresentable.
4. Remove the singular dead dwarf bottle brush in the center island at the main entrance on kbar ranch boulevard. Replace the material and invoice out to the district.(Pic 4)
5. Remove the tall weeds in the jasmine in the center island at the main entrance on kbar ranch parkway.
6. Treat the crack weeds in the walking path going down kbar ranch parkway.
7. Remove the suckers growing in the dwarf bottlebrush on the exit side of the redwood pointe entrance.
8. Treat the turf weeds on the inbound side of redwood pointe entrance on the opposite side of the sidewalk.(Pic 8)



Redwood Point, Wild Tamarind, Laurel Vista

9. Treat the weed in the jasmine bed along the black fencing on kbar ranch parkway before you get to wild tamarind.
10. Treat the turf weeds in the saint Augustine frontage in front of the laurel vista entrance.
11. Treat the bed weeds in the viburnum berm area after wild tamarind on Kbar Ranch Parkway.
12. In the same area the end section of this viburnum hedge is not doing well please diagnose and treat. Make sure the irrigation is working in this area.(Pic 12)



13. Treat the weeds in the shell bed as you enter onto paddock view drive.
14. Treat the fakahtachee grass long the inbounds and outbound sides of Paddock view drive and Mistflower Lane.
15. Remove the sucker growth growing in the viburnum hedge on the outbound side of briar brook up against the gate.
16. Remove the torpedo grass growing in the viburnum suspensum hedge at the briar brook mail kiosk.
17. Continue to improve the viburnum hedge at the briar brook mail kiosk area.

18. Trim the dwarf bottle brush down at the winsome manor entrance side beds to create a tier affect.
19. Fertilize the crape myrtles on the inbound side of the mossy pine entrance. They are not producing much growth and are struggling.
20. Treat the bed weeds in the center island at the entrance to mossy pines.
21. Treat the turf weeds inside the mossy pine entrance across from the mail kiosk.
22. During my inspection I noticed an area not being mowed inside of the mossy pine entrance. Make sure we get this mowed. (Pic 22)



Redwood Point, Wild Tamarind, Laurel Vista

23. Diagnose and treat the dwarf bottle brush at the sun drift entrance. I noticed new decline in this material.
24. Treat the bed weeds throughout the sundrift entrance.
25. Treat the turf weeds at the sun drift mail kiosk. Improve the vigor in the saint Augustine in this area.
26. Diagnose and treat the dwarf bottle brush at the old Spanish entrance. Improve the vigor in this plant material.
27. Improve the vigor in the viburnum at the lift station inside of the old Spanish neighborhood.
28. During my inspection it does look like the saint Augustine is being cut to low on mistflower lane. Make sure we are allowing the saint Augustine to grow up and not continue to cut it to low.
29. **During my inspection we still have road closed and construction signs on district property. Who would be responsible in removing these?(Pic 29)**
30. Treat the turf weeds on the outbound side of mistflower as you come out of the clubhouse and continue north.
31. **Remove the sucker growth and tall weeds in the hedge and loropetalum bed on mistflower lane at the traffic circle on the berm.**
32. Improve the vigor in the saint Augustine at the eagle creek main entrance.
33. Remove the tall weeds growing in the viburnum hedge along the fence at the entrance to eagle creek.
34. Treat the bed weeds in the beds along meadow pointe boulevard.
35. During my inspection it doesn't look like the ponds along meadow pointe boulevard going toward the new access road are being mowed. I was in the understanding these were being turned over for mowing?



Tab 8



K-Bar II 6/3/22, 2:30 PM

Josh Oliva

Friday, June 3, 2022

Prepared For Rizzetta

14 Observations Identified



Bermuda Grass Treatment
Property Manager
Treatments of the Bermuda turf at
the clubhouse are doing well turf
is in a healthy state.



Healthy Bermuda



Eagle Creek
Good health over all.



Declined Turf Areas
Property Manager
Declined turf area from heavy
machinery during road work
repair.



Turf Mowing



Turf Recovery
Turf is recovering from curb repairs.



Turf Mowing



Shrub Fertilization
Property Manager
Shrubs we're fertilized to improve vigor.

1 Bermuda Piece Of Sod Needed For Clubhouse



Parking On Bahia Turf



Pond Mowing

Pond mowing is being completed

String Trimming Of Ponds

All ponds and pond signage should be string trimmed weekly. Light round up application needed at base. 3 inch circle around base. Nothing wider than 3 inches.

Summer Mix Annual Flowers

Summer annual rotation in the month of June

Oak Tree Tips

Irrigation time reduced on trees to better help with over saturation causing top die back. Will monitor recovery.

Josh Oliva
Yellowstone



Tech:

Date: 5-18-22

Sheet 1 of 1

W/C Total Time: _____

Watering Days: Start Time

PGM	<u>2</u>	S	M	T	<u>W</u>	T	F	<u>S</u>	<u>99</u>
PGM	<u>8</u>	S	M	<u>1</u>	W	T	F	<u>S</u>	<u>99</u>
PGM	_____	S	M	T	W	T	F	S	_____
PGM	_____	S	M	T	W	T	F	S	_____
PGM	_____	S	M	T	W	T	F	S	_____
PGM	_____	S	M	T	W	T	F	S	_____

Watering Days: Start Time:

PGM S M T W T F S
PGM S M T W T F S
PGM S M T W T F S
PGM S M T W T F S
PGM S M T W T F S
PGM S M T W T F S

Watering Days: Start Time:

[illegible]

(Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

K: Maxijet
L: Netafim Repair



Q. 1

Date: 5-9-77

Sheet of

Property:

R-Bar 2

W/C Total Time:

Acc

Controller Location:

Brier Brook

Watering Days:

Start Timing

	Catching Location																																
Zona #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Type	R	D	S	B	S	S	S	S	A	S	S	R	S	S	S	S	S	S	S	R	S	S	S	S	S	S	S	S	S	S	S	P	S
Program	R	R	A	B	A	A	A	A	D	E	A	B	A	A	B	A	A	R	A	B	A	A	A	R	R	A	A	A	A	A	B	B	A
Ranking	30	20	15	15	13	13	15	13	10	15	19	30	15	15	20	15	15	15	15	30	15	15	15	15	15	15	15	15	15	15	15	20	15
Repair			/					L		B																	R			B			

PGM ~~S M T W T F S~~ ~~6 7~~
PGM ~~S M T W T F S~~ ~~6 7~~
PGM ~~S M T W T F S~~ ~~6 7~~
PGM ~~S M T W T F S~~ ~~6 7~~
PGM ~~S M T W T F S~~ ~~6 7~~
PGM ~~S M T W T F S~~ ~~6 7~~

張

Controller Location:

A

Watering Days:

Start Time:

Zone #		34	33	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65
Type	S	R									S	S	S	S	S		S	R	S	S	S			S	S	S	S	S	S	S	S	R	
Program	A	B									A	A	A	A	B	A		A	B	A	A	A		B	A	A	A	A	A	A	A	B	
Runtime	19	30									15	15	15	15	20	15		15	30	15	15	15		0	10	15	15	15	15	15	15	30	
Repair																		C						F		2H	I						

[illegible]

ACC

Controller Location:

5-16-22

C

Watering Days:

Start Time

[illegible]

	PGM	S	M	T	W	T	F	S
9	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S

Description and location of work performed:

2722

Authorized by:

(Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

A: Replaced 4" Spray
B: Replaced 6" Spray

C: Replaced 12" Spray
D: Replaced 4" Rotor

E: Replaced 12" Rotor
F: Replaced Nozzle

G: Straighten Head
H: Lateral Line Repair

I: Valve Repair
J: Valve Box

K: Maxijet
L: Metafim Repair



Sheet of

K-Box 3

W/C Total Time:

AIC

Controller Location:

Zone #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Type	S	S	S	S		S	S	S	S	S	D	S	S	S	S	K	D	R	R	R	S	S	S	S	K		K	R	R	D	K		D
Program	A	A	A	A		A	A	A	A	A	A	A	A	A	A	R	A	A	A	A	A	A	A	A	A		A	A	A	A	A		A
RunTime	10	10	20	10		10	10	10	10	10	20	10	10	10	10	30	10	30	30	30	10	10	30	10	30		30	30	30	20	31		21
Repair								F	H	H																							

Watering Days:

Start Time

[illegible]

Controller Location:

[illegible]

Watering Days:

Start Times

[illegible]

Controller Location:

Zone #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27					
Type	S	S	S	S	B		K	R	S	S	S	S					S	K	K	K		S				D	S	K				
Program	A	A	A	A	A		A	A	A	A	A	A					A	A	A	A		A				A	A	A				
Runtime	10	10	10	10	20		30	30	10	10	10	10					10	30	30	30		10				20	10	30				
Repair																											H					

Watering Days:

Start Time: _____

	PGM	S	M	T	W	T	F	S
9	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S
	PGM	S	M	T	W	T	F	S

Description and location of work performed:

(Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

L: Netafim Repair



YELLOWSTONE

Irrigation Wet Check Report

Tech: RAC

Date: 5-11-22

Sheet of

Property: K-Bar 2

mossy point

W/C Total Time:

Controller Type: ACC

Controller Location:

Zone #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Type	D	S	R	S	S	S	S	S	R	R	S	S	S	S	S	S	S	S					S	R	D	S	S	S	S	S	S	S	D
Program	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	A	A	A	A	A	A
Runtime	20	15	10	30	15	15	15	15	30	30	15	15	15	15	15	15	15	15					15	30	20	15	15	15	15	15	15	15	20
Repair						G	G					F														B				H			

Watering Days:	Start Time:
PGM <u>A</u> S M T W T F S <u>(3:45)</u>	
PGM <u>R</u> S M T W T F S <u>5:00</u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u>F</u> S M T W T F S <u>7:00</u>	

Controller Type:

Controller Location:

Zone #	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66
Type	S	S	S	D	S	D	S	S	R	R	D	D	R	R	R												D	S	S	A	K	S	D
Program	A	A	A	A	A	A	A	A	B	B	B	B	B	B	B												B	B	B	B	B	B	B
Runtime	15	15	15	20	15	20	15	15	30	30	20	20	30	30	30												20	15	15	10	30	15	20
Repair						H																											

Watering Days:	Start Time:
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	

Controller Type:

Controller Location:

Zone #	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86													99
Type	A	B	D	K	S	S	S	S	S	S	R	S	S	R	S	S	R	D	S	A													
Program	F	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	F													
Runtime	10	10	20	30	15	15	15	15	15	15	30	15	15	30	15	15	30	20	15	10													
Repair																																	

Watering Days:	Start Time:
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	
PGM <u> </u> S M T W T F S <u> </u>	

Description and location of work performed: L291

Authorized by:

(Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

A: Replaced 4" Spray
B: Replaced 6" Spray

C: Replaced 12" Spray
D: Replaced 4" Rotor

E: Replaced 12" Rotor
F: Replaced Nozzle

G: Straighten Head
H: Lateral Line Repair

I: Valve Repair
J: Valve Box

K: Maxijet
L: Netafim Repair

Tab 9



Proposal #218286

Date: 06/03/2022

From: Joshua Oliva

Proposal For

Location

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.

main:
mobile:

10300 K Bar Ranch Pkwy
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

Declined Oak At Mistflower Round-About

Terms: Net 30

Removal of Southern Live Oak located in the roundabout of Pleasant Knoll Dr that is declining due to girdling of the roots due to burlap and straps, as well as basket not being removed

- All debris removed

- Stump ground to a minimum depth of 8 inches

All cuts will be made to ANSI A300 specifications and in compliance to industry standards.

All Permits and Certified Arborist assessments are included

All removals are contingent on permit approvals

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor Cost	1.00	\$1,027.43	\$1,027.43

Client Notes

Signature

x

SUBTOTAL	\$1,027.43
SALES TAX	\$0.00
TOTAL	\$1,027.43

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva
Office:
joliva@yellowstonelandscape.com



Proposal #218020

Date: 06/02/2022

From: Joshua Oliva

Proposal For

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.

main:
mobile:

Location

10300 K Bar Ranch Pkwy
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

K-Bar Pkwy And Kinnan Bahia Sod Install

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sod Installation	1.00	\$756.87	\$756.87

Client Notes

- Bahia re-sod at **K-bar Pkwy** close to intersection of **Kinnan rd.**
- 2 areas between sidewalk and street on entrance and exit of the road just past the monument traveling towards the stop sign.

Signature

x

SUBTOTAL \$756.87

SALES TAX \$0.00

TOTAL \$756.87

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



Proposal #217969

Date: 06/03/2022

From: Joshua Oliva

Proposal For

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.

main:
mobile:

Location

10300 K Bar Ranch Pkwy
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

Redwood Pointe Soil Changeout At Monument

Terms: Net 30

- Price to dig out the top 12" of soil in the **whole** median and replace with good soil to better help with establishment of plants and annuals.
- Proposal includes to add Foxtail ferns under both of the Crepe Myrtles where there is gaps.
- Proposal also includes replacement of the Bottle Brush with Dwarf Podocarpus Pringles.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Removal and Install Labor	1.00	\$1,399.00	\$1,399.00
Top Soil	17.00	\$81.00	\$1,377.00
Foxtail Fern, 3 GAL	10.00	\$19.00	\$190.00
Dwarf Podocarpus Pringle, 3 GAL	25.00	\$17.50	\$437.50
Irrigation Labor	1.00	\$66.23	\$66.23

Client Notes

Signature

x

SUBTOTAL	\$3,469.73
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SALES TAX	\$0.00
-----------	--------

TOTAL	\$3,469.73
-------	------------

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



Proposal #216359

Date: 06/03/2022

From: Joshua Oliva

Proposal For

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.

main:
mobile:

Location

10300 K Bar Ranch Pkwy
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

K-Bar-2 Summer Annual Install 2022

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
4" Annuals Summer Mix	4104.00	\$1.73	\$7,083.79
Soil Amendment	50.00	\$21.78	\$1,089.07

Client Notes

Proposal to install 4,104 **SUMMER** annuals mix.

Price includes: Removal of spring annuals and delivery and installation of summer annuals.

The majority of the summer mixed flowers consist of Premium priced flowers.

Soil Amendments included in total price

Signature

x

SUBTOTAL \$8,172.86

SALES TAX \$0.00

TOTAL \$8,172.86

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

Tab 10

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 5-12-22

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
121, 122, EWR3,	X			X			X	X	X			X		NO			Partly Cloudy
EWR2, 102,	X			X			X	X				X					
FL 105, 103, 104,	X			X			X	X	X			X					
100 FL 40, 100,	X			X			X	X				X					
190, 192, 193,	X			X			X	X	X			X					
191,	X			X			X	X				X		✓	✓		

OBSERVATIONS / RECOMMENDATIONS

Removed trash & dead primrose
treated torpedo grass, primrose algae, spike rush
water grass, alligator weed

BLUE WATER AQUATICS

Aquatic & Environmental Services

5119 STATE ROAD 54
NEW PORT RICHEY, FL 34652
(727) 842-2100

WWW.BLUEWATERAQUATICSINC.COM

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal / Marsh Master
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 5-18-22

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
192A, 192B,	X			X				X				X					NO Partly Cloudy
191A	X			X			X	X				X					
191B, 202,	X			X			X	X				X					
204, 205, 201	X			X			X	X				X					
200, A-10, 203,	X			X			X	X				X					
A-13, 240, 241,	X			X			X	X				X					
242, EC2,	X			X			X	X				X					
EC9,	X			X				X				X					

OBSERVATIONS / RECOMMENDATIONS

treated algae, torpedog grass, primrose, penny wort, spike rush, alligator weed, Removed trash

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 5-24-22

CUSTOMER: H Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
210, 212, 211, 232	X			X			X	X	X			X			LO		Partly cloudy
213, 13, 12, 203	X			X			X	X	X			X					
FC220, 222	X			X			X	X	X			X					
221, 230, FC230	X			X			X	X	X			X					
FC10702, FC2428	X			X			X	X	X			X					
244, FC1030	X			X			X	X	X			X					
243, WCA	X			X			X	X	X			X					

OBSERVATIONS / RECOMMENDATIONS

treated torpedo grass, primrose, spike rush
algae, cattails, vines, alligator weed, pennywort,
west indies marsh grass, removed garbage + dead primrose

BLUE WATER AQUATICS

Aquatic & Environmental Services

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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 5-25-22

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
EC9, EC8	X			X	X	X	X	X	X			X			NO		Partly Cloudy
242	X			X			X	X	X			X			NO		

OBSERVATIONS / RECOMMENDATIONS

treated cattails, west indies marsh grass, algae, torpedo grass, primrose, water grass, pennywort, alligator weed, removed trash

BLUE WATER AQUATICS

Aquatic & Environmental Services

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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 5-31-22

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT #

WORK ORDER #

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
EC9, EC8,	X			X		X	X	X	X			X			L	0	Partly Cloudy
EC3, EC4,	X			X			X	X	X			X					
EC5, EC6,	X			X			X	X	X			X					
EC7, EC2,	X			X			X	X	X			X					
EC1, 800L	X			X			X	X	X			X			↓	↓	↓

OBSERVATIONS / RECOMMENDATIONS

treated torpedo grass, penny wort, primrose, spike rush, cattails, algae

BLUE WATER AQUATICS

Aquatic & Environmental Services

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NEW PORT RICHEY, FL 34652
(727) 842-2100

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- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

Tab 11



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 18, 2022 @ 9:30am
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 John, Seat 4 Betty, Seat 5 Steve):** November 9, 2022
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

June 20

2022

K
B
A
R

R
A
N
C
H

II

FINANCIAL SUMMARY

5/31/2022

General Fund Cash & Investment Balance:	\$948,106
Reserve Fund Cash & Investment Balance:	\$75,096
Debt Service Fund Investment Balance:	<u>\$963,800</u>
Total Cash and Investment Balances:	\$1,987,002
General Fund Expense Variance: \$164,439	Under Budget