



Rizzetta & Company

# **K-Bar Ranch II Community Development District**

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**Board of Supervisors Meeting  
December 19, 2022**

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

**[www.kbarranchiicdd.org](http://www.kbarranchiicdd.org)**

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

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

### **Board of Supervisors**

Michele Emery	Chair
Chloe Firebaugh	Vice Chair
Greg Halstead	Assistant Secretary
Lee Thompson	Assistant Secretary
Duzianthan Mohan	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 • 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578**  
**Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614**  
[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

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**Board of Supervisors**  
**K-Bar Ranch II Community**  
**Development District**

December 12, 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, December 19, 2022 at 9:30 a.m.**, 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. STAFF REPORTS**
  - A. Landscape Inspection Report with Landscaper's Comments ... Tab 1
    - i. Discussion on Landscape RFP ..... Tab 2
  - B. Yellowstone Report ..... USC
    - i. Consideration of Yellowstone Proposal ..... Tab 3
  - C. Presentation of Aquatics Report ..... Tab 4
  - D. Clubhouse Manager
    - i. Presentation of Clubhouse Report ..... Tab 5
  - E. District Counsel
  - F. District Engineer
  - G. District Manager Report ..... Tab 6
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting held on November 14, 2022 ..... Tab 7
  - B. Consideration of Minutes of the Landscape Workshop held on November 14, 2022 ..... Tab 8
  - C. Consideration of Minute of the Landowner Meeting held on November 21, 2022 ..... Tab 9
  - D. Consideration of Operation and Maintenance Expenditures for September 2022 ..... Tab 10
- 5. BUSINESS ITEMS**
  - A. Discussion of Meeting Schedule FY 22-23
  - B. Consideration of Resolution 2023-03, Canvassing and Certifying Landowner Election Results ..... Tab 11
  - C. Consideration of Resolution 2023-04, Designating Officers of the District ..... Tab 12
  - D. Consideration of HOA Maintenance Agreement ..... Tab 13
  - E. Consideration of Suncoast Pools Proposed Increase for 2023 . Tab 14
  - F. Consideration of Suncoast Pools Rust Renewal ..... Tab 15
  - G. Discussion on Pickleball Courts
- 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, Fernandez & Jackson, P.A.

## **Tab 1**

# K BAR RANCH II

## LANDSCAPE INSPECTION REPORT



November 30, 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

- ❖ Continue to treat turf weeds throughout the district with the cooler weather.
- ❖ Make sure ant mounds are being treated.

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 noticed that Kbar Ranch parkway had been mowed however Hawk Valley entrance wasn't. Did this area get missed?(Pic 1)



2. Continue to monitor the Oleanders at the Hawk Valley entrance that were attacked by Caterpillars I did notice new growth we will need to cut this back this spring.
3. **Improve the vigor in the Viburnum Suspensum at the Redwood Pointe entrance.**
4. **Provide the district a price to remove the Oleanders at the Redwood Pointe entrance that were damaged by Caterpillars these in my opinion will not come back. Provide a price to install new material that is not Oleanders and will add to the look of the entrance.(Pic 4)**
5. **Remove the bracing from the trees along the Redwood Pointe black railing fence and on the cypress trees on the lake bank.**
6. **Treat the ant mounds on Kbar Ranch Parkway once eradicated rake down mounds. In areas where mounds are in beds rake down mounds and cover with mulch or pine needles.**
7. Cutback the Fakahatchee grasses in the Laurel Vista Frontage. Lift trees in the beds.
8. Continue to fertilize and treat the viburnum suspensum at the Briar Brook Mail Kiosk. I did see some improvement during my visit.
9. Remove the weeds from the beds at the Briar Brook Mail Kiosk.

# Redwood Point, Wild Tamarind, Laurel Vista

10. Treat the Fakahatchee grass on the inbound side of the Briar Brook main entrance along the black fence.

11. Remove the weeds from the Jack Frost Ligustrum against the lift station at the Briar Brook Mail Kiosk.

**12. Have we treated the common area on the outbound side of the Mossy Pine entrance inside of the gate for turf weeds? I haven't noticed any change are browning.(Pic 12, 12a)**



13. Treat the ant mounds on Mistflower Lane. Once eradicated rake down the mounds.

14. Throughout Mistflower lane diagnose the brown patching the Saint Augustine turf-

provide treatments to improve the condition.(Pic 14)



15. During my inspection there was noticeable decline in the Loropetalum on Mistflower Lane. This could be from Chili Thrips these need to be diagnosed and treated and the vigor improved.

16. Remove the weeds from the Loropetalum beds in the new section before you get to Kbar Ranch Parkway past Old Spanish.

17. Remove the weeds from the annual beds at the Old Spanish Main entrance.

18. Diagnose and treat the brown patching in the turf on the outbound side of Mistflower Lane.

19. During my inspection I noticed new turf was installed between the amenity center parking lot and Mistflower Lane, but this was a very small section. Will the rest of this area be completed?

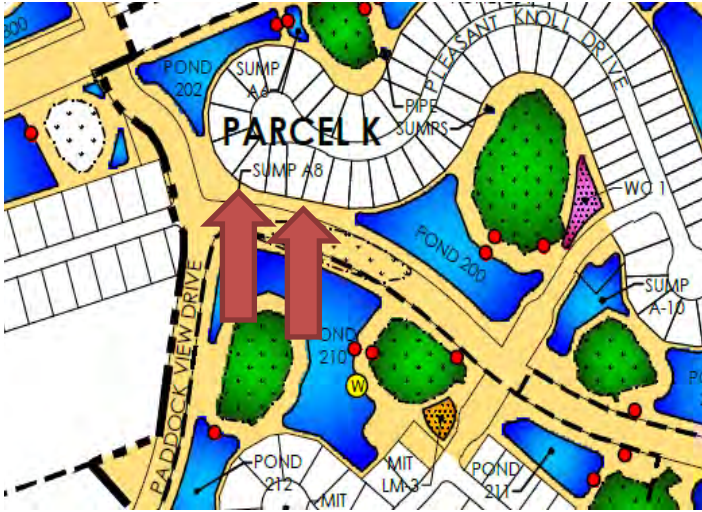
20. Continue to work on the turf weeds treatments on the outbound side of Mistflower Lane.

**21. Treat the turf weeds in the front of the tennis courts at the amenity center.**



# Redwood Point, Wild Tamarind, Laurel Vista

22. Provide the district a price to infill the Loroepalum beds on the outbound side of Mistflower Lane at the traffic circle. On the maintenance berm.(Pic 22)



23. Continue to fertilize the plant material at the entrance to all the community on the inbound and outbound sides.

## **Tab 2**

**PROJECT MANUAL**  
**FOR**  
**LANDSCAPE MAINTENANCE SERVICES**  
  
**KBAR RANCH II**  
**COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

Rizzetta & Company  
5844 Old Pasco Road  
Wesley Chapel, Florida 33544  
December 2022

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**KBAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

Landscape & Irrigation Maintenance Services  
Hillsborough County, Florida

Kbar Ranch II Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance services for Kbar Ranch II Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Tuesday, January 10, 2023, at 2:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100, Wesley Chapel, Florida for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District’s consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. Jason Liggett can be reached by email at [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com) or via phone at (813) 933-5571 ext. 5763.

There will be a mandatory Pre-Proposal Meeting on Monday, January 16, 2023, at 11:00 a.m. at the Kbar Ranch II Amenity Center., 10820 Mistflower Lane, Tampa, Florida. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until January 20, 2023, at 12:00 p.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Kbar Ranch II CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. Any person who wishes to protest the Project Manual, or any component thereof, shall file

with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Monday, February 20, 2023, at 9:30 a.m. the office of MI Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Jason Liggett at [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com) , no later than Monday, January 23, 2023, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), January 27, 2023.

Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 2:00 p.m. (EST) on February 2, 2023, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544, Attention: Jason Liggett. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 2700 S Falkenburg Rd Suite 2745, Riverview, FL 33578. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Kbar Ranch II Community Development District  
Taylor Nielsen, District Manager [t Nielsen@rizzetta.com](mailto:t Nielsen@rizzetta.com)  
Run Date: Wednesday January 4, 2023

**KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

**Landscaping Maintenance Services**  
Hillsborough County, Florida

**Instructions to Proposers**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than 2:00 p.m. (EST) on February 2, 2023, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road, Wesley Chapel, FL 33544, Attention: Jason Liggett. Proposals will be publicly opened at that time.

**SECTION 2. MANDATORY PRE-PROPOSAL MEETING.** A mandatory pre-proposal meeting will be held for the purpose of discussing the project manual on Monday, January 16, 2023, at 11:00 a.m. at the Kbar Ranch II Amenity Center, 10820 Mistflower Lane, Tampa, Florida. The pre-proposal meeting may include, but not be limited to, a discussion of contract requirements, inspections, evaluations, and submittal requirements. The District will not consider a proposal from any proposer that does not have an authorized representative present at the pre-proposal meeting. Proposers must arrive at the pre-proposal meeting at or before 11:00 a.m. (EST) in order to be qualified to submit a proposal.

**SECTION 3. SIGNATURE ON PROPOSAL.** The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.

**SECTION 4. FAMILIARITY WITH THE PROJECT/SITE CONDITIONS.** Before submitting a proposal, the Proposer shall carefully examine the drawings, read the specifications, visit the project site, and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the Proposer that the Proposer is familiar with the project and the existing site conditions.

**SECTION 5. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Unfamiliarity on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

**SECTION 6. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. In order to submit a proposal, each proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; (2) have at least five (5) years continuous experience with landscaping maintenance projects; (3) attend the Mandatory Pre-Proposal Meeting; and (4) submit total price along with an option for two (2) one (1) year renewals with price.

**SECTION 7. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the

Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 8. INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Jason Liggett at [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com). Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Project Manual. The deadline for questions is Friday, January 27, 2023, by 4:00 p.m. (EST). Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

**SECTION 9. SUBMISSION OF PROPOSAL.** Submit one (1) original, five (5) hard copies and one (1) digital copy in the form of a flash drive of the proposal forms, along with other requested attachments, at the time and place indicated herein. Submission shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer, and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (Kbar Ranch II Community Development District – Landscape & Irrigation Maintenance)” on the face of it.

**SECTION 10. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 11. PROJECT MANUAL DRIVE.** The Project Manual will be available beginning Tuesday, January 10, 2023, at 2:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100, Wesley Chapel, Florida. The cost for the Project Manual is **\$100.00**; please make checks payable to Rizzetta & Company, Inc. NO CASH OR CC ACCEPTED.

**SECTION 12. PROPOSAL FORMS.** All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents.

**SECTION 13. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 14. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award or Notice of Intent to Award from the District, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual, unless requested otherwise by the District.

**SECTION 15. INSURANCE.** All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff, and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

**SECTION 16. INDEMNIFICATION.** The successful Proposer shall fully indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs, and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

**SECTION 17. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

**SECTION 18. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the Proposal Documents:

- A. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- B. Completed Proposal Forms (forms included with Project Manual).
- C. List position or title and corporate responsibilities of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person. Highlight previous or currently contracted work with other community development districts. (Forms attached as part of Contractor's Qualification Statement).
- F. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- G. Completed copies of all other forms included within the Project Manual Disk.

**SECTION 19. PROTESTS.** A Notice of Protest regarding the Proposal Documents/Project Manual (including the Evaluation Criteria, specifications or other requirements contained in the Request for Proposals), a Proposal rejection, or an award under the Request for Proposals, must be filed in writing, within seventy-two (72) hours after the receipt of the Project Manual or receipt of the notice of the District's decision as applicable, and must be filed at the offices of Rizzetta & Company, Inc., located at 2700 S Falkenburg Rd Suite 2745, Riverview, FL 33578, Attention: Taylor Nielsen. The formal protest, setting forth with particularity the facts and law upon which the protest is based, shall be filed within seven (7) calendar days after the initial Notice of Protest was filed. Failure to timely file a Notice of Protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any document included in the Project Manual, including the Evaluation Criteria, plans, specifications, and Project Documents. Any entity who files a Notice of Protest protesting the Project Manual, a Proposal rejection, or an award under the RFP shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for any protest shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than five thousand dollars (\$5,000.00). Bonds shall be by a U.S. postal service money order, certified cashier's check, or such other form of surety as the District's counsel may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District with prejudice with the Proposer afforded no relief. If the entity protesting the award prevails, the bond shall return to the protester; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties.

**SECTION 20. EVALUATION OF PROPOSALS.** The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheet, contained within the Project Manual. **The Proposals shall be ranked based on the District's evaluation of the Proposer's ability to perform the services for the Project. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced proposal.**

## KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

1. Proposer: \_\_\_\_\_ /\_\_\_\_\_/ A Partnership  
[Company Name] /\_\_\_\_\_/ A Corporation  
/\_\_\_\_\_/ A Subsidiary Corporation
2. Parent Company Name: \_\_\_\_\_
3. Parent Company Address:  
Street Address \_\_\_\_\_  
P.O. Box (if any) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_  
1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_  
2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_
4. Proposer Company Address (if different):  
Street Address \_\_\_\_\_  
P. O. Box (if any) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_  
1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_  
2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_
5. List the location of the office from which the proposer would provide services to Kbar Ranch II CDD.  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax No. \_\_\_\_\_  
1st Contract Name \_\_\_\_\_ Title \_\_\_\_\_

6. Is the Proposer incorporated in the State of Florida? Yes \_\_\_\_ No \_\_\_\_

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes \_\_\_\_ No \_\_\_\_

If no, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Date incorporated \_\_\_\_\_ Charter No. \_\_\_\_\_

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. \_\_\_\_\_

- Is the company in good standing with the State? Yes \_\_\_\_ No \_\_\_\_

If no, please explain: \_\_\_\_\_  
\_\_\_\_\_

- Date incorporated \_\_\_\_\_ Charter No. \_\_\_\_\_

- Is the Proposer's company authorized to do business in the State of Florida?  
Yes \_\_\_\_ No \_\_\_\_

6.3 If Proposer is not incorporated, please identify the type of business entity, (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes \_\_\_\_ No \_\_\_\_

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(19) \_\_\_\_\_, (20) \_\_\_\_\_, (21) \_\_\_\_\_.

9. What are the Proposer's current insurance limits?

General Liability                      \$ \_\_\_\_\_  
Automobile Liability                      \$ \_\_\_\_\_  
Umbrella Coverage                      \$ \_\_\_\_\_  
Workers Compensation                      \$ \_\_\_\_\_  
Expiration Date                      \_\_\_\_\_

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes \_\_\_ No \_\_\_ If so, state the name(s) of the company(ies) \_\_\_\_\_

\_\_\_\_\_

The state(s) where barred or suspended: \_\_\_\_\_  
State the period(s) of debarment or suspension: \_\_\_\_\_

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?  
Yes \_\_\_ No \_\_\_ If so, where, and why? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?  
Yes \_\_\_ No \_\_\_ If so, state name of individual, other organization, and reason, therefore.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. List any and all litigation to which the Proposer, any personnel to work at Kbar Ranch II CDD, any officer and/or employee of the Proposer has been a party in the last five (5) years. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes \_\_\_ No \_\_\_ If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

\_\_\_\_\_  
\_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
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Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
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Name	Position
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Type of Work	Yrs. Exp.	Yrs. With Firm
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Name	Position
------	----------

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Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Kbar Ranch II CDD in this document or documents attached hereto, or necessary to determine whether the Kbar Ranch II CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

---

Name of Proposer	By: _____
------------------	-----------

---

[Type Name and Title of Person Signing]

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Corporate Seal)

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

---

(Seal)	Notary Public/Expiration Date
--------	-------------------------------

## CORPORATE OFFICERS

Company Name: \_\_\_\_\_

Date: \_\_\_\_\_

Provide the following information for Officers of the Proposer and parent company, if any:

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY/STATE
FOR PARENT COMPANY (if applicable)			

## AFFIDAVIT FOR INDIVIDUAL

State of \_\_\_\_\_ ss: \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Proposer must also sign here)

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public/Expiration Date:

(SEAL)

## AFFIDAVIT FOR PARTNERSHIP

State of \_\_\_\_\_ ss: \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, is a member of the firm of \_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Signature of a General Partner is Required)

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public/Expiration Date:

(SEAL)

## AFFIDAVIT FOR CORPORATION

State of \_\_\_\_\_ ss: \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_  
(title) \_\_\_\_\_ of  
the \_\_\_\_\_

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

\_\_\_\_\_  
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public/Expiration Date:

(SEAL)

**KBAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL  
LANDSCAPING MAINTENANCE SERVICES**

**EVALUATION CRITERIA**

**1. Personnel (20 Points Possible) (\_\_\_\_\_ Points Awarded)**

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

**Management and Supervisory Personnel**

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

**Proposed Staffing Levels**

Landscape Maintenance staff will include \_\_\_\_\_ laborers, \_\_\_\_\_ Supervisors, and \_\_\_\_\_ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists, turf specialist, horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

## Travel

Distance from bidder's branch office to the District - \_\_\_\_\_miles

Drive time one way from bidder's branch office to the District - \_\_\_\_\_hours/minutes

## **2. Experience and Available Equipment (20 Points Possible) (\_\_\_\_\_ Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, and available equipment, number of trained operators, etc.)

1. Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

2. Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

3. Project Name/Location: \_\_\_\_\_

Contact:\_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

4. Project Name/Location:\_\_\_\_\_

Contact:\_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

5. Project Name/Location:\_\_\_\_\_

Contact:\_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Detailed Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Duration of Contract: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

**3. Understanding Scope of Work (25 Points Possible) (\_\_\_\_ Points Awarded)**

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it clearly demonstrate the ability to perform these services?

**4. Price (20 Points Possible) (\_\_\_\_ Points Awarded)**

Twenty (20) points will be awarded to the Proposer submitting the lowest proposal for Parts 1 - 4 – the Contract Amount. AN AVERAGE OF ALL THREE (3) YEARS OF THE CONTRACT WILL BE FACTORED WHEN AWARDING POINTS FOR PRICING. All other proposers will receive a percentage of this amount based upon a formula which divides the low proposal by the Proposer's proposal and is then multiplied by the number of points possible in this part of the Price evaluation. \*

\* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20).  $(210,000/265,000) \times 20 = 15.85$ , therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20).  $(210,000/425,000) \times 20 = 9.88$ , therefore, Contractor "C" will receive 12.35 of 20 points.

**5. Reasonableness of quantities and costs. (15 Points Possible) (\_\_\_\_ Points Awarded)**

Up to fifteen (15) points will be awarded as to the reasonableness of ALL costs, numbers, and quantities (i.e., fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4 & 5.

**Proposer's Total Score (100 Points Possible) (\_\_\_\_ Points Awarded)**

**END**

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: \_\_\_\_\_

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

**AGREEMENT BETWEEN \_\_\_\_\_, AND  
KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
FOR LANDSCAPING MAINTENANCE SERVICES**

This agreement (the “Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

Kbar Ranch II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (“District”), and

\_\_\_\_\_, a \_\_\_\_\_, with a mailing address  
at \_\_\_\_\_ (“Contractor”).

**RECITALS**

**WHEREAS**, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, irrigation, and other infrastructure; and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide landscaping maintenance services for certain lands within and around the District; and

**WHEREAS**, Contractor, who submitted the proposal attached hereto as **Exhibit A** (“Scope of Services”) and incorporated by reference herein, represents that it has the skills, knowledge, and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “Parties”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

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

**Section 2. Contractor’s Obligation.** The Contractor will provide landscape maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in Maintenance Exhibit. Contractor shall perform such work for a minimum of \$\_\_\_\_\_ per year to include Parts 1-4 of the Scope of Services, up to a maximum of \$\_\_\_\_\_ per year if both mulch top-dressings (Part 5) are performed and awarded to Contractor, and if all Annual Flower installations (Part 6) are performed and awarded to Contractor. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Maintenance Exhibit.

**Section 3. Billing and Payment.** Contractor shall bill the District for Services based on invoice with appropriate support documentation for the Fee and Reimbursements. Provided Contractor has submitted invoices for the fees and reimbursements with the appropriate support documentation by the fifteenth (15<sup>th</sup>) of the month, Contractor shall be paid by the thirtieth (30<sup>th</sup>) of the following month unless such invoice is disputed as described below. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District's receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Services, in District's sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement. As compensation for the Work, the District agrees to pay Contractor \_\_\_\_\_ (\$\_\_\_\_\_) per year, in standard monthly amounts of \_\_\_\_\_ (\$\_\_\_\_\_). Such compensation covers only the items specified in Parts 1 & 4 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Bid Form, the District agrees to pay Contractor for such actual services rendered using the pricing specified in the Contractor's Bid Form the month following services being performed and after required documentations (if any) have been provided.

**Section 4. Care of the Property.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

**Section 5. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million and No/100 Dollars (\$1,000,000.00) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury

and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

**Section 6. Independent Contractor.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

**Section 7. Indemnification.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees and their respective successors and assigns (the "District Parties") from any and all Claims occurring incident to or resulting in whole or in part from the activities of the Contractor, the Contractor's agents, employees, subcontractors, advisors, and other parties (the "Contractor Parties") employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District's gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies Contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights or recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all state laws, rules, ordinances, regulation, by-laws, orders decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

**Section 8. Recovery of Costs and Fees.** In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

**Section 9. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**Section 10. Labor, Materials and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

**Section 11. Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

**Section 12. Enforcement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

**Section 13. Termination** The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason, including but not limited as set forth in Section 14. of this Agreement. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the work performed up to that date.

**Section 14. Inspections.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, Landscape Specialist, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Landscape Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Landscape Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Landscape Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

**Section 15. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

**Section 16. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**Section 17. Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 18. Notices.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

a. If to Contractor: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

b. If to District: Kbar Ranch II Community Development District  
Rizzetta & Co., Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

With a copy to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, FL 34240  
Attn: Andrew Cohen

**Section 19. Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**Section 20. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

**Section 21. Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**Section 22. Public Records.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

**Section 23. Effective Date and Term.** This Agreement shall become effective as of \_\_\_\_\_, 20\_\_, and remain in effect until \_\_\_\_\_, 20\_\_\_\_. At the end of the Initial Term, this Agreement includes the option for two (2) one (1) year annual renewals with discretion of the Board of Supervisors' approval.

**Section 24. Conflict.** To the extent that the terms described in **Exhibit A** conflict with the terms of this Agreement, the terms herein shall control.

**Section 25. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to

terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

**Section 26. E-Verify Requirements.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

*[Signature Page to Follow]*

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**KBAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

\_\_\_\_\_  
[Contractor]

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Title:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_. He or she is ( ) personally known to me; or ( ) has produced \_\_\_\_\_, as identification.

SWORN to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed name of Notary Public

**EXHIBIT “A”**  
**SCOPE OF SERVICES**

## SCOPE OF SERVICES

### PART 1

#### GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2). Rotary Mowers are preferred for heights above one (1) inch for all other turf types. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching-type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. And the mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted, when necessary, upon prior approval.

**1A) POND MOWING** - All ponds identified as such on the overall Kbar Ranch II CDD Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at bridge entrances, water’s edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water’s edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water’s edge, Contractor shall be extremely careful not to scalp at the water’s edge also increasing chances of

pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

**AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.**

**3) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Kbar Ranch II. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

**4) WEEDS AND GRASSES** – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

**NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).**

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines, and overhanging limbs.

**5) MAINTENANCE OF PAVED AREAS** – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

**6) CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

**7) REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

## PART 2

### **FERTILIZATION**

Any fertilizer ordinance in place for Hillsborough County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: per GIBMP guidelines and University of Florida IFAS Extension. Only use turf types present on maintenance map.

#### **All Bahia Areas:**

February	A complete fertilizer based on soil tests + Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	IFAS approved summer blends with potassium
October	A complete fertilizer based on soil tests + Pre-M

#### **All St. Augustine Sod:**

February	A complete fertilizer based on soil tests + Pre-M
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
April	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	IFAS approved summer blends with potassium
October	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + Pre-M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying

fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

**SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

**PALM FERTILIZATION:**

All Palms shall receive 1 ½ pounds of 8N-0P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & November). 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

**Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.**

**CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.**

## PART 3

### PEST CONTROL

**Insects and Disease in Turf:** Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

**Insects and Disease Control for Trees, Palms and Plants:** The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing, aka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

**Fire Ant Control:** Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread the soil out, once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas at the Community Center grounds. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

**Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.**

**Pest Control shall be included in the Contract Amount.**

## PART 4

### **IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

**Irrigation System.** The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

#### A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

#### B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

#### C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

#### D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

**Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,**

**After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads and rotors), nozzles, drip, main and delivery lines and any associated fittings.** Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

## PART 5

### **INSTALLATION OF MULCH**

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Medium Pine Bark Mulch twice per year during the month of April & October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

**This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.**

**The District reserves the right to subcontract out any and all mulching events.**

## **PART 6**

### **ANNUAL INSTALLATION**

**Planting of Annuals.** After prior approval by the Board of Supervisors, Contractor shall replace approximately Nine hundred thirty-six (xxx) annuals in 4” pots up to four (4) times per year in designated areas noted on the service area map and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Flower Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include all deadheading, necessary soil adjustments, soil additives, fungicides, and nutritional requirements **at no additional cost to District.**

**This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.**

**The CDD reserves the right to subcontract out any and all annual installation events.**

[END OF SECTION]

**KBAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT**

**EXHIBIT "B"  
EXTERIOR LANDSCAPE MAINTENANCE SERVICES PROPOSAL FORM**

IF THE PRICE FOR BOTH RENEWAL YEARS IS THE SAME AS THE INITIAL YEAR, THEN ONLY COMPLETE THE FIRST SET OF PRICING FORMS. IF NOT, THEN FILL OUT EACH OF THE THREE COPIES OF THE PRICING FORMS, ONE FOR EACH YEAR.

SEE ATTACHED ITEMIZED PROPOSAL FORM

**KBAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE MAINTENANCE  
REQUEST FOR PROPOSALS**

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ \_\_\_\_\_ Yr.

- Storm Cleanup \$_____/hr. (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) _____ _____ _____ \$_____/application (do not include in General Landscape Maintenance total or Grand Total)
- Hand Watering (do not include in General Landscape Maintenance total or Grand Total) \$_____/hr. for employee with hand-held hose \$_____/hr. for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)** \$ \_\_\_\_\_ Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	PLANT TYPE/FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

**The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.**

**PART 3**

**Pest Control** (All labor and materials) \$ \_\_\_\_\_ Yr.  
(If all pesticide allowance is required) \*

\* **This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.**

**Top Choice Treatment** (all pedestrian areas) **Not Included in TOTAL** \$ \_\_\_\_\_ Yr.

**OTC Injections will be performed at the discretion of the District's BOS's**  
*(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$ \_\_\_\_\_ / Yr. (based on quantities below)  
**(OTC injections per specs - do not include in Grand Total)**

<b>Palm Type</b>	<b>Palm Qty</b>	<b># of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)</b>	<b>Cost per Individual Inoculation</b>	<b>Total Cost per Year (4x per year)</b>

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

**PART 4**

**Irrigation** (All labor and materials) \$ \_\_\_\_\_/Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$ \_\_\_\_\_/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ \_\_\_\_\_ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART 5**

**Installation of Pine Bark Mini-nugget Mulch** (All labor and materials) \$ \_\_\_\_\_/ Yr.  
**(If both topdressings are performed)**

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

\_\_\_\_\_ CY Pine Bark Mini-nugget Mulch per specs for the first top-dressing at  
\$ \_\_\_\_\_/CY (app. April)

And

\_\_\_\_\_ CY Pine Bark Mini-nugget Mulch per specs for the second top-dressing at  
\$ \_\_\_\_\_/CY (app. October)

**Each top-dressing shall leave all beds with a depth of 3"**

## **PART 6**

### **Annual Installation** (All labor and materials)

Contractor shall install 936 (4") annuals up to four (4) times per year per specs at the direction of the District at \$\_\_\_\_\_/annual plant

\$ \_\_\_\_\_/rotation

\$ \_\_\_\_\_/Yr. (if all rotations are performed)

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

### **GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)**

\$ \_\_\_\_\_/Yr. (initial term)

FIRST ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

SECOND ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

Contractor/Firm Name\_\_\_\_\_

Firm Address\_\_\_\_\_

City/State/Zip\_\_\_\_\_

Phone Number\_\_\_\_\_ Fax Number\_\_\_\_\_

Name and Title of Representative \_\_\_\_\_

(Please Print)

Representative's Signature\_\_\_\_\_

Date\_\_\_\_\_

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

**KBAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE MAINTENANCE  
REQUEST FOR PROPOSALS**

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ \_\_\_\_\_ Yr.

- Storm Cleanup \$_____/hr. (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) _____ _____ _____ \$_____/application (do not include in General Landscape Maintenance total or Grand Total)
- Hand Watering (do not include in General Landscape Maintenance total or Grand Total) \$_____/hr. for employee with hand-held hose \$_____/hr. for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)** \$ \_\_\_\_\_ Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	PLANT TYPE/FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

**The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.**

### **PART 3**

**Pest Control** (All labor and materials) \$ \_\_\_\_\_ Yr.

(If all pesticide allowance is required) \*

**\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.**

**Top Choice Treatment** (all pedestrian areas) **Not Included in TOTAL** \$ \_\_\_\_\_ Yr.

**OTC Injections will be performed at the discretion of the District's BOS's**  
*(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$ \_\_\_\_\_ / Yr. (based on quantities below)

**(OTC injections per specs - do not include in Grand Total)**

<b>Palm Type</b>	<b>Palm Qty</b>	<b># of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)</b>	<b>Cost per Individual Inoculation</b>	<b>Total Cost per Year (4x per year)</b>

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

**PART 4**

**Irrigation** (All labor and materials) \$ \_\_\_\_\_/Yr.

Freeze Protection (description of ability) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\$ \_\_\_\_\_/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ \_\_\_\_\_ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART 5**

**Installation of Pine Bark Mini-nugget Mulch** (All labor and materials) \$ \_\_\_\_\_/ Yr.  
**(If both topdressings are performed)**

**(Do not include in Grand Total)**  
**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:

\_\_\_\_\_ CY Pine Bark Mini-nugget Mulch per specs for the first top-dressing at  
\$ \_\_\_\_\_/CY (app. April)

And

\_\_\_\_\_ CY Pine Bark Mini-nugget Mulch per specs for the second top-dressing at  
\$ \_\_\_\_\_/CY (app. October)

**Each top-dressing shall leave all beds with a depth of 3”**

## **PART 6**

### **Annual Installation** (All labor and materials)

Contractor shall install XXX (4") annuals up to four (4) times per year per specs at the direction of the District at \$\_\_\_\_\_/annual plant

\$ \_\_\_\_\_/rotation

\$ \_\_\_\_\_/Yr. (if all rotations are performed)

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

### **GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)**

\$ \_\_\_\_\_/Yr. (first annual renewal)

SECOND ANNUAL RENEWAL \$ \_\_\_\_\_/Yr.

Contractor/Firm Name\_\_\_\_\_

Firm Address\_\_\_\_\_

City/State/Zip\_\_\_\_\_

Phone Number\_\_\_\_\_ Fax Number\_\_\_\_\_

Name and Title of Representative \_\_\_\_\_

(Please Print)

Representative's Signature\_\_\_\_\_

Date\_\_\_\_\_

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

**KBAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE MAINTENANCE  
REQUEST FOR PROPOSALS**

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- Freeze Protection (description of ability) _____ _____ _____ \$ _____/application (do not include in General Landscape Maintenance total or Grand Total)
- Hand Watering (do not include in General Landscape Maintenance total or Grand Total) \$ _____/hr. for employee with hand-held hose \$ _____/hr. for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)** \$ \_\_\_\_\_ Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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(If all pesticide allowance is required) \*

\* **This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.**

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**OTC Injections** (All labor and materials)

\$ \_\_\_\_\_ / Yr. (based on quantities below)

**(OTC injections per specs - do not include in Grand Total)**

<b>Palm Type</b>	<b>Palm Qty</b>	<b># of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)</b>	<b>Cost per Individual Inoculation</b>	<b>Total Cost per Year (4x per year)</b>

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

**PART 4**

**Irrigation** (All labor and materials) \$ \_\_\_\_\_/Yr.

Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$ \_\_\_\_\_/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ \_\_\_\_\_ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART 5**

**Installation of Pine Bark Mini-nugget Mulch** (All labor and materials) \$ \_\_\_\_\_/ Yr.  
**(If both topdressings are performed)**

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

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And

\_\_\_\_\_ CY Pine Bark Mini-nugget Mulch per specs for the second top-dressing at  
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**Each top-dressing shall leave all beds with a depth of 3"**

## **PART 6**

### **Annual Installation** (All labor and materials)

Contractor shall install xxx (4") annuals up to four (4) times per year per specs at the direction of the District at \$\_\_\_\_\_/annual plant

\$ \_\_\_\_\_/rotation

\$ \_\_\_\_\_/Yr. (if all rotations are performed)

**(Do not include in Grand Total)**

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

### **GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)**

\$ \_\_\_\_\_/Yr. (second annual renewal)

Contractor/Firm Name\_\_\_\_\_

Firm Address\_\_\_\_\_

City/State/Zip\_\_\_\_\_

Phone Number\_\_\_\_\_ Fax Number\_\_\_\_\_

Name and Title of Representative \_\_\_\_\_

(Please Print)

Representative's Signature\_\_\_\_\_

Date\_\_\_\_\_

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

**WEEKLY  
REPORT FORMS**

**KBAR RANCH II CDD**

**WEEKLY WORK JOURNAL**

*(this form must be filled out at the end of each daily visit and turned in to the clubhouse office)*

**DATE:** \_\_\_\_\_

**DESCRIPTION OF WORK PERFORMED TODAY:** \_\_\_\_\_

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**LOCATIONS:** \_\_\_\_\_

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**ISSUES REQUIRING ATTENTION:** \_\_\_\_\_

*(Please notify District Rep. if any)*

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**END**

**KBAR RANCH II CDD**  
**PEST MANAGEMENT REPORT**

**DATE:** \_\_\_\_\_

**SYMPTOMS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOCATION:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED MATERIALS REQUIRED FOR TREATMENT:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFIED PESTICIDE APPLICATOR'S NAME:** \_\_\_\_\_

**RaP REPRESENTATIVE NAME:** \_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE  
REQUEST)**

**END**

**KBAR RANCH II**

**COMMUNITY DEVELOPMENT DISTRICT**

**MAINTENANCE EXHIBIT**

**See extra files under separate cover**



## **Tab 3**



Proposal #263796

Date: 11/17/2022

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

Slash Pine Replacement

Terms: Net 30

- **Slash pines cut down with axe and used for burning at back dead end just past the newest Sundrift II entrance. Pictures attached for reference.**
- **Price includes labor for removal of the broken stumps and installation of 3 new 65Gal slash pines. Price includes any irrigation material and adjustments needed.**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	10.00	\$60.00	\$600.00
Slash Pines	3.00	\$622.00	\$1,866.00
Tree Strapping	3.00	\$32.00	\$96.00

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Client Notes





Signature

x

SUBTOTAL	\$2,562.00
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SALES TAX	\$0.00
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TOTAL	\$2,562.00
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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 4

# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 10-31-22

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
193, 242, 191,	X			X				X				X					NO Partly Cloudy
191A, 191B,	X			X			X	X			X	X					
192B, 192A,	X			X				X				X					
EC1, EC9,	X			X			X	X	X			X					
EC8, EC7,	X			X			X	X	X			X					
EC6	X			X			X	X	X			X					
210	X			X			X			X							

### OBSERVATIONS / RECOMMENDATIONS

treated torpedo grass, cattails, primrose, spike rush, alligator weed, azola, algae, penny wort, southern rice

## 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: 11-7-22

CUSTOMER: H Bar IT

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
EC5, EC4,	X			X			X	X	X			X			NO		Partly Cloudy
EC3, EC2,	X			X			X	X	X			X					
SD11, 2, A-13,	X			X			X	X	X			X					
231, FC231,	X			X			X	X				X					
FC230, 230,	X			X			X	X				X					
221, FC220,	X			X			X	X				X					
222, 223, C3,	X			X			X	X				X					
212, 210,	X			X			X	X				X					

OBSERVATIONS / RECOMMENDATIONS

treated torpedo grass, primrose, alligator weed, pennywort, primrose, algae, cattails

## BLUE WATER AQUATICS

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- 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: 11-30-29

CUSTOMER: K-Bar II

AQUATECH: George D / Darren M

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
241, SITE 1 SITE-S																	
121, EWR 3, 122	✓			✓				✓	✓						NO		
102, F005, 103																	Sunny
104, 101, FC40																	
100, EWR 2, 202																	
204, 205, 201																	7/8
200, A-10, 102																	
110, 203 S1																	
211, 213, 232, 240																	
FC230, 243, 244																	
FC242B, FC6702SCA	✓			✓				✓	✓								
SITE-4 SITE-3																	
OBSERVATIONS / RECOMMENDATIONS: Treed Cattails, papyrus, Dog Bannet, Sedge, papyrus willow, West indian MG, pennywort																	

## BLUE WATER AQUATICS

Aquatic & Environmental Services

5119 STATE ROAD 54  
NEW PORT RICHEY, FL 34652  
(727) 842-2100

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- 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

## **Tab 5**

# **K-BAR RANCH II**

## **COMMUNITY DEVELOPMENT DISTRICT**

10820 Mistflower Lane  
Tampa, FL 33647  
Phone 813-388-9646  
manager@kbarll.com

### **Clubhouse Manager's Report November 2022 for December 2022 Meeting**

#### **Operations and Maintenance Report+**

##### **Amenities Center**

- Painted base of Amenity Center Monument
- Storm prep of all pool furniture
- Post storm clean-up
- Post storm rehang of Tennis shades
- Replaced 2 up lighting landscape bulbs at Amenity Center Monument
- Cleaned all Amenity Monument spotlight glass covers
- Touch up paint 2x in Meeting room
- Repair 2 pool speaker screens post storm
- Touch up paint stain on Meeting room ceiling from duct leak
- Built 2 children's games for Winter Event
- Cleaned porch spotlights
- Dusted all Amenity Cameras
- Spot treat ants in playground
- Spot treat weeds in playground
- Touch up paint scuffs on Amenity porches
- Remount Exit sign in breezeway post-storm
- Test cleaning of 4 pool stains with acceptable results

##### **District Grounds**

- Cleaned 8 columns at K-Bar Pkwy & Paddock View Intersection
- Replaced cap on irrigation box at Briarbrook Entrance
- Picked up fallen Builder sign at K-Bar Pkwy & Wild Tamarind intersection
- Straightened dog station at Redwood point
- Reinstall fallen dog station at Winsome Manor
- Remounted window panel on Center Median Light Tower at Kinnan & K-Bar Pkwy
- Trouble shooting electrical issues at Redwood Point & Winsome Manor monuments
- Reported dead deer to Tampa Highway Dept for road hazard removal
- Reported 6 street light issues to TECO
- Started weekly dog station servicing in-house

##### **Gates.**

- Adjusted Pedestrian gates at Briarbrook entrance
- Adjusted gap in Vehicle Gates at Hawk Valley
- Remounted exit barrier arm at Briarbrook
- Remounted entrance barrier arm at Hawk Valley
- Remounted entrance barrier arm at Winsome Manor
- Remounted exit barrier arm 2x at Winsome Manor
- Remounted exit barrier arm at Old Spanish
- Lubricated all Village vehicle gates and pedestrian gates

##### **Events/Activities**

- Every Wednesday Coffee Day
- Game Time Tuesday-Wednesday-Thursday
- 

##### **Resident Requests**

## **Tab 6**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 16 @ 6pm
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

## District Manager's Report

December 19

# 2022

K  
B  
A  
R  
  
R  
A  
N  
C  
H  
  
II

#### FINANCIAL SUMMARY

7/31/2022

General Fund Cash & Investment Balance:	\$849,242
Reserve Fund Cash & Investment Balance:	\$75,146
Debt Service Fund Investment Balance:	<u>\$1,065,565</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,989,953</b>

**General Fund Expense Variance: \$203,866    Under Budget**



Items in Progress:

1. Cart Barn Build - Does the new Board of Supervisors wish to proceed with this build out? Plans have been revised for re-bid, costs provided previously were 28-33k.
2. Towing vendor has begun enforcement.
3. Revision of meeting dates/times to be discussed this meeting.
4. Need to discuss/confirm dates for Landscape RFP timeline/meetings.
5. Suncoast Pools is increasing rates 18%, would the Board like to maintain this contract with this vendor based on their performance?
6. Would the Board like to make any adjustments to the courts as it pertains to Pickleball?

## **Tab 7**

**MINUTES OF MEETING**

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

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, November 14, 2022 at 5:00 p.m.** held at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Susan Cali	<b>Clubhouse Manager</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney</b> (via phone)
Tonja Stewart	<b>District Engineer, Stantec</b>
Jason Liggett	<b>Representative, Field Service Manager</b>

Audience	<b>Present</b>
----------	----------------

**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 audience comments regarding requests for additional cleanup of construction debris from builders, questions on the new stop signs in the community on the parkway, comments about the staining in the pool near drains, questions regarding street parking policies, a recommendation to cancel coffee day events at the clubhouse, questions on Hawk Valley mowing, mulch in the community, request for lighting of the tennis courts, additional pickleball hours/court, additional fencing outside community gates, and security improvements to Old Spanish entrance.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report with Landscaper's Comments**

Mr. Liggett presented his report to the Board. There were no comments or questions from the Board.

**B. Yellowstone Report**

Mr. Nielsen presented his report to the Board. There were no comments or questions from the Board.

**1. Consideration of Yellowstone Proposals**

Mr. Nielsen presented the Yellowstone Proposals to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Yellowstone Proposal #260206, for community mulching in the amount of \$29,250.00, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Yellowstone Proposal #261315, for tree pruning in the amount of \$616.46, for K-Bar Ranch II Community Development District.

**C. Presentation of Aquatics Report**

The Aquatics Report was not presented.

**D. Clubhouse Manager**

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

**E. District Counsel**

Present. No report.

**F. District Engineer**

Present. No report.

**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 December 19, 2022 at 9:30 a.m.

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

**November 14, 2022 - Minutes of Meeting**

**Page 3**

Mr. Nielsen advised the towing policy starts today.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved a Not to Exceed amount of \$9,000.00, for repair of the broken well #3, to be completed by Accurate Drilling, unless Ballenger is able to provide the service at a better rate or under warranty, for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on  
October 17, 2022**

Mr. Nielsen presented the minutes of the Board of Supervisors meeting held on October 17, 2022.

On a Motion by Mr. Blakley, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on October 17, 2022, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for August  
2022**

Mr. Nielsen presented the Operation and Maintenance Expenditures for August 2022 to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2022 (\$94,343.31), for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of HOA Lease  
Agreement**

Mr. Nielsen presented the HOA Lease Agreement to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the HOA Lease Agreement, subject to adding the appropriate exhibit to the agreement, for K-Bar Ranch II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Tri-Party Agreement  
& Resolution 2023-02, Tri Party  
Agreement**

Mr. Nielsen presented Resolution 2023-02, Tri Party Agreement to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adopted Resolution 2023-02, Tri Party Agreement, and noted the agreement still requires Regions Bank resignation to be added. The transition date is scheduled for November 30, 2022, for K-Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Pressure Washing  
Proposals**

Mr. Nielsen presented the Pressure Washing Proposals to the Board.

On a Motion by Mr. Blakley, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the pressure washing proposal from Jerry with a Not to Exceed amount of \$6,238.00, and a request for the vendor to price match the Pink Flamingo proposal amount of \$5,035.00, for K-Bar Ranch II Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion on Pickleball Court**

Mr. Nielsen opened a discussion on the Pickleball Court with the Board. The board discussed the resident concerns and decided to table any decisions until next meeting, requesting the Clubhouse Manager seek additional input from the parties playing tennis.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Blakley, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 6:16 p.m., for K-Bar Ranch II Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## Tab 8

**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 Workshop meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, November 14, 2022 at 6:30 p.m.** held at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Susan Cali	<b>Clubhouse Manager</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Jason Liggett	<b>Representative, Field Service Manager</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Nielsen called the meeting to order, conducted roll call.

**SECOND ORDER OF BUSINESS**

**Presentation of Landscape and  
Aquatic Information**

Mr. Liggett presented the Landscape Information for audience review and took questions from the audience.

Ms. Stewart presented Information for audience review and took questions from the audience.

**THIRD ORDER OF BUSINESS**

**Audience Questions and Answers**

Mr. Nielsen opened Audience Questions. There were no additional questions.

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

**November 14, 2022 - Minutes of Meeting**

**Page 2**

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**FOURTH ORDER OF BUSINESS**

**Adjournment**

Mr. Nielsen stated that if there was no further business to come before the Board then adjourned the meeting at 7:38 p.m.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## **Tab 9**

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 Landowners' meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, November 21, 2022 at 9:30 a.m.** held at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

Present and constituting a quorum were:

Betty Valenti                      **Board Supervisor, Chairman**

Also present:

Taylor Nielsen                      **District Manager, Rizzetta & Company, Inc.**

Audience                      **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Nielsen called the meeting to order. He stated that the purpose of the landowners' meeting was to hold a landowner election for 1 landowner seat on the Board of Supervisors. Mr. Nielsen stated that the process in accordance with Chapter 190 of the Florida Statutes. He also noted that the landowners' meeting was duly advertised in a newspaper of local circulation on October 7, 2022 & October 14, 2022.

**SECOND ORDER OF BUSINESS**

**Determination of Number of  
Voting Units Represented**

Mr. Nielsen stated for the record that it was determined that Betty Valenti has 237 voting units represented at the meeting.

**THIRD ORDER OF BUSINESS**

**Appointment of Chairperson and  
Secretary for Purpose of Conducting  
Landowner Election**

Mr. Nielsen presented asked Ms. Valenti to appoint Mr. Nielsen to chair the meeting.

**FOURTH ORDER OF BUSINESS**

**Nomination for Positions of  
Supervisor**

Mr. Nielsen stated that Ms. Valenti, Ms. Emery, Mr. Halstead, Mr. Motianadoss, and Mr. Bennett were present.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Ms. Valenti and Ms. Emery submitted ballots and proxies to Mr. Nielsen.

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots**

Mr. Nielsen stated that after tallying the votes, the election results are as follows:

Seat 4: Michele Emery with 265 votes

Seat 5: Duziajuan Mohandoss with 265 votes

Seat 1: Gregory Halstead with 264 votes

**SEVENTH ORDER OF BUSINESS**

**Landowner Questions and Comments**

Mr. Nielsen asked if they had any questions or comments. The Board discussed procedures and meeting schedule.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Nielsen stated that there was no further business and the meeting adjourned at 11:30 p.m.

## **Tab 10**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

[www.kbarranchiicdd.org](http://www.kbarranchiicdd.org)

## **Operations and Maintenance Expenditures September 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:        **\$ 116,543.12**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Anti-Pesto Bugkillers	100035	336193	Bimonthly Pest Control 09/22	\$ 140.00
Blue Water Aquatics, Inc.	100021	29117	Aquatic Service - Pond Treatment 08/22	\$ 2,945.00
Bright House Networks		8.59346E+13	10820 Mistflower Lane - Amenity Center 09/22	\$ 289.95
Bright House Networks		8.77697E+13	10528 Mistflower Ln 09/22	\$ 169.98
Bright House Networks		089483501091122 - 3501	10821 Mistflower Lane - Gate Entrance 09/22	\$ 189.98
Bright House Networks		097658301091122 - 8301	10841 Mistflower Lane 09/22	\$ 57.98
Charter Communications		8.09852E+13	10340 K-Bar Ranch Parkway 09/22	\$ 169.97
City of Tampa Utilities	100030	2282015 4/11	10352 K Bar Ranch Pkwy - Account #2282015	\$ 7.55
Florida Department of Revenue	100031	39-8017923158-4 08/22	Sales and Use Tax 08/22	\$ 188.79
Horner Environmental Professionals	100026	218572	Aquatic Maintenance - Parcels A,C,K,L,M 08/22	\$ 430.78
John C. Blakley	100042	JB091922	Board of Supervisors Meeting 09/19/22	\$ 236.25
Lee R Thompson	100043	LT091922	Board of Supervisors Meeting 09/19/22	\$ 233.75
Office Pride	100022	Inv-101719	Janitorial Supplies 08/22	\$ 57.58

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Office Pride	100036	Inv-102922	Janitorial Services 09/22	\$ 1,363.95
Persson, Cohen & Mooney, F	100032	2516	Legal Services 08/22	\$ 2,769.50
Poop 911	100033	6116788	7 Pet Waste Stations 08/22	\$ 210.82
Rizzetta & Company, Inc.	100027	INV0000070229	Personnel Reimbursement 07/22/22	\$ 4,514.75
Rizzetta & Company, Inc.	100019	INV0000070752	Personnel Reimbursement 08/19/22	\$ 3,065.93
Rizzetta & Company, Inc.	100020	INV0000070773	Management Fees 09/22	\$ 4,875.75
Rizzetta & Company, Inc.	100029	INV0000071205	Amenity Management & Oversight 09/22	\$ 4,111.07
Rizzetta & Company, Inc.	100034	INV0000071228	Out of Pocket Expense 08/22	\$ 117.58
Rizzetta & Company, Inc.	100037	INV0000071524	Personnel Reimbursement 09/16/22	\$ 3,435.21
Securiteam, Inc.	100023	12511082422	Service Call - Entry Gate 08/22	\$ 306.25
Securiteam, Inc.	100028	12516082222	Service Call - Gate (Mossy Pine) 08/22	\$ 212.50
Securiteam, Inc.	100028	12525083022	Service Call - Redwood Point Dr. 08/22	\$ 712.50
Securiteam, Inc.	100028	15396	Gate Video Monitoring Services - Summary	\$ 8,532.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	100023	15717	Gate Video Monitoring Services - Summary	\$ 8,532.00
Securiteam, Inc.	100044	15915	Replace (3) Cameras - Power Surge 09/22	\$ 1,030.00
Spectrum		076584502082022 - 4502 0	10711 Mistflower Lane 09/22	\$ 169.97
Spectrum		076593901082022 - 3901 0	10541 K-Bar Ranch Parkway 09/22	\$ 169.97
Spectrum		8.59786E+13	19292 Mossy Pine Dr 09/22	\$ 189.98
Stantec Consulting Services, Inc.	100038	1976934	Engineering Services 08/22	\$ 416.00
Suncoast Pool Service, Inc.	100039	8604	Pool Service 09/22	\$ 1,500.00
Suncoast Rust Control, Inc.	100040	4894	Rust Control 08/22	\$ 1,400.00
TECO		211025392658 9/22	10841 Mistflower Lane, Gate 09/22	\$ 39.58
TECO		211025490809 9/22	10611 KBAR Ranch PKWY 09/22	\$ 49.86
TECO		221005600376 9/22	10598 K Bar Ranch Pkwy, Entry Light/Gate	\$ 128.47
TECO		221008392039 9/22	Parcel I - Street Lights 09/22	\$ 1,456.78
TECO		221008498422 9/22	19301 Eagle Creek LN - Entry Sign/Gate 09/22	\$ 32.08

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO		321000017111 4/11	Teco Summary 08/22	\$ 17,235.41
Waste Management Inc. of F	100024	9862632-2206-9	Waste Management - Clubhouse 09/22	\$ 218.79
Yellowstone Landscape	100025	TM 419022	Irrigation Mainline Repair - Utility Contractor	\$ 696.73
Yellowstone Landscape	100025	TM 419023	Resod between Sidewalk & Street - K-Bar F	\$ 756.87
Yellowstone Landscape	100025	TM 419024	Soil Change-Out (Bottle Brush) - Redwood	\$ 4,928.51
Yellowstone Landscape	100041	TM 419739	Monthly Landscape Maintenance 09/22	\$ 38,246.75
Report Total:				<u><u>\$ 116,543.12</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 # 336193**

**Invoice Date:** 9/15/2022  
Thursday

**Time:** 06:27 AM

**Bill-To:** 21891

**Location:** 21891

Service Description	Quantity	Price
COMMERCIAL PEST MANAGEMENT	1.00	\$140.00
		<b>SUBTOTAL</b> \$140.00
		<b>TAX</b> \$0.00
		<b>AMT PAID</b> \$0.00
		<b>TOTAL</b> \$140.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> <b>\$140.00</b>

**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: 9/15/2022  
PO Number: Invoice #: 336193  
Terms: UPON  
COMPLETION

Amount Paid: \_\_\_\_\_

Check No.: \_\_\_\_\_

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



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

# Amount Now Due

\$7.55

Make Check Payable:  
City of Tampa Utilities

Your Account Number  
2282015



BILL DATE: 09/09/2022

PAY NEW CHARGES BY: 09/30/2022

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

0000 2 28 20 15 0000000 7 55

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT



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

Bill Date: 09/09/2022

## Service For:

K BAR RANCH II CDD  
10352 K BAR RANCH PKWY

Service To: 09/07/2022

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	23	22	29	1	1
LAST BILLING						4.40
LESS PAYMENTS						4.40 CR
WATER BASE CHARGE 5/8"				1 Meter @	4.00	4.00
IRRIGATION TIER 1 CHARGE				1.0 @	2.86	2.86
TBW PASS-THROUGH				1.0 @	0.00	0.00
WATER SUBTOTAL			6.86			
UTILITY TAX 10%						0.69

## Amount Now Due

\$7.55

## Your Account Number

2282015

## Water Customer Class

COMMERCIAL

Pay This Amount



\$7.55

PLEASE PAY BY DUE DATE OF 09/30/2022



# Sales and Use Tax Return

DR-15  
R. 01/20  
Rule 12A-1.097, F.A.C.  
Effective 01/20  
Page 1 of 2

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue  
5050 W Tennessee Street  
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at [floridarevenue.com/forms](http://floridarevenue.com/forms).

Certificate Number: 39-8017923158-4 Sales and Use Tax Return HD/PM Date: / / DR-15 R. 01/20

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$2,517.21	.	2,517.21	188.79
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Surtax Rate:			Reporting Period AUG 2022	5. Total Amount of Tax Due 188.79
			6. Less Lawful Deductions	.
			7. Net Tax Due	188.79
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	188.79
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	188.79

Name Address City/St ZIP  
K-Bar Ranch II Community Development District  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614  
FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due: 08/20/22  
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

Certificate Number: 39-8017923158-4 Sales and Use Tax Return HD/PM Date: / / DR-15 R. 01/20

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	2,517.21	.	2517.21	188.79
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Surtax Rate:			Reporting Period AUG 2022	5. Total Amount of Tax Due 188.79
			6. Less Lawful Deductions	.
			7. Net Tax Due	188.79
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	188.79
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	188.79

Name Address City/St ZIP  
K-Bar Ranch II Community Development District  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614  
FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due:  
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

**File and Pay Online to Receive a Collection Allowance.** When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at [floridarevenue.com](http://floridarevenue.com).

**Due Dates.** Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period.

**A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

**Penalty.** If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

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

		Tiffany Judd		
_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date	
( _____ ) Telephone Number		( _____ ) 813-793-8806 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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4) .....	15(d).	37.76
16.	<b>Hope Scholarship Credits</b> (included in Line 6) .....	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A) .....	17.	_____
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A) .....	18.	_____
19.	Taxable Sales from <b>Amusement Machines</b> (included in Line A) .....	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits .....	20.	_____
21.	Other Authorized Credits .....	21.	_____

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

		Tiffany Judd		
_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date	
( _____ ) Telephone Number		( _____ ) 813-793-8806 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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4) .....	15(d).	37.76
16.	<b>Hope Scholarship Credits</b> (included in Line 6) .....	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A) .....	17.	_____
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A) .....	18.	_____
19.	Taxable Sales from <b>Amusement Machines</b> (included in Line A) .....	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits .....	20.	_____
21.	Other Authorized Credits .....	21.	_____



HORNER ENVIRONMNETAL  
PROFESSIONALS, INC.  
28536 WALKER DRIVE  
WESLEY CHAPEL, FLORIDA 33544  
TEL: 813-907-9500

# Invoice

Date	Invoice No.
8/26/2022	218572

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

<b>Project Name:</b> Aquatics K-Bar Ranch II CDD
<b>Billing Period:</b> July 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.  <div>RECEIVED 08.31.22</div>

**Balance Due: \$430.78**

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

**K-Bar Ranch II CDD****Meeting Date: September 19, 2022****SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Betty Valenti *	✓	
Chloe Firebaugh *	✓	
Vacant		
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

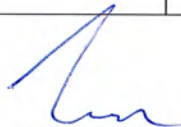
Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_

**K-Bar Ranch II**  
**SUPERVISOR PAY REQUEST**

Meeting Date: September 19, 2022 Meeting

Name of Board Supervisor	Miles traveled	Travel Reimbursement	
Lee Thompson	<b>54</b>	<b>\$ 33.75</b>	<b>0.625/mile</b>
John Blakley	<b>58</b>	<b>\$ 36.25</b>	<b>0.625/mile</b>
		\$ -	
		\$ -	
		\$ -	
		\$ -	

DM Signature:  \_\_\_\_\_

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

Limit \$1,500.00

**Date:**

9/2/2022

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Clubhouse Programs & Events	Maintenance & Repair	Gate Facility Maintenance	Office Supplies
				001-57400- 4735	001-57200- 4737	001-52900- 4612	001-57200- 5101
Date	Vendor Name	Description	Amount				
08/04/22		Preload Debit Card	2,006.00			2,006.00	
08/04/22	Securiteam	(100) Access Windshield Stickers	(944.00)			(944.00)	
08/04/22	Securiteam	(200) Access Cards	(1,062.00)			(1,062.00)	
08/18/22	Oriental Trading Company	Event - Halloween	(206.14)	(206.14)			
08/22/22	Walmart	Event - Coffee Day	(67.28)	(67.28)			
08/24/22	Lowes	Maintenance & Repair	(157.80)		(157.80)		
08/26/22	Walmart	Office Supplies	(47.96)				(47.96)
	<b>TOTAL</b>	001-10102	<b>(479.18)</b>	<b>(273.42)</b>	<b>(157.80)</b>	<b>0.00</b>	<b>(47.96)</b>

DM Approval:

*Taylor Nielsen*

Date:

9/2/22



Payment receipt

**You paid \$1,062.00**

to Securiteam Inc. on August 4, 2022

Invoice no.	15772
Invoice amount	\$1,062.00
Total	\$1,062.00

Status	Paid
Payment method	VISA****9958
Authorization ID	MQ0111096220

Thank you

Securiteam Inc.

[nishas@mysecuriteam.com](mailto:nishas@mysecuriteam.com)

**Payment services brought by:**  
Intuit Payments Inc.  
2700 Coast Avenue, Mountain  
View, CA 94043  
Phone number 1-888-536-4801  
NMLS

For more information about Intuit  
Payments' money transmission  
licenses, please visit  
[https://www.intuit.com/legal/licenses/payment-  
licenses/](https://www.intuit.com/legal/licenses/payment-licenses/).



Payment receipt

**You paid \$944.00**

to Securiteam Inc. on August 4, 2022

Invoice no.	15703
Invoice amount	\$944.00
Total	\$944.00

Status	Paid
Payment method	VISA****9958
Authorization ID	MQ0111098071

Thank you

Securiteam Inc.

[nishas@mysecuriteam.com](mailto:nishas@mysecuriteam.com)

**Payment services brought by:**  
Intuit Payments Inc.  
2700 Coast Avenue, Mountain  
View, CA 94043  
Phone number 1-888-536-4801  
NMLS

For more information about Intuit  
Payments' money transmission  
licenses, please visit  
[https://www.intuit.com/legal/licenses/payment-  
licenses/](https://www.intuit.com/legal/licenses/payment-licenses/).

Enter Keyword or Item #



1-800-875-8480

Live Chat

Help

Party Supplies

Holidays &  
Events

Toys &amp; Games

Crafts

Teaching  
Supplies

Wedding

Religion &  
FaithPersonalized Halloween **Sale**

Extended 1 More Day!

**FREE SHIPPING ON ANY ORDER\***[SEE DETAILS](#)

\*Restrictions Apply

**Back to School Blowout Sale**  
Up to 65% Off Classroom Essentials!**Luau Sale - Up to 50% Off**  
Save on leis, Party Supplies & More!**Halloween Shop - New Arrivals**  
600+ New Toys, Party Supplies & More**Fun Kits - Save up to 15%**  
Value, Convenience, and Family FUN!

## Your order was received!

Safe &amp; Secure Checkout

Next you will receive the following messages at [manager@kbarri.com](mailto:manager@kbarri.com) about this order:

- Confirmation email with order details within 24 hours.
- Shipping confirmation email with tracking information.

If you have any questions about your order, please contact us at 1-800-875-8480 or email us at [orders@oriental.com](mailto:orders@oriental.com)

Please keep your order number handy and print this page for future reference.

### ORDER SUMMARY

Item Count:	22
Item Subtotal:	\$206.14
Shipping:	FREE
Sales Tax:	\$0.00
<u>Tax Exempt Organization?</u>	
<b>ORDER TOTAL:</b>	<b>\$206.14</b>

### Order Number

718650188

### Order Date

8/18/22

YOUR PROMO: CE224628

**FREE SHIPPING**

### Ship To

Susan Cali  
c/o K-Bar Ranch II CDD Clubhouse  
10820 MISTFLOWER LN  
TAMPA, FL 33647 US

813-388-9646

EMAIL ADDRESS:

[manager@kbarri.com](mailto:manager@kbarri.com)

### Billing Information

K-Bar Ranch II CDD  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614 US

813-388-9646

PAYMENT METHOD:

XXXX-XXXX-XXXX-9958

Your card will be billed as.

**PRINT RECEIPT**Oriental Trading Corp...  
725,500 Followers

Follow Page

Share

### Your Cart

Please review each shipment and their corresponding shipping method.

### Shipment 1 of 1

**6-Color Crayons - 48 Boxes**

48 Set(s) #39/612

**\$9.99**

Quantity: 1

EST. DELIVERY DATE:

**5-7 Business Days**

ECONOMY (FREE)

**Inflatable 11" Jack-O'-Lantern Medium****Beach Balls - 12 Pc.**

Per Dozen #13744584

**\$12.99**

Quantity: 1

**Ghoul Gang Kickball Stand-Up Game**

1 Piece(s) #13952124

Feedback

**\$19.97**

Quantity: 1

**Monster Temporary Tattoos - 72 Pc.**

72 Piece(s) #25/2923

**\$6.49**

Quantity: 1

**Fall Temporary Tattoos - 72 Pc.**

72 Piece(s) #13708356

**\$6.49**

Quantity: 1

**Halloween Bracelet Craft Kit - Makes 50**

Makes 50 #13747561

**\$27.99**

Quantity: 2

**Color Your Own Pumpkins - 12 Pc.**

Per Dozen #13911234

**\$6.29**

Quantity: 6

**Color Your Own Dr. Seuss™ The Cat in the Hat™ Halloween Bookmarks - 48 Pc.**

48 Piece(s) #13982733

**\$7.29**

Quantity: 3

**DIY Unfinished Wood Jack-O'-Lantern Shapes - Makes 12**

Per Dozen #13777540

**\$5.77**was ~~\$6.79~~

Quantity: 6

Give us feedback @ survey.walmart.com  
Thank you! ID #:7R6NXJYNSKY

**Walmart**

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

ST# 02740 OP# 008132 TEN 18 TR# 01549	
ZH 16.9-35PK 007343000484 F	6.28 0
ZH 80212PK 007343000801 F	2.68 0
ZH 80212PK 007343000801 F	2.68 0
ZH 80212PK 007343000801 F	2.68 0
GV 136 TRASH 007874221050	18.03 0
GV 18 DS 0078742235191 F	1.08 0
GV 18 DS 0078742235191 F	1.08 0
GV 18 DS 0078742235191 F	1.08 0
GV 18 DS 0078742235191 F	1.08 0
GV 500 FM HP 0078742235191 F	2.98 0
GV CHOC SUG 0078742235191 F	3.50 0
GV BLUBAY HF 0078742235191 F	3.98 0
OATNL CREME 002430004101 F	2.50 0
HOTESS 088810911004 F	3.48 0
BROWNIES 077098101544 F	3.13 0
HST BB LMDRZ 088810911525 F	3.48 0
GV CHOC SUG 0078742235191 F	3.50 0
GV APPLE 0078742235191 F	3.98 0
SUBTOTAL	67.28
TOTAL	67.28
VISA TEND	67.28
**** * 9958 I 0	

US DEBIT  
APPROVAL # 061859  
REF # 1042000314  
TRANS ID - 502234559357876  
VALIDATION - FU2U  
PAYMENT SERVICE - E  
AID A0000000980840  
AAC D7CE778FE8946FCD  
TERMINAL # SC010008

08/22/22 11:32:16

CHANGE DUE 0.00

# ITEMS SOLD 18

TC# 2984 3957 3110 3493 4366



**Walmart**



Become a  
member today  
Scan for 30-day free trial.

08/22/22 11:32:24

\*\*\*CUSTOMER COPY\*\*\*



LOWE'S HOME CENTERS, LLC  
6201 COMMERCE PALMS DRIVE  
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003QPF 4024984 TRANS#: 17375386 08-24-22

758791 0.5-CU FT PAVER SAND	4.88
1056467 12-30 BOUNTY DOUBLE PLUS	31.48
138989 NYLN HEX NUT 5/16-18 CT-2	3.80
5 8 0.76	
1319051 3-CT FEBREZE PLUG LINEN	26.94
2 8 13.47	
4103307 14-IN BLK GATE SPRING	33.76
2 8 16.88	
757004 BLACK 11-IN CABLE TIES 50	39.98
1362503 MULTI MAX LUBRICANT	7.98
258796 13.2-OZ 3-IN-1 GARAGE DOO	8.98

SUBTOTAL: 157.80

TAX: 0.00

INVOICE 17344 TOTAL: 157.80

DEBIT: 157.80

DEBIT: XXXXXXXXXXXX9958 AMOUNT: 157.80 AUTHCD: 009617

CHIP REFID: 100317134665 08/24/22 17:08:29

\*PIN Verified

TRACE: 00987291

PURCHASE CASH BACK TOTAL DEBIT

157.80 0.00 157.80

APL: US DEBIT TUR: 8080048000

AID: A0000000980840 TSI: 6800

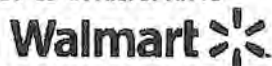
STORE: 1003 TERMINAL: 17 08/24/22 17:09:46

# OF ITEMS PURCHASED: 14

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #:7R6PBFYNT1G



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

ST# 02740 OP# 008635 TEN 18 TR# 01999  
PG PAPER POC 489701410288  
50 AT 1 FOR 0.15 7.50 0  
5PK PAPER 084235606158 24.67 0  
POSTIT 3X3 063806092785 4.97 0  
COMBO NOTES 005114140992 4.34 0  
CLIPBOARD 695803709892 3.24 0  
CLIPBOARD 695803709892 3.24 0

SUBTOTAL 47.96

TOTAL 47.96

VISA TEND 47.96

US DEBIT \*\*\*\* \* 9958 1 0

APPROVAL # 046390

REF # 1042000314

TRANS ID - 582238482753079

VALIDATION - 3DKX

PAYMENT SERVICE - E

AID 80000000980840

AAC C41F7B836F0163A5

TERMINAL # SC010008

08/26/22 09:24:35

CHANGE DUE 0.00

# ITEMS SOLD 55

TCN 2494 3252 3110 3892 4366



Become a  
member today

Scan for 30-day free trial.

08/26/22 09:24:43

\*\*\*CUSTOMER COPY\*\*\*

## Aug-22

Receipts Attached.

Signature/Date Salal 9/1/22

**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-102922**Invoice Date:** 09-01-2022**Due Date:** 09/16/2022**Bill To:** K-Bar Ranch II CCD  
5844 Old Pasco Road, STE 100  
Wesley Chapel, FL 33544**Service Location:** K-Bar Ranch II CCD  
5844 Old Pasco Road, STE 100  
ATTN: Bryan Radcliff  
Wesley Chapel, FL 33544

Each Office Pride franchise is independently owned and operated.

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 15	09/16/2022	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 2x per week	\$1,363.95	\$1,363.95
<b>SUBTOTAL</b>			<b>\$1,363.95</b>
<b>Sales Tax</b>			<b>\$0.00</b>
<b>TOTAL</b>			<b>\$1,363.95</b>
<b>PAYMENT/CREDIT APPLIED</b>			<b>\$0.00</b>
<b>AMOUNT DUE</b>			<b>\$1,363.95</b>
Reference Inv-102922 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](mailto: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	\$57.58	\$0.00	\$0.00	\$0.00	\$1,421.53

Rec 09/01/22

*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.*



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

## INVOICE

Invoice # 2516  
Date: 09/01/2022  
Due On: 10/01/2022

K-Bar Ranch II CDD

3434 Colwell Avenue, Ste 200  
Tampa, Florida 33614

RECEIVED

SEP - 6 2022

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$2,769.50	) - ( \$0.00	) = \$2,769.50

### KBarRanch

### Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	08/01/2022	Review parking/towing package assembled by District Manager to contract with towing company. Provide comments.	0.50	\$290.00	\$145.00
Service	AHC	08/04/2022	Review redlined Trustee tri-party agreement with comments from Regions' counsel and exchange e-mails with counsel.	0.75	\$290.00	\$217.50
Service	AHC	08/08/2022	Review budget adoption Resolutions and provide comments. Exchange e-mails re: status of Trustee tri-party agreement. Initial review of agenda package for 8/15 CDD meeting.	0.75	\$290.00	\$217.50
Service	AHC	08/10/2022	Continued review of agenda package for 8/15 CDD meeting.	1.00	\$290.00	\$290.00
Service	AHC	08/11/2022	Confer with associate counsel re: agenda for 8/15 CDD meeting. NO CHARGE.	0.25	\$0.00	\$0.00
Service	AHC	08/11/2022	Review redlines from bond counsel re: Trustee tri-party agreement and forward to Regions' counsel. Review Regions' counsel responsive comments.	0.50	\$290.00	\$145.00
Service	AHC	08/12/2022	Review further revisions from Regions re: tri-party Trustee Agreement. Multiple e-mail	0.50	\$290.00	\$145.00

exchange with bond counsel and  
management re: Agreement draft.

Service	RAK	08/15/2022	Final preparation for CDD meeting and attend meeting in person.	3.30	\$290.00	\$957.00
Service	AHC	08/23/2022	Exchange e-mails with District Manager re: shed/cart barn construction. Initial review of e-mail re: amendment to Campus Suite contract.	0.25	\$290.00	\$72.50
Service	AHC	08/24/2022	Exchange e-mails with Scott Brizendine and with bond counsel re: comments to revised tri-party agreement concerning Trustee change.	0.50	\$290.00	\$145.00
Service	RDJ	08/24/2022	Review proposed addendum to contract with Campus Suite regarding maintenance and management of District website; review related documents; follow-up with District Manager.	0.50	\$290.00	\$145.00
Service	RDJ	08/25/2022	Confer with District Manager regarding issues related to agreement with Campus Suite; prepare amendment to agreement and follow-up.	0.50	\$290.00	\$145.00
Service	AHC	08/31/2022	Continued review of Trustee tri-party agreement and e-mail proposed revisions to US Bank for comment.	0.50	\$290.00	\$145.00
					<b>Subtotal</b>	<b>\$2,769.50</b>
					<b>Total</b>	<b>\$2,769.50</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2516	10/01/2022	\$2,769.50	\$0.00	\$2,769.50
<b>Outstanding Balance</b>				<b>\$2,769.50</b>
<b>Total Amount Outstanding</b>				<b>\$2,769.50</b>

**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.**



# Service Slip/Invoice

POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

**INVOICE:** 6116788  
**DATE:** 8/30/2022  
**ORDER:** 6116788

**Bill To:** [192938]  
K-Bar Ranch II CDD  
Lynn Hayes  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**Work Location:** [192938] 813-388-9646  
K-Bar Ranch II CDD  
Lynn Hayes  
10820 MISTFLOWER LANE  
TAMPA, FL 33647

Work Date	Time	Target Pest	Technician	Time In
8/30/2022			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		8/30/2022		

Service	Description	Price
SPECPRICE	7 pet waste stations emptied/ bags refilled	\$210.82
		<b>SUBTOTAL</b> \$210.82
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$210.82
		<b>AMOUNT DUE</b> \$210.82

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.  
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

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

# Invoice

Date	Invoice #
7/22/2022	INV0000070229

**Bill To:**

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

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

[illegible]

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

# Invoice

Date	Invoice #
8/19/2022	INV0000070752

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	Upon Receipt	00056

[illegible]

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

# Invoice

Date	Invoice #
9/1/2022	INV0000070773

**Bill To:**

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

Services for the month of	Terms	Client Number
September	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
	Subtotal		\$4,875.75
	Total		\$4,875.75

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

# Invoice

Date	Invoice #
9/2/2022	INV0000071205

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
September	Upon Receipt	00056

[illegible]

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

# Invoice

Date	Invoice #
8/31/2022	INV0000071228

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	Upon Receipt	00056

[illegible]

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

Invoice

Date	Invoice #
9/16/2022	INV0000071524

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,435.21	\$3,435.21
Subtotal			\$3,435.21
Total			\$3,435.21

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 USA

Ship To
Redwood Point Entry Redwood Point Dr Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
9/16/2022	15915		Net 30	10/16/2022

QTY	Description
3 2	LTS 4mp HD Turret 2.8mm Service Labor This estimate is to replace the 3 cameras hit by a surge. The surge protectors have already been replaced and the lines have tested good.  ahartman - Andrew Hartman - Sep 15, 2022 3:25 PM on site for 6 hours and 29 minutes.  Plugged into the unifi switch at the headend and configured new cams and added them to the NVR. They all pulled up and had live view. Mounted the cams and went back to the headend to see the views.  Only the entry overview camera pulled up and the other 3 cams weren't showing any activity on the switch. Tried moving the cables around on the 13-24 ports, (no slack to reach the 1-12 ports) but they still weren't lighting up.  Checked all cables, surges and rj45 ends. Had to replace several ends and two cables from the ditek at the headend to the switch to find good POE ports on the switch (probably only a few at most working POE ports left). Replaced one cable from the jobs at the bottom of the post to the cam. Two of the surges at the poles were bad also.  Got cams up and working after correcting issue(s). Will need to return to replace surges.  Replace 3 overview cameras damaged by surge. The surges were already replaced. Also, swap the LPR. Make sure all cams are recording.

	<b>Subtotal</b>	\$1,030.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$1,030.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,030.00

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 Redwood Point Dr Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
8/30/2022	12525083022		Net 30	9/29/2022

QTY	Description
1	Service Labor - 1st Hour
4.5	Service Labor - Additional Hours (ahartman - Andrew Hartman - Aug 30, 2022 2:50 PM on site for 5 hours and 27 minutes.
	Upon arrival, added a test remote, fob and transponder tag to the system to test at all locations. Found some issues at the locations emailed about.
	Redwood:
	The antenna was sitting vertically behind the metal kiosk post, effectively blocking the rf signal from being received. Moved the antenna at a 90 degree angle to stick out from the post and bent the antenna to stick up for better signal. During testing, was able to get a good signal from the no outlet sign near the entry point.
	Briarbrook:
	The barrier arm was receiving an open command from the eMerge panel. At the panel, went through the wires spliced to the open wires one by one and found the wire coming from the input terminal was giving an open light. Nothing was set in the access control to give an open and the gates were removed from the portal group for testing. Found the wiring going out to the kiosk to be holding the gates open. Traced those wires and found the intercom to be the cause. Power cycled the intercom and the gates closed. Tested the gates with the guard and everything worked properly again.
	Mossy Pine:

	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

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 Redwood Point Dr Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
8/30/2022	12525083022		Net 30	9/29/2022

QTY	Description
	<p>Found the power supply for the ped gates to be bad. Moved wires over to terminals 3 and 4 and the gates held again.</p> <p>Hawk Valley:</p> <p>Replaced the Rex button and the gate functioned properly again.</p> <p>Tested and working. Put all portals back in the proper portal groups. Spoke to Susan in the office.</p> <p>Travel time starting at 10:05 AM          Arrived at 10:35 AM          Departed at 10:40 AM          Travel time starting at 11:20 AM          Arrival at 11:45 AM</p> <p>Surges we're blown on 3 cameras and the reader. I bypassed the suggest for reader working but cameras not responding. Factory default pow switch got poe on base of poles          Also, check mossy pine pedestrian gates, customer states they stay open overnight. They should lock at 6pm. Hawk valley has a bad exit button, replace.</p> <p>Residents are stating their remotes are not working. A test remote is in the winsom manor kiosk. Also, 4 cameras are down. The gate is held open in a portal group through the emerge.)</p>

	<b>Subtotal</b>	\$712.50
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$712.50
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$712.50

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

Date	Invoice #	P.O. No.	Terms	Due Date
8/31/2022	12529083122		Net 30	9/30/2022

QTY	Description
1	Driver License Tray
1	Service Labor - 1st Hour (8/31/22 Erik V on site for 34 minutes. Found the cat 6 patch cable had clip not on with vibration on kiosk knocked it off. Replaced patch cable with a new one also kiosk was loose tighten redheads on ground tested camera works.  Troubleshoot DL cam that went down on last call.  8/22/22 Erik V on site for 30 minutes. Grinded down kiosk, so I could install ID tray and installed the tray. Updated network, rebooted nvr . Opened up kiosk reset poe switch.  The ID tray was knocked off, bring a replacement.)

	<b>Subtotal</b>	\$200.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$200.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$200.00



August 20, 2022  
Invoice Number: 076584502082022  
Account Number: 0050765845-02  
Security Code: 4502  
Service At: 10711 MISTFLOWER LN  
TAMPA, FL 33647-3667

## Auto Pay Notice

### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

### Summary Services from 08/19/22 through 09/18/22 details on following pages

Previous Balance	169.97
Payments Received - Thank You	-169.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	129.98
Spectrum Business™ Voice	39.99
Current Charges	\$169.97
YOUR AUTO PAY WILL BE PROCESSED 09/05/22	
<b>Total Due by Auto Pay</b>	<b>\$169.97</b>

## 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.

Call 1-855-287-6365 and get a streaming tv solution for your waiting room or break room that will entertain your customers and employees by providing more than 60+ channels of popular entertainment, weather and news channels.

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



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7635 1610 NO RP 20 08202022 NNNNNN 01 998202

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

August 20, 2022

### KBAR RANCH II CDD

Invoice Number: 076584502082022  
Account Number: 0050765845-02  
Service At: 10711 MISTFLOWER LN  
TAMPA, FL 33647-3667

<b>Total Due by Auto Pay</b>	<b>\$169.97</b>
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CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195

0001000100507658450209016997

Invoice Number: 076584502082022  
 Account Number: 0050765845-02  
 Security Code: 4502

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7635 1610 NO RP 20 08202022 NNNNNN 01 998202

**Charge Details**

Previous Balance	169.97
Payments Received - Thank You 08/06	-169.97
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 08/20/22 will appear on your next bill.

Services from 08/19/22 through 09/18/22

**Spectrum Business™ Internet**

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

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
	<b>\$39.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://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](https://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](https://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** - Federal USF \$2.43, Florida Local CST \$2.10, Florida State CST \$1.71, Florida CST \$0.88, E911 Fee \$0.40, TRS Surcharge \$0.10.

**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](https://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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

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





Invoice Number: 076584502082022  
Account Number: 0050765845-02  
Security Code: 4502

KBAR RANCH II CDD

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

7635 1610 NO RP 20 08202022 NNNNNN 01 998202

**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  
 076584502082022  
 0050765845-02  
**4502**

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BAP-2208-BAV  
 SA7MF004

Invoice Number:  
 Account Number:  
 Security Code:

KBAR RANCH II CDD  
 076584502082022  
 0050765845-02  
**4502**

**Contact Us**

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 SA7MF005

August 20, 2022



Invoice Number:  
Account Number:  
Security Code:

**KBAR RANCH II CDD**  
076584502082022  
0050765845-02  
**4502**

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7635 1610 NO RP 20 08202022 NNNNNN 01 998202



August 20, 2022  
Invoice Number: 076593901082022  
Account Number: **0050765939-01**  
Security Code: **5939**  
Service At: 10541 K-BAR RANCH PKWY  
Bldg GATE  
TAMPA, FL 33647-3669

**Contact Us**

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**Summary** *Services from 08/19/22 through 09/18/22  
details on following pages*

Previous Balance	169.97
Payments Received - Thank You	-169.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	129.98
Spectrum Business™ Voice	39.99
Current Charges	\$169.97
YOUR AUTO PAY WILL BE PROCESSED 09/05/22	
<b>Total Due by Auto Pay</b>	<b>\$169.97</b>

**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.

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

August 20, 2022

**KBAR RANCH II CDD**

Invoice Number: 076593901082022  
Account Number: 0050765939-01  
Service At: 10541 K-BAR RANCH PKWY  
Bldg GATE  
TAMPA, FL 33647-3669

<b>Total Due by Auto Pay</b>	<b>\$169.97</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195

0001000100507659390139016997



Invoice Number:  
Account Number:  
Security Code:

KBAR RANCH II CDD  
076593901082022  
0050765939-01  
5939

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Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
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7635 1610 NO RP 20 08202022 NNNNNN 01 998201

## Charge Details

Previous Balance	169.97
Payments Received - Thank You 08/06	-169.97
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 08/20/22 will appear on your next bill.

Services from 08/19/22 through 09/18/22

## Spectrum Business™ Internet

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

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
	<b>\$39.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

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

<b>Current Charges</b>	<b>\$169.97</b>
<b>Total Due by Auto Pay</b>	<b>\$169.97</b>

## 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](https://spectrum.net/taxesandfees) for more information.

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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.

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

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





Invoice Number: 076593901082022  
Account Number: 0050765939-01  
Security Code: **5939**

**Contact Us**

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

7635 1610 NO RP 20 08202022 NNNNNN 01 998201

**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  
 076593901082022  
 0050765939-01  
**5939**

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 with Internet<sup>†</sup>

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- No cable box required
- No equipment charges

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**Call: 1-844-907-0409**

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Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. †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-2208-BAV  
 SA7MF004

Invoice Number:  
Account Number:  
Security Code:

KBAR RANCH II CDD  
076593901082022  
0050765939-01  
**5939**

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Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 20 08202022 NNNNNN 01 998201



**Get the best  
Mobile service at  
the best price for  
your business.**



**Now Available For All of Your Employees**

**SPECTRUM MOBILE  
UNLIMITED DATA PLAN**

only **\$29<sup>99</sup>**  
/mo per line  
on 2+ lines\*

Reduced speeds after 20GB of usage per line.  
Spectrum Internet® required.

**Great News: You Qualify for Up to 60%\*\*  
Savings On Two Mobile Lines!**

Add Mobile service for yourself and  
your employees and enjoy:

- Unlimited data, talk and text
- Nationwide 5G+ coverage
- Freedom to work on the go

**NO CONTRACTS • NO ADDED TAXES • NO HIDDEN FEES**

Keep your business connected and save.

**Call: 1-844-929-0019**

Or visit: [Spectrum.com/Business/Mobile](https://Spectrum.com/Business/Mobile)

Limited time offer; subject to change. Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. Taxes and fees included. Visit <https://www.spectrum.com/policies/mobile-terms> for full terms and conditions. Qualified new business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Offer subject to change; valid to qualified business customers who have no outstanding obligation to Charter. Spectrum Business Internet Subscription required. Restrictions apply. \*Unlimited Data Offer: 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](https://spectrummobile.com/plans) 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. = 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](https://spectrummobile.com/5G) for details. Spectrum Internet required. Services subject to all applicable service terms and conditions, subject to change. ©2022 Charter Communications. All rights reserved.

BAP-2208-MB1  
SA7MF005

August 20, 2022

Invoice Number:  
Account Number:  
Security Code:

**KBAR RANCH II CDD**  
076593901082022  
0050765939-01  
**5939**



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 20 08202022 NNNNNN 01 998201





August 30, 2022  
Invoice Number: 080985202083022  
Account Number: 0050809852-02  
Security Code: 9852  
Service At: 10340 K-BAR RANCH PKWY  
TAMPA, FL 33647

## Auto Pay Notice

### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

### Summary Services from 08/29/22 through 09/28/22 details on following pages

Previous Balance	169.97
Payments Received - Thank You	-169.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	129.98
Spectrum Business™ Voice	39.99
Current Charges	\$169.97
YOUR AUTO PAY WILL BE PROCESSED 09/15/22	
<b>Total Due by Auto Pay</b>	<b>\$169.97</b>

## 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.

**Your secure, reliable Internet Service is now 50% faster!** As part of our commitment to delivering better services at the best value, we have upgraded your Internet speed to **300 Mbps** (wireless speeds may vary)! That's **50% faster** than your previous speed. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds.

**Call 1-855-287-6365 and get a streaming tv solution** for your waiting room or break room that will entertain your customers and employees by providing more than 60+ channels of popular entertainment, weather and news channels.

**Call 1-855-339-4513 to get the best mobile service** at the best price for your business. Ask how you can save up to 60% on two mobile lines!



**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 08302022 NNNNNN 01 996650

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

August 30, 2022

### ENVERA KBAR RANCH II CDD

Invoice Number: 080985202083022  
Account Number: 0050809852-02  
Service At: 10340 K-BAR RANCH PKWY  
TAMPA, FL 33647

<b>Total Due by Auto Pay</b>	<b>\$169.97</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195

Invoice Number: 080985202083022  
 Account Number: 0050809852-02  
 Security Code: 9852

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 30 08302022 NNNNNN 01 996650

**Charge Details**

Previous Balance	169.97
Payments Received - Thank You 08/16	-169.97
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 08/30/22 will appear on your next bill.

Services from 08/29/22 through 09/28/22

**Spectrum Business™ Internet**

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

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

**Spectrum Business™ Voice**

Phone Number 813-803-7074

Spectrum Business Voice	49.99
Promotional Discount	-10.00
	<b>\$39.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

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

<b>Current Charges</b>	<b>\$169.97</b>
<b>Total Due by Auto Pay</b>	<b>\$169.97</b>

**Billing Information**

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://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](https://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](https://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 \$2.44, 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](https://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: 080985202083022  
Account Number: 0050809852-02  
Security Code: **9852**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 30 08302022 NNNNNN 01 996650

**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  
 080985202083022  
 0050809852-02  
**9852**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 30 08302022 NNNNNN 01 996650



## Get Business TV Essentials:

A streaming TV solution  
 for waiting rooms and  
 break rooms.



BRING MORE ENTERTAINMENT TO YOUR CUSTOMERS AND EMPLOYEES



**Add Spectrum Business  
 TV Essentials**

only **\$19<sup>99</sup>**  
 /mo for 12 mos  
 when bundled  
 with Internet†

**Watch 60+ HD channels at a great low price.**

- Stream popular entertainment, weather and news channels
- No cable box required
- No equipment charges

**NO CONTRACTS • \$500 CONTRACT BUYOUT‡**

We're here to help your business succeed.

**Call: 1-844-907-0409**

Or visit: [Spectrum.com/Business](https://Spectrum.com/Business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. †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://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-2208-BAV  
 SA7MF004

Invoice Number:  
 Account Number:  
 Security Code:

ENVERA KBAR RANCH II CDD  
 080985202083022  
 0050809852-02  
**9852**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 30 08302022 NNNNNN 01 996650



**Get the best  
 Mobile service at  
 the best price for  
 your business.**



## SAVE UP TO 60%<sup>\*\*</sup> ON TWO MOBILE LINES

Add Spectrum Mobile  
**UNLIMITED DATA PLAN**

only **\$29<sup>99</sup>**  
 /mo per line  
 on 2+ lines<sup>+</sup>

Reduced speeds after 20GB of usage per line.  
 Spectrum Internet® required.

**Get reliable, crystal-clear  
 mobile service.**

- Unlimited data, talk and text
- Count on nationwide 5G<sup>+</sup> service
- Ask about our \$100 trade-in bonus<sup>++</sup>

**EASY TO SWITCH • NO CONTRACTS • NO HIDDEN FEES**

See how much your business can save on Mobile service.

**Call: 1-866-496-5344**

Or visit: [Spectrum.com/Business/Mobile](https://Spectrum.com/Business/Mobile)

Limited time offer; subject to change. Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. Taxes and fees included. Visit <https://www.spectrum.com/policies/mobile-terms> for full terms and conditions. <sup>+</sup>Unlimited Data Offer: 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](https://spectrummobile.com/plans) for details. <sup>\*\*</sup>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. <sup>++</sup>Promotion requires customers to trade-in qualifying device, add a new line, purchase and activate a new phone. If new phone paid in full, credit applied to purchase. If new phone financed, credit applied to bill in pro-rated increments for the duration of the Device Payment Plan. If the final trade-in value exceeds the cost of the new device, the difference will be refunded via check separately from the trade-in credit on your monthly bill in approximately 4 to 6 weeks. Visit [spectrummobile.com/tradein](https://spectrummobile.com/tradein) for details. Restrictions apply. Subject to change. <sup>=</sup>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](https://spectrummobile.com/5G) for details. Services not available in all areas. Applicable taxes and regulatory fees are included in the monthly recurring charge. Applicable taxes on equipment sales are billed separately. Per-line activation charge applies. Subject to Return Policy. Pricing subject to change. Services subject to all applicable service terms and conditions. For details, go to [Spectrum.com/policies/mobile-terms](https://Spectrum.com/policies/mobile-terms) for full terms and conditions. Spectrum Mobile customers who disconnect all of their other Spectrum Business services will be charged an additional \$20.00 per-month per-line fee. Such customers will be able to access Spectrum WiFi hotspots outside the business, but Spectrum WiFi speeds will be limited to a maximum of 5 Mbps. You can change your rate plan, but you won't be able to add additional lines. Services subject to all applicable service terms and conditions, subject to change. ©2022 Charter Communications. All rights reserved.

BAP-2208-MB2  
 SA7MF006

August 30, 2022



Invoice Number:  
Account Number:  
Security Code:

ENVERA KBAR RANCH II CDD  
080985202083022  
0050809852-02  
**9852**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 30 08302022 NNNNNN 01 996650



September 2, 2022

Invoice Number: 087769701090222

Account Number: 0050877697-01

Security Code: 7697

Service At: 10528 MISTFLOWER LN  
TAMPA, FL 33647-3544

Auto Pay Notice

**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

**NEWS AND INFORMATION**

**NEW! Mobile service is now available for all of your employees!** Call **1-855-281-5334** and get the best Mobile service at the best price for your business.

**Summary***Services from 09/01/22 through 09/30/22  
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 09/18/22***Total Due by Auto Pay \$169.98****Thank you for choosing Spectrum Business.**

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

Rec 09/06/22

4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 02 09022022 NNNNNN 01 995469K-BAR RANCH 2 GATE  
3434 COLWELL AVE  
STE 200  
TAMPA FL 33614-8390

September 2, 2022

**K-BAR RANCH 2 GATE**

Invoice Number: 087769701090222

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: 087769701090222  
 Account Number: 0050877697-01  
 Security Code: 7697

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 02 09022022 NNNNNN 01 995469

**Charge Details**

Previous Balance	169.98
Payments Received - Thank You 08/19	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 09/02/22 will appear on your next bill.

Services from 09/01/22 through 09/30/22

**Spectrum Business™ Internet**

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

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](https://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](https://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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://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](https://Spectrumbusiness.net)  
 (My Services login required)

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



Invoice Number:  
Account Number:  
Security Code:

K-BAR RANCH 2 GATE  
087769701090222  
0050877697-01  
7697

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 02 09022022 NNNNNN 01 995469



**Get the best  
Mobile service at  
the best price for  
your business.**



**Now Available For All of Your Employees**

**SPECTRUM MOBILE  
UNLIMITED DATA PLAN**

only **\$29<sup>99</sup>**  
/mo per line  
on 2+ lines\*

Reduced speeds after 20GB of usage per line.  
Spectrum Internet® required.

**Great News: You Qualify for Up to 60%\*\*  
Savings On Two Mobile Lines!**

Add Mobile service for yourself and  
your employees and enjoy:

- Unlimited data, talk and text
- Nationwide 5G+ coverage
- Freedom to work on the go

**NO CONTRACTS • NO ADDED TAXES • NO HIDDEN FEES**

Keep your business connected and save.

**Call: 1-844-929-0019**

Or visit: [Spectrum.com/Business/Mobile](https://Spectrum.com/Business/Mobile)

Limited time offer; subject to change. Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. Taxes and fees included. Visit <https://www.spectrum.com/policies/mobile-terms> for full terms and conditions. Qualified new business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Offer subject to change; valid to qualified business customers who have no outstanding obligation to Charter. Spectrum Business Internet Subscription required. Restrictions apply. \*Unlimited Data Offer: 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](https://spectrummobile.com/plans) 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. = 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](https://spectrummobile.com/5G) for details. Spectrum Internet required. Services subject to all applicable service terms and conditions, subject to change. ©2022 Charter Communications. All rights reserved.

BAP-2208-MB1  
SA7MF005

September 2, 2022



Invoice Number:  
Account Number:  
Security Code:

K-BAR RANCH 2 GATE  
087769701090222  
0050877697-01  
**7697**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 02 09022022 NNNNNN 01 995469





September 11, 2022

Invoice Number: 089483501091122

Account Number: 0050894835-01

Security Code: 3501

Service At: 10821 MISTFLOWER LN  
TAMPA, FL 33647-3667

Auto Pay Notice

## NEWS AND INFORMATION

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

### Summary

Services from 09/10/22 through 10/09/22  
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 09/27/22

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



### 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 11 09112022 NNNNNN 01 999512

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

September 11, 2022

**K BAR RANCH II CDD-GATE**

Invoice Number: 089483501091122

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: 089483501091122  
 Account Number: 0050894835-01  
 Security Code: 3501

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 11 09112022 NNNNNN 01 999512

**Charge Details**

Previous Balance		189.98
Payments Received - Thank You	08/28	-189.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 09/11/22 will appear on your next bill.

Services from 09/10/22 through 10/09/22

**Spectrum Business™ Internet**

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

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

**One-Time Charges**

Promotional Discount	09/10	0.00
<b>One-Time Charges Total</b>		<b>\$0.00</b>

**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](https://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](https://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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://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](https://Spectrumbusiness.net)  
 (My Services login required)



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





September 11, 2022

Invoice Number: 097658301091122

Account Number: 0050976583-01

Security Code: 6583

Service At: 10841 MISTFLOWER LN  
TAMPA, FL 33647-0000

Auto Pay Notice

## NEWS AND INFORMATION

### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

### Summary

Services from 09/10/22 through 10/09/22  
details on following pages

Previous Balance 57.98

Payments Received - Thank You -57.98

**Remaining Balance \$0.00**

Spectrum Business™ Internet 57.98

Current Charges \$57.98

YOUR AUTO PAY WILL BE PROCESSED 09/27/22

**Total Due by Auto Pay \$57.98**



### 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 11 09112022 NNNNNN 01 999511

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

September 11, 2022

**KBAR RANCH II CDD**

Invoice Number: 097658301091122

Account Number: 0050976583-01

Service At: 10841 MISTFLOWER LN  
TAMPA, FL 33647-0000

**Total Due by Auto Pay \$57.98**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195

0001000100509765830144005798

Invoice Number: 097658301091122  
 Account Number: 0050976583-01  
 Security Code: 6583

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 11 09112022 NNNNNN 01 999511

**Charge Details**

Previous Balance	57.98
Payments Received - Thank You 08/28	-57.98
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 09/11/22 will appear on your next bill.

Services from 09/10/22 through 10/09/22

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
Promotional Discount	-150.00
	<b>\$57.98</b>

Spectrum Business™ Internet Total **\$57.98**

<b>Current Charges</b>	<b>\$57.98</b>
<b>Total Due by Auto Pay</b>	<b>\$57.98</b>

**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](https://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](https://spectrum.com/policies).

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

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 (My Services login required)

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



<b>Invoice Number</b>	1976934
<b>Invoice Date</b>	September 12, 2022
<b>Purchase Order</b>	215615296
<b>Customer Number</b>	155216
<b>Project Number</b>	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

**August 26, 2022**

Current Invoice Total (USD)

416.00

---

Prepare for and attend August CDD meeting**Top Task 2022 2022 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	2.00	208.00	416.00
<b>Subtotal Professional Services</b>	<u>2.00</u>		<u>416.00</u>
Top Task Subtotal 2022 FY General Consulting			416.00
<b>Total Fees &amp; Disbursements</b>			<u>416.00</u>
<b>INVOICE TOTAL (USD)</b>			<b>416.00</b>

---

**Due upon receipt or in accordance with terms of the contract**

---

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

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
9/6/2022	8604

Bill To
KBar II CDD 12750 Citrus Lane Suite 115 Tampa, FL. 33625

P.O. No.	Terms	Project
Sept 2022	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,500.00	1,500.00

Thank you for your business.

Phone #
(727) 271-1395

Total	\$1,500.00
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Suncoast Rust Control, Inc.

**8026 118th Avenue North  
Largo, FL 33773**

# INVOICE

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

Date	Invoice #
9/1/2022	04894
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
10/1/2022	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,400.00	1,400.00
Thank you for your business.			Total: \$1,400.00	

<b>Balance Due</b>	<b>\$1,400.00</b>
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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



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

Statement Date: 09/19/2022  
Account: 211025392658

Current month's charges:	\$39.58
Total amount due:	\$39.58
Payment Due By:	10/10/2022

### Your Account Summary

Previous Amount Due	\$33.92
Payment(s) Received Since Last Statement	-\$33.92
<b>Current Month's Charges</b>	<b>\$39.58</b>
<b>Total Amount Due</b>	<b>\$39.58</b>

## An audit you can look forward to.

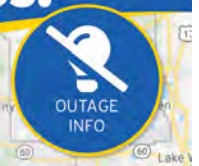
Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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

## Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:	\$39.58
Total amount due:	\$39.58
Payment Due By:	10/10/2022

**Amount Enclosed** \$ \_\_\_\_\_

608174020545

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

6081740205452110253926580000000039588

## 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 Choices<sup>SM</sup>** – 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 Select<sup>SM</sup>** – 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 Go<sup>SM</sup>** – 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<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://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](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://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: 09/19/2022  
Current month's charges due **10/10/2022**

### Details of Charges – Service from 08/12/2022 to 09/13/2022

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	09/13/2022	141		91		50 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	50 kWh @ \$0.07089/kWh	\$3.54
Fuel Charge	50 kWh @ \$0.04126/kWh	\$2.06
Storm Protection Charge	50 kWh @ \$0.00315/kWh	\$0.16
Clean Energy Transition Mechanism	50 kWh @ \$0.00402/kWh	\$0.20
Florida Gross Receipt Tax		\$0.79
<b>Electric Service Cost</b>		<b>\$31.50</b>
Franchise Fee		\$2.06
Municipal Public Service Tax		\$3.18
State Tax		\$2.84

**Total Electric Cost, Local Fees and Taxes**

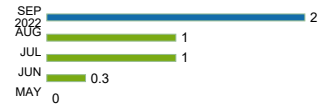
**\$39.58**

**Total Current Month's Charges**

**\$39.58**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 09/19/2022  
Account: 211025490809

Current month's charges:	\$49.86
Total amount due:	\$49.86
Payment Due By:	10/10/2022

### Your Account Summary

Previous Amount Due	\$42.04
Payment(s) Received Since Last Statement	-\$42.04
<b>Current Month's Charges</b>	<b>\$49.86</b>
<b>Total Amount Due</b>	<b>\$49.86</b>

## An audit you can look forward to.

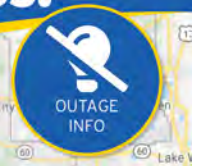
Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:	\$49.86
Total amount due:	\$49.86
Payment Due By:	10/10/2022

**Amount Enclosed** \$ \_\_\_\_\_

611877713864

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

6118777138642110254908090000000049868

## Contact Information

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211025490809  
**Statement Date:** 09/19/2022  
**Current month's charges due** 10/10/2022

### Details of Charges – Service from 08/12/2022 to 09/13/2022

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	09/13/2022	813		695		118 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	118 kWh @ \$0.07089/kWh	\$8.37
Fuel Charge	118 kWh @ \$0.04126/kWh	\$4.87
Storm Protection Charge	118 kWh @ \$0.00315/kWh	\$0.37
Clean Energy Transition Mechanism	118 kWh @ \$0.00402/kWh	\$0.47
Florida Gross Receipt Tax		\$1.00
<b>Electric Service Cost</b>		<b>\$39.83</b>
Franchise Fee		\$2.61
Municipal Public Service Tax		\$3.83
State Tax		\$3.59

**Total Electric Cost, Local Fees and Taxes**

**\$49.86**

**Total Current Month's Charges**

**\$49.86**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/19/2022  
Account: 221005600376

K BAR RANCH II CDD  
C/O RIZZETTA & CO  
10598 K BAR RANCH PKWY  
TAMPA, FL 33647

Current month's charges:	\$128.47
Total amount due:	\$128.47
Payment Due By:	10/10/2022

### Your Account Summary

Previous Amount Due	\$134.49
Payment(s) Received Since Last Statement	-\$134.49
<b>Current Month's Charges</b>	<b>\$128.47</b>
<b>Total Amount Due</b>	<b>\$128.47</b>

**Take 5 minutes  
and find easy  
ways to save.**

Free online energy audit  
and appliance calculators

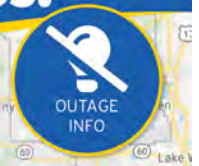
[tampaelectric.com/onlineaudit](http://tampaelectric.com/onlineaudit)

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221005600376

Current month's charges:	\$128.47
Total amount due:	\$128.47
Payment Due By:	10/10/2022

**Amount Enclosed** \$ \_\_\_\_\_

631630763420

K BAR RANCH II CDD  
C/O RIZZETTA & CO  
12750 CITRUS PARK LN  
TAMPA, FL 33625

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6316307634202210056003760000000128478

## Contact Information

### Residential Customer Care

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

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866-832-6249

### Hearing Impaired/TTY

711

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813-275-3909

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

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

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221005600376  
**Statement Date:** 09/19/2022  
**Current month's charges due** 10/10/2022

### Details of Charges – Service from 08/12/2022 to 09/13/2022

Service for: 10598 K BAR RANCH PKWY, TAMPA, FL 33647

**Rate Schedule: Residential Service**

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	09/13/2022	2,519		1,727		792 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.71000	\$23.43
Energy Charge	792 kWh @ \$0.06243/kWh	\$49.44
Fuel Charge	792 kWh @ \$0.03791/kWh	\$30.02
Storm Protection Charge	792 kWh @ \$0.00329/kWh	\$2.61
Clean Energy Transition Mechanism	792 kWh @ \$0.00441/kWh	\$3.49
Florida Gross Receipt Tax		\$2.79
<b>Electric Service Cost</b>		<b>\$111.78</b>
Franchise Fee		\$7.32
Municipal Public Service Tax		\$9.37

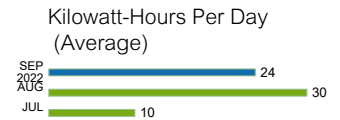
**Total Electric Cost, Local Fees and Taxes**

**\$128.47**

**Total Current Month's Charges**

**\$128.47**

#### Tampa Electric Usage History



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## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 09/20/2022  
Account: 221008392039

Current month's charges:	\$1,576.20
Total amount due:	\$1,456.78
Payment Due By:	10/11/2022

### Your Account Summary

Previous Amount Due	\$1,695.42
Payment(s) Received Since Last Statement	-\$1,695.42
Miscellaneous Credits	-\$119.42
Credit balance after payments and credits	-\$119.42
<b>Current Month's Charges</b>	<b>\$1,576.20</b>
<b>Total Amount Due</b>	<b>\$1,456.78</b>

## An audit you can look forward to.

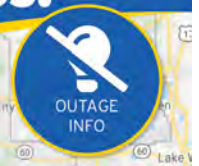
Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.  
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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008392039

Current month's charges:	\$1,576.20
Total amount due:	\$1,456.78
Payment Due By:	10/11/2022

**Amount Enclosed** \$ \_\_\_\_\_

656322034384

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

6563220343842210083920390000001456782

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008392039  
**Statement Date:** 09/20/2022  
**Current month's charges due** 10/11/2022

### Details of Charges – Service from 08/13/2022 to 09/14/2022

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	779 kWh @ \$0.03102/kWh	\$24.16
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		\$96.63
Municipal Public Service Tax		\$4.29

#### Lighting Charges

**\$1,576.20**

#### Total Current Month's Charges

**\$1,576.20**

#### Miscellaneous Credits

Sales Tax Credit

-\$119.42

#### Total Current Month's Credits

**-\$119.42**

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## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 09/20/2022  
Account: 221008498422

Current month's charges:	\$36.33
Total amount due:	\$32.08
Payment Due By:	10/11/2022

### Your Account Summary

Previous Amount Due	\$58.86
Payment(s) Received Since Last Statement	-\$58.86
Miscellaneous Credits	-\$4.25
Credit balance after payments and credits	-\$4.25
<b>Current Month's Charges</b>	<b>\$36.33</b>
<b>Total Amount Due</b>	<b>\$32.08</b>

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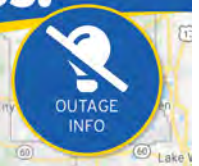
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**Amount Enclosed** \$ \_\_\_\_\_

656322034385

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

MAIL PAYMENT TO:  
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TAMPA, FL 33631-3318

6563220343852210084984220000000032087

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008498422  
**Statement Date:** 09/20/2022  
**Current month's charges due** 10/11/2022

### Details of Charges – Service from 08/13/2022 to 09/14/2022

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	09/14/2022	1,126		1,079		47 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	47 kWh @ \$0.07089/kWh	\$3.33
Fuel Charge	47 kWh @ \$0.04126/kWh	\$1.94
Storm Protection Charge	47 kWh @ \$0.00315/kWh	\$0.15
Clean Energy Transition Mechanism	47 kWh @ \$0.00402/kWh	\$0.19
Florida Gross Receipt Tax		\$0.78
<b>Electric Service Cost</b>		<b>\$31.14</b>
Franchise Fee		\$2.04
Municipal Public Service Tax		\$3.15

**Total Electric Cost, Local Fees and Taxes**

**\$36.33**

**Total Current Month's Charges**

**\$36.33**

### Miscellaneous Credits

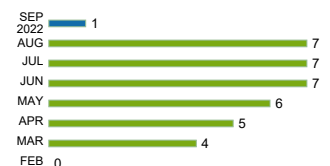
Sales Tax Credit - \$4.25

**Total Current Month's Credits**

**-\$4.25**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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# K-Bar Ranch II CDD

9/2/2022

## Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,378.37	9/19/2022	19292 Mossy Pine Dr	53100	4301
221019281875	\$ 1,399.69	9/19/2022	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 56.25	9/19/2022	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 63.81	9/19/2022	10541 K Bar Ranch Pkwy, K	53100	4301
211023511093	\$ 610.07	9/19/2022	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 91.67	9/19/2022	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 49.62	9/19/2022	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 752.21	9/19/2022	10711 Mistflower Ln	53100	4301
221005599891	\$ 59.92	9/19/2022	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 97.24	9/19/2022	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 5,533.75	9/19/2022	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 30.95	9/19/2022	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,304.49	9/19/2022	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 83.87	9/19/2022	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 57.13	9/19/2022	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 779.87	9/19/2022	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,422.24	9/19/2022	Parcel N, Streetlights	53100	4307
221008130249	\$ 960.97	9/19/2022	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,504.06	9/19/2022	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

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<b>Total</b>	<b>\$ 17,236.18</b>
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	\$ 5,805.40	<b>53100-4301</b>	<b>Utilities</b>
	\$ 1,399.69	<b>53100-4304</b>	<b>Recreation</b>
	\$ 10,031.09	<b>53100-4307</b>	<b>Street Lights</b>
	\$ (0.77)		<b>TECO Credits</b>
<b>Total</b>	<b>\$ 17,235.41</b>		

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## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 09/02/22  
Account: 321000017111

Current month's charges:	\$17,236.18
Total amount due:	\$17,235.41
Payment Due By:	09/19/22

### Your Account Summary

Previous Amount Due	\$17,355.90
Payment(s) Received Since Last Statement	-\$17,355.90
Miscellaneous Credits	-\$0.77
Credit balance after payments and credits	-\$0.77
<b>Current Month's Charges</b>	<b>\$17,236.18</b>
<b>Total Amount Due</b>	<b>\$17,235.41</b>

Rec 09/06/22

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



### More options for you.

Visit [tecoaccount.com](http://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:	\$17,236.18
Total amount due:	\$17,235.41
Payment Due By:	09/19/22

**Amount Enclosed** \$ \_\_\_\_\_

701125000269

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

7011250002693210000171110000017235413

## 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 Choices<sup>SM</sup>** – 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](http://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 Select<sup>SM</sup>** – 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 Go<sup>SM</sup>** – 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<sup>®</sup>** – 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](http://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](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://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	\$1378.37
	211019281875	10820 MISTFLOWER LN, AMENITY TAMPA, FL 33647	\$1399.69
	211019923880	10820 MISTFLOWER LN, SIGN/GATE TAMPA, FL 33647	\$56.25
	211020399740	10821 MISTFLOWER LN TAMPA, FL 33647	\$63.81
	211023511093	K BAR RANCH SEGMENT E TAMPA, FL 33647	\$610.07
	211023511135	10541 K BAR RANCH PKWY, WELL TAMPA, FL 33647	\$91.67
	221003321017	10541 K BAR RANCH PKWY TAMPA, FL 33647	\$49.62
	221003637594	10711 MISTFLOWER LN TAMPA, FL 33647	\$752.21
	221005599891	10339 K BAR RANCH PKWY TAMPA, FL 33647	\$59.92
	221005600327	10340 K BAR RANCH PKWY TAMPA, FL 33647	\$97.24
	221005600335	HAWK VALLEY RANCH DR TAMPA, FL 33647	\$5533.75
	221005600350	10310 K BAR RANCH PK TAMPA, FL 33647	\$30.95
	221005600368	19290 BRIARBROOK DR TAMPA, FL 33647	\$2304.49
	221005629565	19294 MOSSY PINE DR, WELL TAMPA, FL 33647	\$83.87
	221007136783	10340 K BAR RANCH PKWY, GATE TAMPA, FL 33647	\$57.13
	221007621776	10820 MISTFLOWER LN TAMPA, FL 33647	\$779.87
	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:** 08/30/22

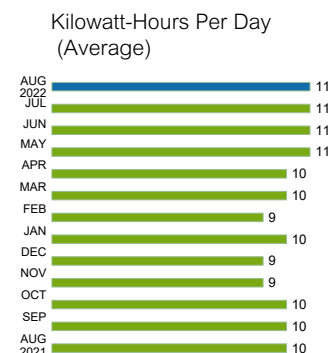
## Details of Charges – Service from 07/15/22 to 08/12/22

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	08/12/22	8,750		8,422		328 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						328 kWh @ \$0.07035/kWh		
Fuel Charge						328 kWh @ \$0.04126/kWh		
Storm Protection Charge						328 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						328 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$61.96</b>		
Franchise Fee						\$4.06		
Municipal Public Service Tax						\$5.44		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$71.46</b>		
<b>Current Month's Electric Charges</b>						<b>\$71.46</b>		

### Tampa Electric Usage History



## Details of Charges – Service from 07/15/22 to 08/12/22

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

**Rate Schedule: Lighting Service**

<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>			
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
<b>Lighting Charges</b>			<b>\$1,306.91</b>
<b>Current Month's Electric Charges</b>			<b>\$1,306.91</b>

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211019281875  
**Statement Date:** 08/30/22

## Details of Charges – Service from 07/14/22 to 08/11/22

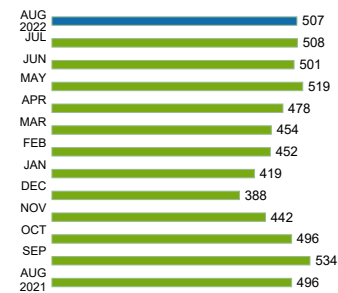
Service for: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647

**Rate Schedule: General Service Demand - Standard**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	08/11/22	86,680		71,971		14,709 kWh	1	29 Days
1000778163	08/11/22	27.12		0		27.12 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		14,709 kWh @ \$0.00730/kWh		\$107.38				
Fuel Charge		14,709 kWh @ \$0.04126/kWh		\$606.89				
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		14,709 kWh @ \$0.00130/kWh		\$19.12				
Clean Energy Transition Mechanism		27 kW @ \$1.10000/kW		\$29.70				
Florida Gross Receipt Tax				\$30.97				
<b>Electric Service Cost</b>				<b>\$1,238.73</b>				
Franchise Fee				\$81.14				
Municipal Public Service Tax				\$79.82				
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$1,399.69</b>		
<b>Current Month's Electric Charges</b>						<b>\$1,399.69</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)





# ACCOUNT INVOICE

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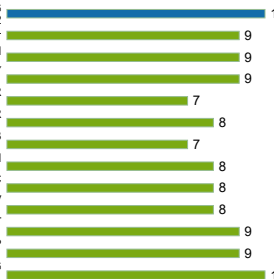
**Account:** 211019923880  
**Statement Date:** 08/30/22

## Details of Charges – Service from 07/14/22 to 08/11/22

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	08/11/22	6,983		6,702		281 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>AUG 2022</td><td>10</td></tr><tr><td>JUL 2022</td><td>9</td></tr><tr><td>JUN 2022</td><td>9</td></tr><tr><td>MAY 2022</td><td>9</td></tr><tr><td>APR 2022</td><td>7</td></tr><tr><td>MAR 2022</td><td>8</td></tr><tr><td>FEB 2022</td><td>7</td></tr><tr><td>JAN 2022</td><td>8</td></tr><tr><td>DEC 2021</td><td>8</td></tr><tr><td>NOV 2021</td><td>8</td></tr><tr><td>OCT 2021</td><td>9</td></tr><tr><td>SEP 2021</td><td>9</td></tr><tr><td>AUG 2021</td><td>10</td></tr></tbody></table>			Month	Average kWh Per Day	AUG 2022	10	JUL 2022	9	JUN 2022	9	MAY 2022	9	APR 2022	7	MAR 2022	8	FEB 2022	7	JAN 2022	8	DEC 2021	8	NOV 2021	8	OCT 2021	9	SEP 2021	9	AUG 2021	10
Month	Average kWh Per Day																																			
AUG 2022	10																																			
JUL 2022	9																																			
JUN 2022	9																																			
MAY 2022	9																																			
APR 2022	7																																			
MAR 2022	8																																			
FEB 2022	7																																			
JAN 2022	8																																			
DEC 2021	8																																			
NOV 2021	8																																			
OCT 2021	9																																			
SEP 2021	9																																			
AUG 2021	10																																			
Energy Charge			281 kWh @ \$0.07035/kWh		\$19.77																															
Fuel Charge			281 kWh @ \$0.04126/kWh		\$11.59																															
Storm Protection Charge			281 kWh @ \$0.00315/kWh		\$0.89																															
Clean Energy Transition Mechanism			281 kWh @ \$0.00402/kWh		\$1.13																															
Florida Gross Receipt Tax					\$1.41																															
Electric Service Cost						\$56.25																														
Current Month's Electric Charges						\$56.25																														

## Miscellaneous Credits

Interest for Cash Security Deposit - \$0.77

**Total Current Month's Credits** - \$0.77



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211020399740  
**Statement Date:** 08/30/22

## Details of Charges – Service from 07/14/22 to 08/11/22

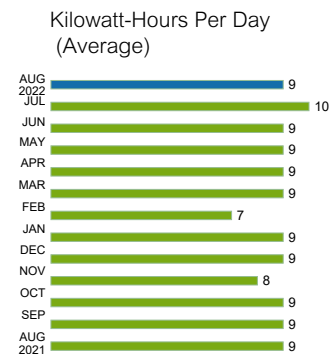
Service for: 10821 MISTFLOWER LN, TAMPA, FL 33647

**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	08/11/22	5,422		5,149		273 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						273 kWh @ \$0.07035/kWh		
Fuel Charge						273 kWh @ \$0.04126/kWh		
Storm Protection Charge						273 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						273 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$55.27</b>		
Franchise Fee						\$3.62		
Municipal Public Service Tax						\$4.92		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$63.81</b>	
<b>Current Month's Electric Charges</b>							<b>\$63.81</b>	

### Tampa Electric Usage History





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211023511093  
**Statement Date:** 08/30/22

### Details of Charges – Service from 07/14/22 to 08/11/22

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
<b>Lighting Charges</b>		<b>\$610.07</b>
<b>Current Month's Electric Charges</b>		<b>\$610.07</b>



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211023511135  
**Statement Date:** 08/30/22

### Details of Charges – Service from 07/14/22 to 08/11/22

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

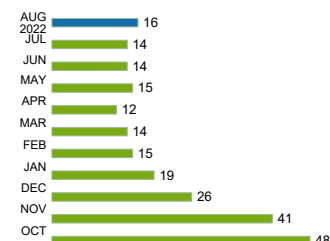
**Rate Schedule: General Service - Non Demand**

Meter Location: WELL/IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	08/11/22	7,750		7,277		473 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000		\$21.46				
Energy Charge		473 kWh @ \$0.07035/kWh		\$33.28				
Fuel Charge		473 kWh @ \$0.04126/kWh		\$19.52				
Storm Protection Charge		473 kWh @ \$0.00315/kWh		\$1.49				
Clean Energy Transition Mechanism		473 kWh @ \$0.00402/kWh		\$1.90				
Florida Gross Receipt Tax				\$1.99				
<b>Electric Service Cost</b>				<b>\$79.64</b>				
Franchise Fee				\$5.22				
Municipal Public Service Tax				\$6.81				
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$91.67</b>		
<b>Current Month's Electric Charges</b>						<b>\$91.67</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221003321017  
**Statement Date:** 08/30/22

### Details of Charges – Service from 07/14/22 to 08/11/22

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	08/11/22	9,635		9,464		171 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>Usage (kWh)</th></tr></thead><tbody><tr><td>AUG 2022</td><td>6</td></tr><tr><td>JUL</td><td>7</td></tr><tr><td>JUN</td><td>7</td></tr><tr><td>MAY</td><td>7</td></tr><tr><td>APR</td><td>7</td></tr><tr><td>MAR</td><td>7</td></tr><tr><td>FEB</td><td>7</td></tr><tr><td>JAN</td><td>8</td></tr><tr><td>DEC</td><td>8</td></tr><tr><td>NOV</td><td>8</td></tr><tr><td>OCT</td><td>8</td></tr><tr><td>SEP</td><td>8</td></tr><tr><td>AUG</td><td>8</td></tr></tbody></table>			Month	Usage (kWh)	AUG 2022	6	JUL	7	JUN	7	MAY	7	APR	7	MAR	7	FEB	7	JAN	8	DEC	8	NOV	8	OCT	8	SEP	8	AUG	8
Month	Usage (kWh)																																			
AUG 2022	6																																			
JUL	7																																			
JUN	7																																			
MAY	7																																			
APR	7																																			
MAR	7																																			
FEB	7																																			
JAN	8																																			
DEC	8																																			
NOV	8																																			
OCT	8																																			
SEP	8																																			
AUG	8																																			
Energy Charge			171 kWh @ \$0.07035/kWh		\$12.03																															
Fuel Charge			171 kWh @ \$0.04126/kWh		\$7.06																															
Storm Protection Charge			171 kWh @ \$0.00315/kWh		\$0.54																															
Clean Energy Transition Mechanism			171 kWh @ \$0.00402/kWh		\$0.69																															
Florida Gross Receipt Tax					\$1.07																															
<b>Electric Service Cost</b>						<b>\$42.85</b>																														
Franchise Fee						\$2.81																														
Municipal Public Service Tax						\$3.96																														
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$49.62</b>																														
<b>Current Month's Electric Charges</b>						<b>\$49.62</b>																														

Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221003637594  
**Statement Date:** 08/30/22

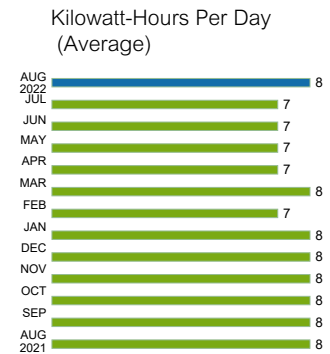
### Details of Charges – Service from 07/14/22 to 08/11/22

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	08/11/22	10,010		9,792		218 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						218 kWh @ \$0.07035/kWh		
Fuel Charge						218 kWh @ \$0.04126/kWh		
Storm Protection Charge						218 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						218 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$48.57</b>		
Franchise Fee						\$3.18		
Municipal Public Service Tax						\$4.40		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$56.15</b>	
<b>Current Month's Electric Charges</b>							<b>\$56.15</b>	

#### Tampa Electric Usage History



### Details of Charges – Service from 07/14/22 to 08/11/22

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

**Rate Schedule: Lighting Service**

<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>			
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	
<b>Lighting Charges</b>		<b>\$696.06</b>	
<b>Current Month's Electric Charges</b>		<b>\$696.06</b>	

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221005599891  
**Statement Date:** 08/30/22

## Details of Charges – Service from 07/14/22 to 08/11/22

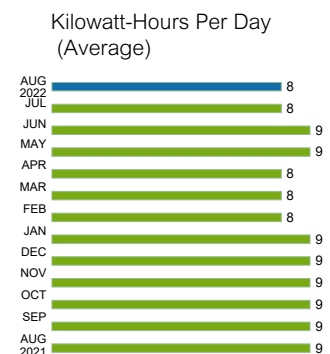
Service for: 10339 K BAR RANCH PKWY, TAMPA, FL 33647

**Rate Schedule: General Service - Non Demand**

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	08/11/22	11,551		11,306		245 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000	\$21.46	
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	
<b>Electric Service Cost</b>							<b>\$51.86</b>	
Franchise Fee							\$3.40	
Municipal Public Service Tax							\$4.66	
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$59.92</b>	
<b>Current Month's Electric Charges</b>							<b>\$59.92</b>	

### Tampa Electric Usage History





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221005600327  
**Statement Date:** 08/30/22

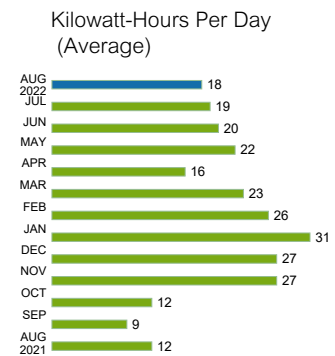
## Details of Charges – Service from 07/14/22 to 08/11/22

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	08/11/22	19,914		19,401		513 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						513 kWh @ \$0.07035/kWh		
Fuel Charge						513 kWh @ \$0.04126/kWh		
Storm Protection Charge						513 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						513 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$84.51</b>		
Franchise Fee						\$5.54		
Municipal Public Service Tax						\$7.19		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$97.24</b>		
<b>Current Month's Electric Charges</b>						<b>\$97.24</b>		

### Tampa Electric Usage History





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221005600335  
**Statement Date:** 08/30/22

### Details of Charges – Service from 07/15/22 to 08/12/22

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
<b>Lighting Charges</b>		<b>\$5,533.75</b>
<b>Current Month's Electric Charges</b>		<b>\$5,533.75</b>



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221005600350

**Statement Date:** 08/30/22

### Details of Charges – Service from 07/14/22 to 08/11/22

Service for: 10310 K BAR RANCH PK, TAMPA, FL 33647

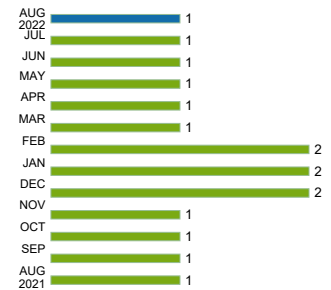
**Rate Schedule: General Service - Non Demand**

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	08/11/22	1,151		1,114		37 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000	\$21.46	
Energy Charge						37 kWh @ \$0.07035/kWh	\$2.60	
Fuel Charge						37 kWh @ \$0.04126/kWh	\$1.53	
Storm Protection Charge						37 kWh @ \$0.00315/kWh	\$0.12	
Clean Energy Transition Mechanism						37 kWh @ \$0.00402/kWh	\$0.15	
Florida Gross Receipt Tax							\$0.66	
<b>Electric Service Cost</b>							<b>\$26.52</b>	
Franchise Fee							\$1.74	
Municipal Public Service Tax							\$2.69	
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$30.95</b>	
<b>Current Month's Electric Charges</b>							<b>\$30.95</b>	

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221005600368  
**Statement Date:** 08/30/22

## Details of Charges – Service from 07/14/22 to 08/11/22

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

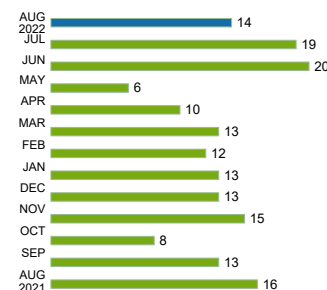
**Rate Schedule: General Service - Non Demand**

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	08/11/22	24,009		23,591		418 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						418 kWh @ \$0.07035/kWh		
Fuel Charge						418 kWh @ \$0.04126/kWh		
Storm Protection Charge						418 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						418 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$72.94</b>		
Franchise Fee						\$4.78		
Municipal Public Service Tax						\$6.29		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$84.01</b>		
<b>Current Month's Electric Charges</b>						<b>\$84.01</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Details of Charges – Service from 07/14/22 to 08/11/22

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

**Rate Schedule: Lighting Service**

<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>			
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
<b>Lighting Charges</b>			<b>\$2,220.48</b>
<b>Current Month's Electric Charges</b>			<b>\$2,220.48</b>

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221005629565  
**Statement Date:** 08/30/22

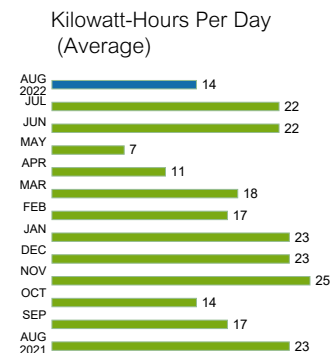
## Details of Charges – Service from 07/15/22 to 08/12/22

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	08/12/22	22,891		22,474		417 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46		
Energy Charge		417 kWh @ \$0.07035/kWh				\$29.34		
Fuel Charge		417 kWh @ \$0.04126/kWh				\$17.21		
Storm Protection Charge		417 kWh @ \$0.00315/kWh				\$1.31		
Clean Energy Transition Mechanism		417 kWh @ \$0.00402/kWh				\$1.68		
Florida Gross Receipt Tax						\$1.82		
<b>Electric Service Cost</b>						<b>\$72.82</b>		
Franchise Fee						\$4.77		
Municipal Public Service Tax						\$6.28		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$83.87</b>		
<b>Current Month's Electric Charges</b>						<b>\$83.87</b>		

## Tampa Electric Usage History





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007136783

**Statement Date:** 08/30/22

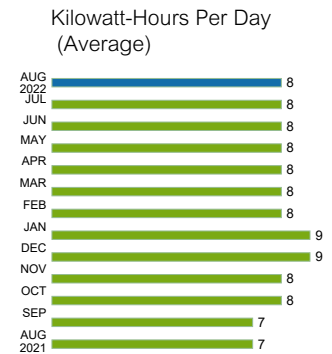
## Details of Charges – Service from 07/14/22 to 08/11/22

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	08/11/22	7,410		7,185		225 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000	\$21.46	
Energy Charge						225 kWh @ \$0.07035/kWh	\$15.83	
Fuel Charge						225 kWh @ \$0.04126/kWh	\$9.28	
Storm Protection Charge						225 kWh @ \$0.00315/kWh	\$0.71	
Clean Energy Transition Mechanism						225 kWh @ \$0.00402/kWh	\$0.90	
Florida Gross Receipt Tax							\$1.24	
<b>Electric Service Cost</b>							<b>\$49.42</b>	
Franchise Fee							\$3.24	
Municipal Public Service Tax							\$4.47	
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$57.13</b>	
<b>Current Month's Electric Charges</b>							<b>\$57.13</b>	

### Tampa Electric Usage History





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007621776  
**Statement Date:** 08/30/22

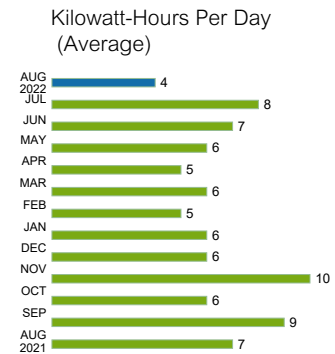
### Details of Charges – Service from 07/15/22 to 08/12/22

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	08/12/22	6,475		6,371		104 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.74000		
Energy Charge						104 kWh @ \$0.07035/kWh		
Fuel Charge						104 kWh @ \$0.04126/kWh		
Storm Protection Charge						104 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						104 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>						<b>\$34.69</b>		
Franchise Fee						\$2.27		
Municipal Public Service Tax						\$3.33		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$40.29</b>	
<b>Current Month's Electric Charges</b>							<b>\$40.29</b>	

#### Tampa Electric Usage History



### Details of Charges – Service from 07/15/22 to 08/12/22

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

**Rate Schedule: Lighting Service**

<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$739.58</b>
<b>Current Month's Electric Charges</b>		<b>\$739.58</b>

Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007993977  
**Statement Date:** 08/30/22

### Details of Charges – Service from 07/15/22 to 08/12/22

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
<b>Lighting Charges</b>		<b>\$1,422.24</b>
<b>Current Month's Electric Charges</b>		<b>\$1,422.24</b>



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008130249  
**Statement Date:** 08/30/22

### Details of Charges – Service from 07/14/22 to 08/11/22

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
<b>Lighting Charges</b>		<b>\$960.97</b>
<b>Current Month's Electric Charges</b>		<b>\$960.97</b>



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008151583

**Statement Date:** 08/30/22

### Details of Charges – Service from 07/15/22 to 08/12/22

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
<b>Lighting Charges</b>		<b>\$1,504.06</b>
<b>Current Month's Electric Charges</b>		<b>\$1,504.06</b>
<b>Total Current Month's Charges</b>		<b>\$17,236.18</b>

### 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.



## INVOICE

INVOICE #	INVOICE DATE
TM 404857	8/1/2022
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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** K-Bar Ranch II CDD

**Invoice Due Date:** August 31, 2022

**Invoice Amount:** \$38,246.75

Description	Current Amount
Monthly Landscape Maintenance – August 2022	\$38,246.75
Base Pay	\$ 7,899.86
Pt. 4 Irrigation	\$ 788.42
Addendum 1- 7	\$22,106.75
Addendum 8	\$ 2,829.50
Fertilization Pt 2	\$ 1,624.21
Addendum 9	\$ 2,998.00

**Invoice Total**

**\$38,246.75**

*Excelle*  
IN COMMERCIAL LAND

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
TM 419739	9/1/2022
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:** October 1, 2022

**Invoice Amount:** \$38,246.75

Description	Current Amount
Monthly Landscape Maintenance September 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

*Excellence*

IN COMMERCIAL LANDSCAPING

**Invoice Total** **\$38,246.75**

Rec 08/30/22

**Should you have any questions or inquiries please call (386) 437-6211.**

## **Tab 11**

## RESOLUTION 2023-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the Community Development District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 21, 2022, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

<u>Michelle Emery</u>	<u>265</u> Votes
<u>Duzianthan Mohan</u>	<u>265</u> Votes
<u>Gregory Halstead</u>	<u>264</u> Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, the above-named persons are declared to have been elected for the following terms of office:

<u>Gregory Halstead</u>	2 Year Term, Seat 1
<u>Michele Emery</u>	4 Year Term, Seat 4
<u>Duzianthan Mohan</u>	4 Year Term, Seat 5

Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF DECEMBER, 2022.**

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

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY / ASSISTANT SECRETARY**

Exhibit A: November 21, 2022 Landowners Meeting Minutes

Exhibit A

November 14, 2022 Landowners Meeting Minutes

## **Tab 12**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Secretary.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF DECEMBER, 2022.**

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

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## **Tab 13**

## **MAINTENANCE AGREEMENT**

### **BETWEEN K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AND K-BAR RANCH II MASTER ASSOCIATION, INC.**

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between:

**K-Bar Ranch II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Tampa, Hillsborough County, Florida, whose address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"), and

**K-Bar Ranch II Master Association, Inc.**, a Florida not-for-profit corporation, whose address is 10820 Mistflower Lane, Tampa, Florida 33647 (the "Association").

### **RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure improvements; and

**WHEREAS**, the Association is a private not-for-profit corporation serving as an association of property owners within the boundaries of the District, with a purpose of managing certain common property and amenities in the K-Bar Ranch II community; and

**WHEREAS**, the District and the Association have a mutual interest in insuring that the K-Bar Ranch II community is managed and maintained to the highest standards; and

**WHEREAS**, the District and the Association agree that it is in the best interest of the K-Bar Ranch II Community ("Community") to have the District perform mowing and related maintenance of a certain area, as more fully described below, to ensure efficiency, consistency, and continuity of maintenance tasks; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained in this Agreement and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Incorporation of Recitals and Scope of Work.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement. The District, through its contracted vendor, will maintain the landscaping and related area, a depiction of which is more specifically set forth in the attached Exhibit "A" which is incorporated herein (the "Maintenance Area"). The cost for such maintenance will be included in the District's landscape and irrigation contract with

its vendor but then billed to the HOA as a “pass through” such that the total expense for maintaining the Maintenance Area will be borne by the HOA. The District will perform the foregoing maintenance ensuring full compliance with all applicable statutes, ordinances, and administrative rules and regulations, applicable permit requirements and all applicable law.

2. **Funding.** As referenced, the District will provide the initial funding for the services provided in the Scope of Work but will then bill the HOA for such expense. The HOA will pay the invoice from the District within thirty (30) days of receipt. The estimate for the maintenance of the Maintenance Area is \$700.00 annually but is subject to change based on pricing from the District’s landscape vendor.

3. **Term and Renewal.** The term of this Agreement shall be one (1) year from execution by the last of both parties to this Agreement. This Agreement renews automatically for one (1) year periods unless terminated or modified as referenced herein. Either party may terminate this Agreement for any reason in its sole and absolute discretion, with or without cause, with thirty (30) days’ written notice. The notice shall be sent to the parties at the address as set forth in this Agreement or such other address provided in writing by each party.

4. **Indemnification.** Neither the District nor its management shall be liable to the Association for any injury, loss or damage to person or property, unless caused by the gross negligence or willful misconduct of either the management or the District or unless arising out of a material breach of this Agreement by the District. Should the Association become aware of any claim that could potentially give rise to liability of the District, the Association shall notify the District immediately.

5. **District Representative.** The District designates its District Manager to act as the District’s representative with respect to this Agreement. The District Manager shall have complete authority to transmit instructions and invoices, receive information, interpret, and define the District’s policies and decisions with respect to this Agreement and the Association may rely on such authority.

6. **Assignment.** Neither the District nor the Association may assign this Agreement without the prior written approval of the other. No employees, agents or representatives of the District or the Association are personally or individually bound by this Agreement.

7. **Attorney’s Fees.** If any litigation occurs between the parties as a result of this Agreement or any other document or act required by this Agreement, the prevailing party shall be entitled to recover reasonable attorney’s fees and all court costs including attorney’s fees and court costs incurred in any appellate and/or bankruptcy proceedings as well as proceedings to determine entitlement to and reasonableness of fees and costs.

8. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

9. **Amendments and Waivers.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association. A waiver by either party of any provision of this Agreement shall not act as a waiver of any other provision of this Agreement.

10. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

11. **Notices.** All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties at the addresses listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

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

13. **Controlling Law.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute shall be Hillsborough County, Florida.

14. **Effective Date.** This Agreement shall be effective after execution by both the District and the Association and shall remain in effect for the term as referenced above.

15. **Public Records.** The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may be treated as such in accordance with Florida law.

16. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

17. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and any doubtful language will not be interpreted or construed against any party.

18. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

19. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SIGNATURE PAGE TO FOLLOW

**IN WITNESS WHEREOF**, the parties hereto have made and executed this Agreement the day and year referenced below.

Attest:

**K-Bar Ranch II Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

Date: \_\_\_\_\_

**K-Bar Ranch II Master Association, Inc.**

\_\_\_\_\_  
(Signature of Witness)

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
(Signature of Witness)

Date: \_\_\_\_\_

# Exhibit "A"

Identify

K-Bar Ranch Pkwy

Hawk Valley Dr

## **Tab 14**

## Contract Addendum - Pool Maintenance

Between:

Vendor:

Suncoast Pool Service

P.O. Box 224

Elfers. FL. 34680

Client:

KBar II CDD

12750 Citrus Lane Suite 115

Tampa, FL. 33625

This addendum will take effect January 1, 2023 and represents an 18% increase to the current contract price. The new monthly amount will be \$1700 (seventeen hundred dollars). The increase presented is to just cover the rising costs of chemicals which have increased twice within a 6 month period and labor.

Sconnerty

Sean Connerty

December 5, 2022

Date

\_\_\_\_\_  
K Bar II Ranch CDD Signer

\_\_\_\_\_  
Date

## **Tab 15**

# SUNCOAST RUST CONTROL

8026 118<sup>th</sup> Avenue North Largo, FL 33773  
833-4NORUST (67878); Fax 727-541-4006

**Customer Name:** K-bar Ranch II CDD C/O Rizzetta & Company

**Address:** 12750 Citrus Park Lane, Suite 115

**City, State, Zip Code:** Tampa, Florida 33625

**Telephone:** 813.533.2950 Ext.: 9475

**E-Mail:** TNielsen@rizzetta.com

This contract dated as of this 12th day of December, 2022 by and between Suncoast Rust Control Inc., (hereafter referred to as "Suncoast Rust") and the above named customer (hereafter referred to as "Customer") with a start date set forth below.

**Service and pricing:** Suncoast Rust will install prevention system, provide rust inhibitor, initial cleaning, and maintenance cleaning at the rate of \$1595.00<sup>1</sup> per month.

**Installation:** This Contract is a service agreement and not a financing lease, equipment lease, or insurance agreement. Suncoast Rust will install all rust preventative equipment at no additional charge. All such equipment shall remain solely owned and maintained by Suncoast Rust. This may consist of storage tanks, metering injection pumps, various electrical and pumping components. Upon execution of this Contract, and for the term of this Contract, Customer shall furnish, to Suncoast Rust access to the Customer's property listed above to during daylight hours. Suncoast Rust will maintain and keep all Equipment in proper operating condition without additional charge, unless repair or replacement is due to Customer's negligence or misuse, or the negligence or misuse of others while the Equipment is in Customer's possession. Negligence or misuse include moving or altering the Equipment; failing to notify Suncoast Rust within a reasonable period of time after an Equipment failure. Service calls on Equipment

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<sup>1</sup> Suncoast Rust reserves the right to adjust contract pricing at any time. Once notice has been made for price changes the new pricing will go into effect 30 days thereafter, unless otherwise stated for a later date. In addition, should the property management, HOA, or any group associated with the Customer require a Completed Operations Endorsement for insurance compliance, Customer agrees to pay the additional cost charged to Suncoast Rust to obtain the endorsement fee. Current pricing is 50\$ per month

damaged due to such negligence or misuse are Customer's responsibility and will be charged at Suncoast Rust's prevailing prices. Customer bears the risk of loss or damage to the Equipment by fire or other casualty. Customer agrees that Customer will: (1) not misuse or alter the Equipment, nor deface or tamper with the Equipment; (2) not move the Equipment from the Equipment location without Suncoast Rust's prior written consent; and (3) surrender the Equipment to Suncoast Rust upon the termination of this Contract in as good condition as when installed, except for reasonable wear and tear.

**Cleaning:** Suncoast Rust will perform an initial cleaning and perform maintenance cleaning at no additional charge. Maintenance cleaning is defined as: Cleaning needed because of break through staining, iron level fluctuations, failure of equipment provided by Suncoast Rust. Cleanings required because of water usage changes caused by new sod installation, irrigation repairs, well issues, etc. that result in the treatment holding tank(s) going empty will be subject to the additional cleaning fee.<sup>2</sup> Iron removal is provided to areas affected by wells treated under this contract. Areas may include any existing structures as of contract execution, homes/buildings, utility and light poles, street signs, all curbs, & sidewalks. This will *exclude* black top, all glass, patio slabs, HVAC slabs, side door slabs, vegetation, landscaping materials including rocks/shell, all personal property and anything deemed too sensitive for cleaning in the sole and absolute discretion of Suncoast Rust. Suncoast Rust and its employees will not be held liable for iron staining, hard water, or other marks from irrigation on personal property, vehicles, or any other items/structures that are not permanent fixtures of the serviced property.

**Communication:** Customer will notify the Suncoast Rust immediately when there is any change in irrigation schedule, irrigation issue or maintenance being performed on the well or irrigation system. Reasons for this may include sod or other landscaping installation, a water main break, etc. Failure to provide information to Suncoast Rust which results in treatment tank(s) going empty and iron staining as a result thereof, is considered non maintenance cleaning and is subject to the additional cleaning fee. Should this fee be deemed necessary by Suncoast Rust we will notify you prior to performing the cleaning and billing.

**Liability:** Suncoast Rust and its employees are not liable for any previous damage (including paint bleaching & glass etching) from services or treatments provided by other contractors or performed by homeowners. By signing this Contract the Customer accepts the risks associated with the cleaning services provided by Suncoast Rust. While Suncoast Rust takes precautions to reduce these risks with responsible cleaning techniques, the risks remain. These risks include but are not limited to surface discoloration or fading, temporary grass "burning", and degradation of any surfaces on the property exposed to rust removal treatment. Suncoast Rust and its employees will not be held liable for any of these effects should they occur.

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<sup>2</sup> Additional cleaning fee: Not to exceed half of the monthly service rate.

Customer expressly releases Suncoast Rust from liability for any claim for personal injury or property damage caused by service or treatments. The Customer agrees that under no circumstances shall Suncoast Rust be liable for any amount greater than the amount paid by Customer to Suncoast Rust for the services to be provided. In no event will Suncoast Rust be responsible for consequential damages or loss of the property. Customer further agrees to promptly provide written notice, with reasonable detail, to Suncoast Rust of any claim, suit, or proceeding. Failure to do so shall be deemed a waiver of Customer's rights.

**Terms:** All invoicing will be net 30 unless otherwise stated. If the account is not paid within 30 days of the invoice date, there will be an additional \$35 late charge added to the total balance. Termination of contract can be initiated by either party with a 30-day written notice. Suncoast Rust reserves the right to remove all equipment and end service immediately if the final invoice is not received within 7 business days of a cancellation notice. Suncoast Rust will not be responsible for any damage to Customer's property upon removal of Suncoast Rust's equipment except such damage solely caused by Suncoast Rust's negligence.

Suncoast Rust's retaking of the Suncoast Rust's equipment under any circumstance will not be deemed a waiver of Suncoast Rust's rights to payment. In case of a default by Customer, Suncoast Rust may accept any payment or payments owed without in any way waiving Suncoast Rust's rights with respect to any such default in existence at the time such payment or payments are accepted.

**Applicable Law; Venue:** This Contract shall be governed, construed, and enforced in accordance with the laws of the State of Florida without regard to any conflict or choice of law issues. Venue shall lie exclusively in Pinellas County, Florida.

**Entire Agreement:** It is expressly understood and agreed that this Contract may not be altered, amended, modified, or otherwise changed in any respect whatsoever, except by writing duly executed by an authorized representative of each party hereto. This Contract sets forth the entire agreement between the parties hereto, and fully supersedes any and all prior agreements or understandings between the parties hereto pertaining to the subject matter hereof.

**Severability:** If any provision or portion of any provision of this Contract is held to be invalid or unenforceable, all other provisions or portions of any provision shall nevertheless continue in full force and effect.

**Notices:** All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested, or upon receipt if personally delivered, or sent via a nationally recognized courier to the addresses first set forth above. Suncoast Rust or Customer may from time to time designate any other address for this purpose by providing written notice to the other party.

**Miscellaneous:** (a) Time is of the essence of the performance of each party's obligations under this Contract. (b) This Contract shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Suncoast Rust and Customer. (c) Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders. (d) The various captions used in this Contract are for convenience of reference only and shall not in any way limit or amplify the terms hereof. (e) Suncoast Rust and Customer that, to the extent permitted by law, each shall and hereby does waive trial by jury in any action, proceeding or counterclaim brought by either against the other on any matter whatsoever arising out of or in any way connected with this Contract.

Customer represents and warrants that Customer has full authority to enter into and sign this Agreement and has good and indefeasible title to the Customer's Property.

**Attorneys' Fees and Waiver of Jury Trial:** The prevailing party in any legal action arising out of this Agreement shall be entitled to an award of its reasonable attorneys' fees and costs of litigation against the non-prevailing party, including such fees and cost in any appellate proceeding. The Parties mutually agree that any legal action will be tried to the assigned judge and that they are each waiving their respective rights to a trial by jury (if any).

**CONTRACT START DATE:** January 1st 2023

Authorized signature \_\_\_\_\_ Date: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Suncoast Rust Control, Inc.  Date 12/12/2022

Cherie Maldonado, Office Manager