



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
March 16, 2023**

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

www.kbarranchiicdd.org

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

Board of Supervisors
K-Bar Ranch II Community
Development District

March 7, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, March 16, 2023 at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report with Landscaper's Comments.... Tab 1
 - B. Yellowstone Report Tab 2
 - C. Presentation of Aquatics Report Tab 3
 - D. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 4
 - E. District Counsel
 - F. District Engineer
 - G. District Manager Report Tab 5
 - i. Review of Financial Statement Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on February 16, 2023..... Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for February 2023..... Tab 8
- 5. BUSINESS ITEMS**
 - A. Review of Towing Appeal Tab 9
 - B. Discussion on Vendors Offering Services to Non-Residents
 - C. Review of Arunalaya Art World Vendor Request Tab 10
 - D. Request to Open Sundrift I Gates
 - E. Scheduling of Budget Workshop for FY 23-24
 - F. Consideration of Landscape RFP Proposals Tab 11
 - G. Consideration of Amazon Agreement Tab 12
- 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



February 27, 2023
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

- ❖ Did the Saint Augustine receive the 20-0-10 w Pre M in the month of February?
- ❖ Schedule the application of 8-0-10 to the ornamentals in the district in the month of march.

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. Throughout the Bahia on Kbar Ranch Parkway treat the turf weeds in the irrigated areas. **We discussed last year managing the water and to make sure we are not overwatering these areas. Make sure this is checked and adjusted.**(Pic 1)



2. When will the pencil pruning of the crape myrtles in the district be completed?
3. **Finish the mulching in the district the beds from Redwood Pointe Towards the main entrance are not completed.**
4. Continue to watch the oleanders at the Hawk Valley entrance. These should be getting fertilizer in the month of march.
5. **Cutback the Fakahathcee grass on the inbound side of the Briar Brook entrance up**

against the fence.(Pic 5)



6. Trim the viburnum hedge in the inbound side of the briar brook entrance.
7. In the front of all the entrances lets do a cutback to the plant material on the side beds ensuring that we have a tier affect with the plant material.
8. Throughout Mistflower lane the Loropetalum is struggling these need to be diagnosed and treated. Make sure we are getting these fertilized in the month of march.
9. Treat the turf weeds on Mistflower lane before the mossy pine entrance.
10. Continue to hammer the plant material at the mossy pine entrance with fertility measures.



Redwood Point, Wild Tamarind, Laurel Vista

11. Treat the ant mounds throughout mistflower lane. Once eradicated rake down the mounds.
12. Treat the turf weeds in the Saint Augustine between the Mossy Pine entrance and the Sun drift entrance on Mistflower Lane.
13. Treat the turf weeds on the outbound side of the Sun drift entrance inside of the gate.
14. At the sun drift mail kiosk continue to push the viburnum growth, we can even do a cutback on this material to get it to feel out instead of being leggy.
15. During my inspection of the Sun drift mail kiosk there was a lot of water on the turf. Make sure this park is not being overwatered.
16. Improve the fertility at the sun drift II mail kiosk area.
17. Make sure the backside of the Viburnum bed at the Sun drift II mail kiosk area is being soft edged.



18. Remove the tall weds in the Loropetalum beds on the beds going from the Old Spanish entrance to Kbar Ranch Parkway.(Pic 18)



19. Cutback all the new Fakahatchee grass back in the same areas as above.
20. Improve the fertility at the Old Spanish entrance on the inbound and outbound sides in the Saint Augustine.
21. Diagnose and treat the Jack Frost Ligustrum in the front of the clubhouse. Is this in Yellowstone's opinion from the cold weather?(Pic 21)



22. Treat the turf weeds in the Saint Augustine in the front of the tennis court.



22. Improve the soft edging in the Sundrift II Mail Kiosk area.(Pic 24)



25. On the northside of Kbar Ranch Parkway
· past the eagle Creek entrance going towards the west lift the oak trees.(Pic 25a,25b)



Tab 2



**K-Bar Ranch II CDD 3/7/23,
12:54 PM**

Josh Oliva

Tuesday, March 7, 2023

Prepared For Rizzetta

35 Observations Identified



Annual Flowers
Property Manager
Annual flowers installed and
looking great!!!



Overall Landscaping
Property Manager
Overall landscaping in healthy
condition



11081 Sundrift

YL Crew

Ensure we are doing a light trimming on oak in stand alone tract in sun drift.



Valve Box At Meadow Pointe

YL Irrigation

Now that repairs are made, let's fill in area and level out.



Limb Up Trees

Property Manager

Limb up oaks just west of eagle creek.



Teco

Property Manager

Teco working at the corner of meadow pointe and k-bar Pkwy.



Meadow Pointe Rd

Property Manager

Pond levels are high on meadow pointe. Crews can't access back side of ponds.



Inaccessible Pond Banks

Property Manager

There are a couple pond banks along meadow pointe that are completely saturated



Ant Mounds

YL Crew

Continue treating ant mounds
along meadow pointe blvd.



Teco

Property Manager

Teco working on the corner of
meadow pointe and k-bar Pkwy



Replaced Pines

Property Manager

Pines that were replaced are doing well.



Sundrift 2

Property Manager

Sundrift 2 plant material in great shape.



Magnolia Trees

Property Manager

Mags at new entrances in great shape



Leaning Pole @ Sun Drift II

Property Manager

Leaning light pole on outbound side of sundrift 2.

Numbers listed in photo for reference



Leaning Light Pole



Sundrift II Healthy Landscape



Crapes Will Be Completely Cut
Back Throughout District.



Observation 20



Ornamental Grass Cut Back
YL Crew
Cutback ornamentals along
mistflower lane



Briarbrook Entrance Hedges
Property Manager
Once entrance hedges meet gate
height trim all uniform



Briar-brook Bottle Brush

Property Manager

Bottlebrush at Briarbrook are in great shape.



Oleander - Hawk Valley

Property Manager

Hawk valley oleander pushing new growth. Will continue to monitor for insects and caterpillars



Turf Weeds

YL Fert Chem

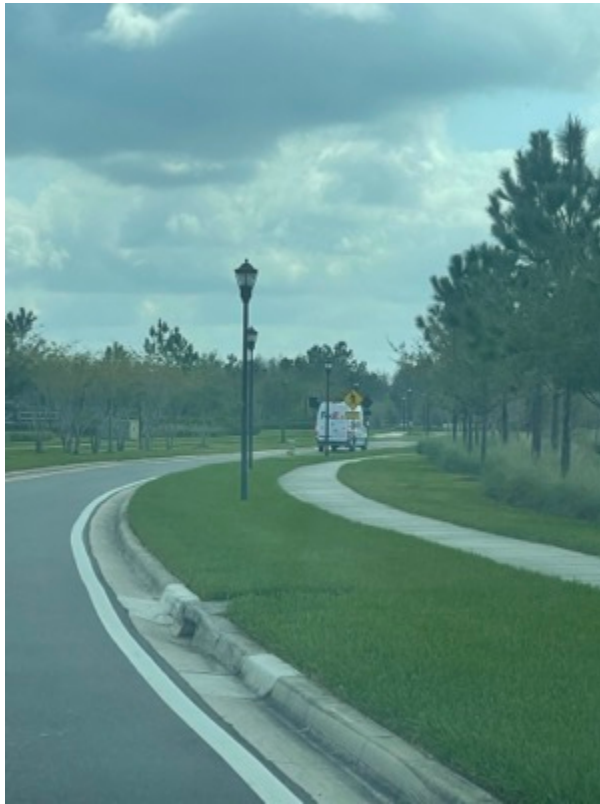
Continue treating sedge weeds throughout district including Hawk valley entrance



Confederate Jasmine

Property Manager

Confederate Jasmine pushing new growth



Bahia Mowing

Property Manager

Bahia mowing is being completed throughout



Mistflower Rock Bed

Property Manager

Weeds treated in rock bed



Entrance Monument



Median Annual Bed

Property Manager

Median annual bed installed and plants in great shape.



Mist-flower st. Augustine
 Property Manager
 Mist-flower turf is pushing new
 growth and greening up



Mistflower Loropetulum
 Property Manager/ YL Fert/Chem
 The loropetlum at Mist-flower are
 pushing new growth. Will continue
 to monitor.

Fert/Chem- continue aggressive
 treatments on the loropetlum



RWP Pond Mowing



RWP Pond Mowing

Property Manager

Ponds at RWP are being regularly maintained



RWP Oleander

Property Manager

Oleander at RWP is not pushing new growth and will need to be replaced



Parking On Bahia

Property Manager

Note to board: Cars doing aquatic plants at Hawk Valley parking on Bahia.



Josh Oliva
Yellowstone

Bahia

Property Manager

Bahia is in great shape.

As we enter the dry season bahia areas will start to brown.

Tab 3

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 2/6/23

CUSTOMER: K BAR RANCH CDD 2

AQUATECH: Darren M

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
EWR-3, 122		X		X				X	X	X	X	X	X	N	X		75° sunny
121, EWR 2		|		|				|	|	|	|	|	|	|	|		5-10 MPH W/SW
102, FC 105		|		|				|	|	|	|	|	|	|	|		
101, FC 40, 204		|		|				|	|	|	|	|	|	|	|		
205, 201, 200		|		|				|	|	|	|	|	|	|	|		
A10, A2A, A2B		|		|				|	|	|	|	|	|	|	|		
203		|		|				|	|	|	|	|	|	|	|		
103, 104, 100, 202		|		|			X										

OBSERVATIONS / RECOMMENDATIONS

Algae blooms on the rise in several ponds
Treated for algae, grasses, pennywort, water grass, alligator weed.

BLUE WATER AQUATICS

Aquatic & Environmental Services

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

WWW.BLUEWATERAQUATICSINC.COM

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal / Marsh Master
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE:_____

CUSTOMER:

AQUATECH:

ACCOUNT #

WORK ORDER #

[illegible]

OBSERVATIONS/RECOMMENDATIONS

ONS/RECOMMENDATIONS All sites treated for algae
+ invasive growth as needed

BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL
(727) 842-2100

- **Algae & Aquatic Weed Control Programs**
- **Water Quality Testing**
- **Wetland Creation, Restoration & Management**
- **Lake Aeration Systems**
- **Mechanical Weed Removal**
- **Noxious Tree & Brush Control**
- **Mitigation Services**

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

Tab 4

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report February 2023 for March 2023 Meeting

Operations and Maintenance Report

Amenities Center

- Rehang Tennis shades
- Cleaned Event Room Carpet
- Clean clubhouse vacuum, reset belt
- Spot treat carpet in event room with carpet cleaner
- Installed Dog Waste Stations for Sundrift II & Eagle Creek
- ID Printer not working-Securiteam fixed
- Painted Amenity Center Fire Hydrant
- Cleaned Amenity Center cabinets from food spills
- Touch up painted event room 2 times
- Unclog handicap toilet in pool ladies room

District Grounds

- Picked up more trash near K-Bar Pkwy dead end due to teen activity
- Cleaned event party trash from Amenity well enclosure
- Replace Monument landscaping upright at Hawk Valley
- Called in 6 TECO lights for malfunction
- Painted irrigation valves
- Cleaned Briarbrook Monument
- Started touch-up painting of Briarbrook Village Monument
- Cleaned Columns at Winsome Manor Village Entrance

Gates.

- Rehang Hawk Valley entrance barrier arm
- Visit Fire Dept to ask for Knox Key reset at Sundrift
- Rehang entrance & exit barrier arms at Mossy Pine Village
- Inventory Liftmaster cement mounting slabs. Slabs missing at Hawk Valley & Briarbrook Villages
- Rehang entrance barrier arm at Mossy Pine
- Rehang Hawk Valley entrance barrier arm
- Rehang exit barrier arm at Hawk Valley.
- Secuitem repaired maglock at Old Spanish entrance
- Securiteam replaced several components at Hawk Valley entrance gate
- Old Spanish exit barrier arm replaced with funds retrieved by driver
- Winsome Manor entry & exit barrier arms ajar, reset

Events/Activities

- Every Wednesday Coffee Day
- Game Time Tuesday-Wednesday-Thursday
- Planning Upcoming Spring Event

Resident Requests

- Tennis Resident requesting that Court#2 remain just for Tennis

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 20 @ 6pm
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

March 16

2023

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C
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II

FINANCIAL SUMMARY

1/31/2023

General Fund Cash & Investment Balance: \$1,695,608

Reserve Fund Cash & Investment Balance: \$75,518

Debt Service Fund Investment Balance: \$467,838

Total Cash and Investment Balances: \$2,238,964

General Fund Expense Variance: \$46,989 Under Budget



Rizzetta & Company

Items in Progress:

1. Yoga instructor is requesting permission to offer services to non residents. Currently all vendors are limited to residents only to prevent overcrowding the facility.
2. Request from Amazon for agreement for gate access.

Tab 6



Rizzetta & Company

K-Bar Ranch II Community Development District

**Financial Statements
(Unaudited)**

January 31, 2023

Prepared by: Rizzetta & Company, Inc.

kbarranchiicdd.org
rizzetta.com

K-Bar Ranch II Community Development District

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,358,328	25,000	829,237	0	2,212,564	0	0
Investments	337,280	75,518	467,838	21,481	902,119	0	0
Accounts Receivable	106,295	0	180,696	0	286,991	0	0
Prepaid Expenses	1,084	0	0	0	1,083	0	0
Refundable Deposits	9,110	0	0	0	9,110	0	0
Fixed Assets	0	0	0	0	0	25,048,077	0
Amount Available in Debt Service	0	0	0	0	0	0	1,477,771
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,912,229
Total Assets	1,812,097	100,518	1,477,771	21,481	3,411,867	25,048,077	15,390,000
Liabilities							
Accounts Payable	24,862	0	0	0	24,862	0	0
Other Current Liabilities	75	0	0	0	75	0	0
Due To Other	1,113	0	0	0	1,113	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,390,000
Deposits Payable	1,650	0	0	0	1,650	0	0
Total Liabilities	27,700	0	0	0	27,700	0	15,390,000
Fund Equity & Other Credits							
Beginning Fund Balance	641,774	75,214	805,541	17,522	1,540,051	0	0
Investment In General Fixed Assets	0	0	0	0	0	25,048,077	0
Net Change in Fund Balance	1,142,623	25,304	672,230	3,959	1,844,116	0	0
Total Fund Equity & Other Credits	1,784,397	100,518	1,477,771	21,481	3,384,167	25,048,077	0
Total Liabilities & Fund Equity	1,812,097	100,518	1,477,771	21,481	3,411,867	25,048,077	15,390,000

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,338	(1,338)
Special Assessments				
Tax Roll	1,663,979	1,663,979	1,674,471	(10,492)
Off Roll	16,278	16,278	16,278	0
Other Misc. Revenues				
Miscellaneous Revenue	0	0	9,391	(9,391)
Total Revenues	1,680,257	1,680,257	1,701,478	(21,221)
Expenditures				
Legislative				
Supervisor Fees	3,000	1,000	2,342	(1,342)
Total Legislative	3,000	1,000	2,342	(1,342)
Financial & Administrative				
Administrative Services	4,820	1,607	1,607	0
District Management	21,563	7,187	7,187	0
District Engineer	11,000	3,667	1,928	1,739
Disclosure Report	5,000	5,000	6,000	(1,000)
Trustees Fees	6,000	2,000	6,917	(4,917)
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	1,733	1,733	0
Accounting Services	19,282	6,428	6,428	0
Auditing Services	6,000	0	0	0
Arbitrage Rebate Calculation	900	900	0	900
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	1,500	500	1,596	(1,096)
Bank Fees	500	166	359	(192)
Dues, Licenses & Fees	675	225	243	(18)
Miscellaneous Fees	500	167	0	166
Website Hosting, Maintenance, Backup & Email	2,753	1,869	1,937	(68)
Total Financial & Administrative	93,943	39,699	43,868	(4,169)
Legal Counsel				
District Counsel	25,000	8,333	16,242	(7,908)
Total Legal Counsel	25,000	8,333	16,242	(7,908)
Security Operations				
Security Monitoring Services	102,384	34,128	40,740	(6,612)
Security Camera Clubhouse	11,520	3,840	2,490	1,350

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Maintenance & Repair	15,000	5,000	3,744	1,256
Total Security Operations	128,904	42,968	46,974	(4,006)
Electric Utility Services				
Utility Services	40,000	13,334	24,717	(11,384)
Utility - Recreation Facilities	35,000	11,667	5,155	6,512
Utility - Street Lights	169,000	56,333	47,437	8,896
Total Electric Utility Services	244,000	81,334	77,309	4,024
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	1,667	967	699
Total Garbage/Solid Waste Control Services	5,000	1,667	967	699
Water-Sewer Combination Services				
Utility Services	3,000	1,000	419	582
Total Water-Sewer Combination Services	3,000	1,000	419	582
Stormwater Control				
Aquatic Maintenance	47,000	15,666	14,820	846
Lake/Pond Bank Maintenance & Repair	18,000	6,000	0	6,000
Wetland Monitoring & Maintenance	5,200	1,734	1,292	441
Wildlife Management Services	4,000	1,333	0	1,334
Total Stormwater Control	74,200	24,733	16,112	8,621
Other Physical Environment				
Street Light Deposit Bond	4,800	4,800	0	4,800
Property Insurance	27,666	27,666	28,300	(634)
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	8,000	2,667	6,000	(3,334)
Landscape Maintenance	529,000	176,333	158,652	17,682
Irrigation Maintenance & Repair	25,000	8,333	13,384	(5,050)
Well Maintenance	5,000	1,667	19,254	(17,587)
Landscape Replacement Plants, Shrubs, Trees	75,000	25,000	5,335	19,664
Field Services	9,600	3,200	2,400	800
Landscape - Annuals/Flowers	34,000	11,333	6,664	4,669
Fire Ant Treatment	1,000	334	0	334
Holiday Decorations	20,000	20,000	16,750	3,250
Landscape - Mulch	45,000	15,000	0	15,000
Rust Prevention	16,800	5,600	5,975	(375)
Total Other Physical Environment	804,596	305,663	266,055	39,608
Road & Street Facilities				
Gate Maintenance & Repair	16,000	5,333	6,076	(743)
Sidewalk Maintenance & Repair	2,500	833	0	833

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	500	167	0	167
Street Sign Repair & Replacement	500	167	0	167
Roadway Repair & Maintenance	500	166	0	166
Total Road & Street Facilities	20,000	6,666	6,076	590
Parks & Recreation				
Management Contract	190,316	63,439	50,700	12,740
Telephone, Internet, Cable	3,500	1,167	1,450	(284)
Pool Permits	275	0	0	0
Pest Control	1,000	333	280	54
Furniture Repair & Replacement	1,000	334	0	333
Gate Maintenance & Repair	2,000	666	0	667
Facility A/C & Heating Maintenance & Repair	1,500	500	792	(293)
Pool Service Contract	18,000	6,000	6,200	(200)
Playground Equipment & Maintenance	500	167	0	167
Clubhouse Janitorial Services	0	0	2,728	(2,728)
Clubhouse Maintenance & Repair	2,500	833	2,540	(1,706)
Pest Control & Termite Bond	1,873	625	0	624
Pool Repair & Maintenance	2,000	666	214	453
Lighting Replacement	650	217	601	(385)
Clubhouse Supplies	2,000	667	1,265	(598)
Tennis Court Maintenance & Supplies	500	166	0	167
Athletic Court/Field/Playground Maintenance & Repair	500	167	0	166
Dog Waste Station Supplies & Maintenance	1,500	500	211	290
Office Supplies	4,000	1,333	769	564
Utility Golf Cart Maintenance	10,000	3,334	0	3,333
Total Parks & Recreation	243,614	81,114	67,750	13,364
Special Events				
Clubhouse Programs/Events	10,000	3,333	2,739	594
Total Special Events	10,000	3,333	2,739	594
Contingency				
Capital Outlay	20,000	6,667	0	6,667
Miscellaneous Contingency	5,000	1,666	12,002	(10,335)
Total Contingency	25,000	8,333	12,002	(3,668)
Total Expenditures	1,680,257	605,843	558,855	46,989
Total Excess of Revenues Over(Under) Expenditures	0	1,074,414	1,142,623	(68,209)

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	641,774	(641,774)
Total Fund Balance, End of Period	0	1,074,414	1,784,397	(709,983)

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	304	(304)
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>25,304</u>	<u>(304)</u>
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Expenditures	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>25,304</u>	<u>(25,304)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,214</u>	<u>(75,214)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>100,518</u>	<u>(100,518)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,075	(4,075)
Special Assessments				
Tax Roll	667,172	667,172	671,316	(4,144)
Total Revenues	<u>667,172</u>	<u>667,172</u>	<u>675,391</u>	<u>(8,219)</u>
Expenditures				
Debt Service				
Interest	477,172	477,172	237,840	239,331
Principal	190,000	190,000	0	190,000
Total Debt Service	<u>667,172</u>	<u>667,172</u>	<u>237,840</u>	<u>429,331</u>
Total Expenditures	<u>667,172</u>	<u>667,172</u>	<u>237,840</u>	<u>429,331</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>437,551</u>	<u>(437,551)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>532,894</u>	<u>(532,894)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>970,445</u>	<u>(970,445)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,091	(2,091)
Special Assessments				
Tax Roll	141,867	141,867	196,749	(54,882)
Off Roll	195,534	195,534	141,867	53,667
Total Revenues	<u>337,401</u>	<u>337,401</u>	<u>340,707</u>	<u>(3,306)</u>
Expenditures				
Debt Service				
Interest	207,401	207,401	102,255	105,146
Principal	130,000	130,000	0	130,000
Total Debt Service	<u>337,401</u>	<u>337,401</u>	<u>102,255</u>	<u>235,146</u>
Total Expenditures	<u>337,401</u>	<u>337,401</u>	<u>102,255</u>	<u>235,146</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>238,452</u>	<u>(238,452)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(3,773)	3,773
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(3,773)</u>	<u>3,773</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>272,647</u>	<u>(272,647)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>507,326</u>	<u>(507,326)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	115	(115)
Total Revenues	<u>0</u>	<u>0</u>	<u>115</u>	<u>(115)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>115</u>	<u>(115)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>11,154</u>	<u>(11,154)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>11,269</u>	<u>(11,269)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	72	(72)
Total Revenues	<u>0</u>	<u>0</u>	<u>72</u>	<u>(72)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>72</u>	<u>(72)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	3,772	(3,772)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3,772</u>	<u>(3,772)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>6,369</u>	<u>(6,369)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>10,213</u>	<u>(10,213)</u>

K-Bar Ranch II CDD**Investment Summary****January 1, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 1, 2023</u>
The Bank of Tampa	Money Market Account	\$ 5,093
The Bank of Tampa ICS Operating		
MainStreet Bank	Money Market Account	83,546
Pinnacle Bank	Money Market Account	248,641
Total General Fund Investments		\$ 337,280
The Bank of Tampa ICS Capital Reserve		
MainStreet Bank	Money Market Account	\$ 75,518
Total Reserve Fund Investments		\$ 75,518
US Bank Series 2017 A-1 Revenue	First American Government Oblig Fd CL Y	\$ 35,747
US Bank Series 2017 A-1 Reserve	First American Government Oblig Fd CL Y	143,312
US Bank Series 2017 A-1 Interest	First American Government Oblig Fd CL Y	37
US Bank Series 2017 A-1 Sinking Fund	First American Government Oblig Fd CL Y	4
US Bank Series 2017 A-1 Prepayment	First American Government Oblig Fd CL Y	2,814
US Bank Series 2017 A-3 Revenue	First American Government Oblig Fd CL Y	17,288
US Bank Series 2017 A-3 Reserve	First American Government Oblig Fd CL Y	99,863
US Bank Series 2017 A-3 Interest	First American Government Oblig Fd CL Y	59
US Bank Series 2017 A-3 Sinking Fund	First American Government Oblig Fd CL Y	4
US Bank Series 2021 Revenue	First American Government Oblig Fd CL Y	10
US Bank Series 2021 Reserve	First American Government Oblig Fd CL Y	168,700
Total Debt Service Fund Investments		\$ 467,838
US Bank Series 2017 A-1 Construction	First American Government Oblig Fd CL Y	\$ 1,938
US Bank Series 2017 A 2/3 Construction	First American Government Oblig Fd CL Y	9,331
US Bank Series 2021 Construction	First American Government Oblig Fd CL Y	10,212
Total Capital Projects Fund Investments		\$ 21,481

**K-Bar Ranch II Community Development District
Summary A/R Ledger
From 01/1/2023 to 01/31/2023**

Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
221, 2226						
221-001	221 General Fund	Hillsborough County Tax Collec- tor	AR00000389	10/01/2022	76,017.42	12110
221-001	221 General Fund	K-Bar Ranch CDD	AR00000771	01/01/2023	3,500.00	11510
221-001	221 General Fund	K-Bar Ranch CDD	AR00000770	01/01/2023	3,500.00	11510
221-001	221 General Fund	K-Bar Ranch CDD	AR00000769	01/01/2023	3,500.00	11510
221-001	221 General Fund	K-Bar Ranch CDD	AR00000772	01/31/2023	3,500.00	11510
221-001	221 General Fund	M/I Homes	AR00000357	10/01/2022	4,069.53	12109
221-001	221 General Fund	M/I Homes	AR00000355	10/01/2022	8,139.06	12109
221-001	221 General Fund	M/I Homes	AR00000356	10/01/2022	4,069.53	12109
Sum for 221, 2226					106,295.54	
221, 2228						
221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00000389	10/01/2022	12,267.25	12110
221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00000389	10/01/2022	17,760.76	12110
Sum for 221, 2228					30,028.01	
221, 2229						
221-201	221 Debt Service Fund S2021	Hillsborough County Tax Collec- tor	AR00000389	10/01/2022	8,800.60	12110
221-201	221 Debt Service Fund S2021	M/I Homes	AR00000357	10/01/2022	35,466.71	12109
221-201	221 Debt Service Fund S2021	M/I Homes	AR00000356	10/01/2022	35,466.71	12109
221-201	221 Debt Service Fund S2021	M/I Homes	AR00000355	10/01/2022	70,933.42	12109
Sum for 221, 2229					150,667.44	
Sum for 221					286,990.99	
Sum Total					286,990.99	

See Notes to Unaudited Financial Statements

**K-Bar Ranch II Community Development District
Summary A/P Ledger
From 01/1/2023 to 01/31/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
221, 2226						
	221 General Fund	01/27/2023	Cintas Corporation	0F32672891	Fire Hydrant Inspection 01/23	215.00
	221 General Fund	01/16/2023	Duzianthan Mohana-doss	DM011623	Board of Supervisor Meeting 01/16/23	200.00
	221 General Fund	12/19/2022	Duzianthan Mohana-doss	DM121922	Board of Supervisor Meeting 12/19/22	200.00
	221 General Fund	12/31/2022	Horner Environmental Professionals, Inc.	218855	Aquatic Maintenance - Parcels A,C,K,L,M 01/23	430.78
	221 General Fund	01/31/2023	MozArts Artistic Designs, Inc.	23-7094	Gate Maintenance 01/23	525.00
	221 General Fund	01/05/2023	Persson, Cohen & Mooney, P.A.	3100	Legal Services 02/23	3,736.25
	221 General Fund	12/07/2022	R.J. Kielty Plumbing, Heating & Cooling, Inc.	87112425	Service Call 12/22	89.00
	221 General Fund	01/26/2023	Securiteam, Inc.	13011010223	Service Call - Redwood Point 01/23	525.00
	221 General Fund	01/31/2023	Spectrum	085934601012223 - 4601 01/23 AUTOPAY	10820 Mistflower Lane - Amenity Center 01/23	289.95
	221 General Fund	01/01/2023	TECO	321000017111 01/23	TECO Electric Summary 01/23	6,382.32
	221 General Fund	01/01/2023	TECO	321000017111 01/23	TECO Electric Summary 01/23	1,324.48
	221 General Fund	01/01/2023	TECO	321000017111 01/23	TECO Electric Summary 01/23	10,944.39
Sum for 221, 2226						24,862.17
Sum for 221						24,862.17
Sum Total						24,862.17

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7

MINUTES OF MEETING

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

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, February 16, 2023 at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	Board Supervisor, Chairman
Duzianthan Mohan	Board Supervisor, Vice Chairman
Greg Halstead	Board Supervisor, Assistant Secretary

Also present:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney <i>(via phone)</i>
Susan Cali	Clubhouse Manager
Tonja Stewart	District Engineer, Stantec <i>(via phone)</i>
Virgil Stoltz	Representative, Blue Water Aquatics
Josh Olivia	Representative, Yellowstone Landscape

Audience	Present
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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

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report with Landscaper's Comments

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

B. Yellowstone Report

Mr. Olivia presented the report and proposals to the Board.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Yellowstone proposal #273378, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Yellowstone proposal #279947, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the Yellowstone proposal #279713, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Yellowstone proposal #277922, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Yellowstone proposal #281786, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Yellowstone proposal #284665, for K-Bar Ranch II Community Development District.

C. Presentation of Aquatics Report

Mr. Stoltz presented his report to the Board.

The Board was advised that the Aquatic Vendor would work with the District Engineer to confirm there are no new stormwater areas being transferred to the CDD for maintenance.

D. Clubhouse Manager

Ms. Cali presented her report to the Board. The Board instructed staff to update the Clubhouse rental agreement to include the kitchen.

E. District Counsel

Mr. Cohen advised the Board the interlocal agreement with K-Bar Ranch I will be terminated February 24, 2023.

F. District Engineer

Ms. Stewart updated the Board on the Review of Ownership Maintenance Matrix and Infrastructure Parcel Map. There were no comments or questions from the Board.

G. District Manager

1. Review of District Manager Report.

Mr. Nielsen presented the District Manager Report to the Board and advised of the upcoming meeting to be held on March 16, 2023 at 6:00 pm.

2. Review of Financial Statement

Mr. Nielsen presented the Financial Statement to the Board for review. There were no comments or questions from the Board.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
January 16, 2023**

Mr. Nielsen presented the minutes of the Board of Supervisors meeting held on January 16, 2023.

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on January 16, 2023, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
December 2022 & January 2023**

Mr. Nielsen presented the Operation and Maintenance Expenditures for December 2022 and January 2023 to the Board.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2022 (\$141,949.24) and December 2023 (\$150,674.97), for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Select an Audit Committee and Setting
the First Audit Committee Meeting**

Mr. Nielsen opened a discussion regarding selecting an Audit Committee and Setting the First Audit Committee Meeting with the Board. The Board selected Michele Emery, Duzianthan Mohan, Greg Halstead and Chloe Firebaugh and set the First Audit Committee Meeting for March 16, 2023.

SEVENTH ORDER OF BUSINESS

**Consideration of Parcel I Conveyance
Documents**

Mr. Cohen presented the Lien and Possession Affidavit, the Engineer's Certificate, Special Warranty Deed and Bill of Sale to the Board.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Conveyance Package for Parcel I, and authorized the Chairman to execute the necessary documents, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Parcel G Plat

Mr. Cohen presented the Parcel G Plat to the Board for ratification.

On a Motion by Mr. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors ratified the Parcel G Plat, for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Grant of Public Utility
Easement**

Mr. Nielsen presented the Grant of Public Utility Easement to the Board.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Grant of Public Utility Easement, and authorized the Chairman to execute the necessary documents, for K-Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

**Discussion on Vendors Offering
Services to Non-Residents**

Mr. Nielsen opened a discussion regarding Vendors Offering Services to Non-Residents with the Board. The Board tabled the Consideration of District Vendors offering services to Non-Residents until the March meeting, to allow for liability advise as pertaining to this discussion to be provided from the District Insurer.

ELEVENTH ORDER OF BUSINESS

**Discussion on Fence Requests over
CDD Easements**

Mr. Nielsen opened a discussion regarding the Fence Requests over CDD Easement with the Board.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved to maintain the current CDD policy, prohibiting fences to be installed blocking CDD Easements, for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resumes for Vacant
Board Seat**

Mr. Nielsen presented the Resumes for the Vacant Board Seat to the Board.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved to appoint Mr. James Finley to the Vacant Board seat to replace Lee Thompson, for K-Bar Ranch II Community Development District.

Mr. Nielsen administered the Oath of Office to the Newly Elected Supervisor, James Finley and James Finley responded in the affirmative. Mr. Nielsen informed Mr. Finley that as a Board Supervisor they are entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00. Mr. Finley accepted compensation.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Designating Officers of the District**

Mr. Nielsen presented Resolution 2023-06, Designating Officers of the District to the Board.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors adopted Resolution 2023-06, Designating Officers of the District, with Michele Emery as Chairman, Duzianthan Mohan as Vice Chairman, and Greg Halstead, Chloe Firebaugh, James Finley and Taylor Nielsen as Assistant Secretary, for K-Bar Ranch II Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

The Board requested we schedule a budget workshop at the next regular meeting, to take place in the late April early May timeframe.

The Board also requested to confirm the mulch pricing by the CY and not by the bag; and to obtain pricing on the lighting installation for the tennis courts for review in the Budget Workshop.

FIFTEENTH 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. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors adjourned the meeting at 8:16 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 142,700.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	08098520	080985202012723	01/23 AUTC 10340 K-Bar Ranch Parkway 01/23	\$ 169.97
Charter Communications		087769701012823	01/23 AUTC 10528 MISTFLOWER LN- Internet Services 01/23	\$ 169.98
Cintas Corporation	100159	0F32672891	Fire Hydrant Inspection 01/23	\$ 215.00
City of Tampa Utilities	100171	2282015 2/23	10352 K Bar Ranch Pkwy - Account #2282015 02/23	\$ 8.99
City of Tampa Utilities	100171	2287182 1/23	10820 Mistflower Ln - Account #2287182 01/23	\$ 86.38
City of Tampa Utilities	100171	2333386 1/23	19339 Eagle Creek Ln - Account #2333386 01/23	\$ 33.40
Duzianthan Mohanadoss	100160	DM011623	Board of Supervisor Meeting 01/16/23	\$ 200.00
Duzianthan Mohanadoss	100180	DM021623	Board of Supervisors Meeting 02/16/23	\$ 200.00
Duzianthan Mohanadoss	100160	DM121922	Board of Supervisor Meeting 12/19/22	\$ 200.00
Florida Department of Revenue	100168	39-8017923158-4 01/23	Sales and Use Tax 01/23	\$ 74.45
Gregory Halstead	100181	GH021623	Board of Supervisors Meeting 02/16/23	\$ 200.00
Horner Environmental Professionals, Inc.	100161	218855	Aquatic Maintenance - Parcels A,C,K,L,M 01/23	\$ 430.78
Michele Emery	100182	ME021623	Board of Supervisors Meeting 02/16/23	\$ 200.00
Morris Bridge Homeowners Association, Inc.	100185	012722 Morris Bridge HOA	Event Cancellation 01/22	\$ 100.00
Mo'zArts Artistic Designs, Inc.	100162	23-7094	Gate Maintenance 01/23	\$ 525.00
PC Consultants	100183	108048	Domain Renewal & Email Storage 02/23	\$ 264.00
Persson, Cohen & Mooney, P.A.	100164	3100	Legal Services 02/23	\$ 3,736.25
R.J. Kielty Plumbing, Heating & Cooling, Inc.	100163	87112425	Service Call 12/22	\$ 89.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	INV000000	INV0000075281	District Management Fees 02/23	\$ 4,994.75
Rizzetta & Company, Inc.	100179	INV0000075871	Amenity Management & Personnel Reimbursement 02/23	\$ 7,068.49
Rizzetta & Company, Inc.	100177	INV0000075896	Out of Pocket Expenses 01/23	\$ 238.76
Rizzetta & Company, Inc.	100178	INV0000077308	Personnel Reimbursement 02/23	\$ 5,947.43
Securiteam, Inc.	100166	13011010223	Service Call - Redwood Point 01/23	\$ 525.00
Securiteam, Inc.	100186	13072020223	Service Call - Old Spanish Entry 02/23	\$ 175.00
Securiteam, Inc.	100186	13076020823	Service Call - Badge Printer (Amenity Center) 02/23	\$ 437.50
Securiteam, Inc.	100166	16421	Gate Video Monitoring Services 02/23	\$ 8,532.00
Site Masters of Florida, LLC	100167	020723-1	Pond Slope Erosion Repair 02/23	\$ 3,400.00
Spectrum		0111372021023 - 1372 02/23 A 10821 Mistflower Lane - Gate Entrance 02/23		\$ 189.98
Spectrum		0135326021023 - 5326 02/23 A 10841 Mistflower Ln - Gate Phone 02/23		\$ 57.98
Spectrum		085934601012223 - 4601 01/23 10820 Mistflower Lane - Amenity Center 01/23		\$ 289.95
Spectrum		085978601012323 - 8601 01/23 19292 Mossy Pine Dr 01/23		\$ 189.98
Stantec Consulting Services, Inc.	100172	2041281	Engineering Services 02/23	\$ 813.50
Suncoast Pool Service, Inc.	100173	9031	Pool Service 02/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100175	5408	Monthly Rust Control 02/23	\$ 1,525.00
TECO		211025392658 2/23	10841 Mistflower Lane, Gate 02/23	\$ 57.29
TECO		211025490809 2/23	10611 K-Bar Ranch Pkwy 02/23	\$ 63.67

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO		221005600376 2/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 02/23	\$ 60.63
TECO		221008392039 2/23	Parcel I - Street Lights 02/23	\$ 1,716.89
TECO		221008777825 2/23	10580 K-Bar Ranch Pkwy 02/23	\$ 47.40
TECO		321000017111 1/23	TECO Electric Summary 01/23	\$ 18,651.19
Times Publishing Company	100184	268584	Account #163527 Legal Advertising 01/23	\$ 246.00
Times Publishing Company	100169	269174	Account #163527 Legal Advertising 01/23	\$ 1,368.00
Waste Management Inc. of Florida	100165	9899541-2206-9	Waste Management - Clubhouse 02/23	\$ 241.81
Yellowstone Landscape	100174	TM 482784	Monthly Landscape Maintenance 02/23	\$ 43,162.75
Yellowstone Landscape	100170	TM 488620	Landscape Maintenance 01/23	\$ 4,846.24
Yellowstone Landscape	100176	TM 491827	Mulch Installation 02/23	\$ 29,250.00

Report Total:	\$ 142,700.39
----------------------	----------------------

K-Bar Ranch II CDD

Meeting Date: February 16, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Greg Halstead	<input checked="" type="checkbox"/>
Chloe Firebaugh	<input type="checkbox"/>
Michele Emery	<input checked="" type="checkbox"/>
Vacant	<input type="checkbox"/>
Duzianthan Mohan	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**RECEIVED**
02/21/23**EXTENDED MEETING TIMECARD**

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

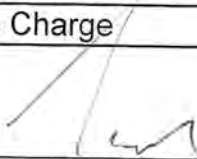
Time Over _____ (3) Hours:	
------------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	

DM Signature: 



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

Amount Now Due

\$8.99

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 02/09/2023

PAY NEW CHARGES BY: 03/02/2023

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

00002282015 0000000899

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: 02/09/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 02/05/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	25	24	28	1	1
LAST BILLING						11.30
LESS PAYMENTS						11.30 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
IRRIGATION TIER 1 CHARGE				1.0 @	3.17	3.17
TBW PASS-THROUGH				1.0 @	0.00	0.00
WATER SUBTOTAL			8.17			
UTILITY TAX 10%						0.82

Amount Now Due

\$8.99

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$8.99

PLEASE PAY BY DUE DATE OF 03/02/2023



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

Amount Now Due

\$33.40

Make Check Payable:
City of Tampa Utilities

Your Account Number

2333386



BILL DATE: 02/09/2023

PAY NEW CHARGES BY: 03/02/2023

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

00002333386 0000003340

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: 02/09/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 02/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	110	102	31	8	6
LAST BILLING						66.00
LESS PAYMENTS						66.00 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
IRRIGATION TIER 1 CHARGE				8.0 @	3.17	25.36
TBW PASS-THROUGH				8.0 @	0.00	0.00
WATER SUBTOTAL			30.36			
UTILITY TAX 10%						3.04

Amount Now Due

\$33.40

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$33.40

PLEASE PAY BY DUE DATE OF 03/02/2023



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

Amount Now Due

\$86.38

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 02/09/2023

PAY NEW CHARGES BY: 03/02/2023

K-BAR RANCH COMMUNITY DEVELOP
C/O K-BAR RANCH 2 CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000 2 28 7 18 2 0000008638

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



K-BAR RANCH COMMUNITY DEVELOP
C/O K-BAR RANCH 2 CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 02/09/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 02/07/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	272	271	32	1	1
19073745	WATER	883	875	32	8	6

LAST BILLING						178.68
LESS PAYMENTS						178.68 CR
WATER BASE CHARGE 1 1/2"	2 Meters @	25.00				50.00
WATER TIER 1 CHARGE	9.0 @	3.17				28.53
TBW PASS-THROUGH	9.0 @	0.00				0.00
WATER SUBTOTAL		78.53				
UTILITY TAX 10%						7.85

Amount Now Due

\$86.38

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
FEB	7
JAN	5
DEC	8
NOV	7
OCT	8
SEP	7
AUG	9
JUL	32
JUN	28
MAY	14
APR	10
MAR	10
FEB	8

Pay This Amount



\$86.38

PLEASE PAY BY DUE DATE OF 03/02/2023



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.

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	992.66	.	992.66	74.45
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 JAN 2023	5. Total Amount of Tax Due 74.45
			6. Less Lawful Deductions	.
			7. Net Tax Due	74.45
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	74.45
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	74.45

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: 02/20/23
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	\$992.66	.	992.66	74.45
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 JAN 2023	5. Total Amount of Tax Due 74.45
			6. Less Lawful Deductions	.
			7. Net Tax Due	74.45
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	74.45
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	74.45

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: 02/20/23
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.

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 NOT Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	14.89
16.	Hope Scholarship Credits (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19.	Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits	20.	_____
21.	Other Authorized Credits	21.	_____

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 NOT Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	14.89
16.	Hope Scholarship Credits (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19.	Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits	20.	_____
21.	Other Authorized Credits	21.	_____

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$100.00

Date: 1-27-2022

Made Payable To: Morris Bridge Manors Homeowners
Association, Inc.

Description: Refund Event Room Fee for 1/26/2022
They decided on a virtual meeting due to Covid

Requested By: Susan Cali

Approved by: _____

Special Instructions:

Original payment made on December 21, 2021
check # 117 for \$100.00

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

Date Rec'd Rizzetta & Co., Inc. 02/07/22
D/M approval TN Date 2/11/22
Date entered 02.11.22
Fund 001 GL ***** OC *****
Check # _____

I will give it to her along with her Deposit check.

001-36990-0021 \$93.02
001-20204 \$6.98

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108048

INVOICE ==

Customer

Name	KBar II CDD per Gregg Gruhl		
Address	5844 Old Pasco Road; Suite 100		
City	Wesley Chapel	State	FL ZIP 33544
Phone	(813)933-5571 Ext. 8011		

Date	2/16/2023
Quote No.	Email - G. Gruhl
Rep	Ken Johnson
FOB	Electronic Delivery

Qty	Additional	Unit Price	TOTAL
2	Domain: KBarII.Com Term: 2 Years Domain renewal due on 02/21/2023 Valid until 02/21/2025	\$36.00	\$72.00
2	Office 365 Email Essentials; 5 GB storage; 1 YR X 2 (\$8.00 per month for each email account) Renews on 03/03/2023 Valid until 03/03/2025 <u>Manager@KBARII.COM</u>	\$96.00	\$192.00
	<u>Florida Consumer Certificate of Exemption</u> K-Bar Ranch II CDD Certificate Number: 85-8017306955C-1 Expires On: 07/31/2022		

Payment Details

- ☐ Cash
☐ Check
☒ Net 14

<i>SubTotal</i>	\$264.00
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FL Sales Tax	\$0.00
--------------	--------

TOTAL	\$264.00
--------------	-----------------

RECEIVED
02/17/23

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service"

RECEIVED

FEB - 6 2023

INVOICE

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

Invoice # 3100
Date: 02/01/2023
Due On: 03/01/2023

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,736.25	) - ( \$0.00	) = \$3,736.25

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	01/05/2023	Review KBar Parkway Interlocal Agreement and contact KBar I counsel.	0.25	\$305.00	\$76.25
Service	AHC	01/09/2023	Tele-conv. with Scott Steady re: Parcel I transfer documents and e-mail engineer. Review e-mails re: towing. Initial review of agenda package for 1/16 CDD meeting.	0.50	\$305.00	\$152.50
Service	AHC	01/11/2023	Tele-conv. with KBar I counsel re: termination of Parkway Interlocal. Exchange e-mails re: landscape RFP. Exchange e-mails with District Manager re: pending items. E-mail revisions to draft meeting minutes.	1.25	\$305.00	\$381.25
Service	RAK	01/12/2023	Receipt and review of the agenda for next week's meeting.	0.50	\$305.00	\$152.50
Service	AHC	01/16/2023	Exchange e-mails re: coordination of CDD meeting dates/times. Review correspondence from K-Bar I counsel re: termination of K-Bar Parkway maintenance Interlocal.	0.25	\$305.00	\$76.25
Service	RAK	01/16/2023	Review and preparation of presentation on Sunshine Law, Public Records, and Ethics. Receipt and review of email correspondence regarding the District meeting nights, and copy of	0.50	\$305.00	\$152.50

correspondence from K-Bar I.						
Service	RAK	01/16/2023	Final preparation for CDD meeting. Attendance at regularly scheduled meeting of the Board of Supervisors.	5.50	\$305.00	\$1,677.50
Service	AHC	01/17/2023	Follow-up on action items from 1/16 CDD meeting. Exchange e-mails with District Manager re: Sitemasters work, public records request and termination of K-Bar Parkway Interlocal.	0.50	\$305.00	\$152.50
Service	AHC	01/18/2023	Draft contract for SiteMasters erosion repair and e-mail to District Manager.	0.50	\$305.00	\$152.50
Service	AHC	01/19/2023	Review and reply to e-mails re: curb/gutter maintenance and notice related to K-Bar Parkway Interlocal Agreement.	0.25	\$305.00	\$76.25
Service	AHC	01/20/2023	Tele-conv. with Board member re: public records request. E-mail K-Bar I counsel re: K-Bar Parkway Interlocal. Continued review of transfer documents for Parcel I and provide final comments.	0.50	\$305.00	\$152.50
Service	AHC	01/23/2023	Review final documents regarding Parcel I conveyance. Review ad regarding landscape RFP.	0.50	\$305.00	\$152.50
Service	AHC	01/24/2023	Exchange e-mails re: termination of K-Bar Parkway Interlocal Agreement.	0.25	\$305.00	\$76.25
Service	AHC	01/26/2023	Exchange e-mails with M/I and counsel re: Parcel I easement.	0.25	\$305.00	\$76.25
Service	AHC	01/27/2023	Review plat for Parcel G and provide comments.	0.25	\$305.00	\$76.25
Service	AHC	01/31/2023	Exchange e-mails re: maintenance map matrix regarding City of Tampa. Exchange e-mails re: easement requested by City of Tampa and review sketch/description. Exchange e-mails with M/I re: Parcel G plat.	0.50	\$305.00	\$152.50

Subtotal \$3,736.25

Total \$3,736.25

RECEIVED
02/06/23

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3100	03/01/2023	\$3,736.25	\$0.00	\$3,736.25
Outstanding Balance				\$3,736.25
Total Amount Outstanding				\$3,736.25

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.



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

BILL TO

K BAR RANCH II CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
87112425

INVOICE DATE
Dec 07, 2022

JOB ADDRESS

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

Completed Date: 12/7/2022

Technician: Jimmy Heady (HILLSBOROUGH)

DESCRIPTION OF WORK

The return plenum slipped from the attic and put on the bottom return box needs to be braced again and then resealed will get with manager to come up with best solution and then work up a quote to fix job and will reach out to customer when we can do the job

TASK	DESCRIPTION	QTY	PRICE	TOTAL
10001.1	DIAGNOSTIC ANALYSIS: FULL SYSTEM DIAGNOSIS INCLUDING DETAILED ESTIMATE AND RECOMMENDATIONS	1.00	\$89.00	\$89.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$89.00
TAX	\$0.00
TOTAL DUE	\$89.00
BALANCE DUE	\$89.00

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

CUSTOMER AUTHORIZATION

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



Sign here

Date 12/7/2022

CUSTOMER ACKNOWLEDGEMENT

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

Sign here



Date 12/7/2022

TERMS & CONDITIONS OF SALE

INSTALLATION DISCLAIMER: Duct disclaimer: Upon completion of installation, if ductwork is insufficient for the new equipment and additional ductwork is needed additional charges will apply. If additional permits or upgrades to electrical or mechanical systems are required for code compliance, this will be performed at owners expense. R.J Kielty is providing pricing to replace the HVAC equipment only, unless otherwise specified. The condensate drains, copper line set, ductwork, and electrical are considered preexisting equipment and as such any future problem with preexisting equipment will not be covered under warranty. R.J Kielty is not responsible for drywall repair unless specified in contract. I understand that I'm required to be available for any COUNTY inspections for work completed at my residence or place of business. In the event that the COUNTY charges contractor a \$75.00 fee for you not being available for your inspection you will be assessed the amount charged to the contractor for reinspection. It is agreed and understood by the parties that all equipment and parts which are sold pursuant hereto shall become fixtures or part of the real estate where they are placed. Said parts and equipment shall at all times remain personal property and the title thereto shall remain with the seller until payment in full is received. Buyer hereby agrees that all parts and equipment may be repossessed in the event of non-payment.

PAYMENT TERMS: The entire invoice is due upon completion of described work. If inspection is required, payment is due upon completion of work, monies will not be held back due to inspection. Any payment not received within 10 days from completion of work is subject to interest at the highest amount lawfully allowed by contract in the state in which the work was performed until paid. If applicable, sales tax is included in the price. If Seller commences litigation or employs attorneys to collect payment for any amount due it from Buyer. Buyer agrees to pay reasonable costs and attorney's fees which may be due. If my check does not clear. I realize I could be liable for more than the check amount plus the face value of the check and court costs. All parts will be removed from the premises and discarded unless otherwise specified herein.

COLLECTION COSTS: Customer agrees that it shall pay all expenses incurred by Seller for the collection of any delinquent accounts including, but not limited to, actual attorney's fees, filing fees and costs. Any and all disputes arising out of this sale shall be interpreted under the laws of the state in which the work was performed. I agree to pay collection fees, reasonable attorney's fees and court costs in the event of legal action. A monthly service charge of 1.5 % will be added after 10 days. I acknowledge that I have read and received a legible copy of the contract.

WARRANTIES AND LIMITATIONS ON WARRANTIES: Standard warranty is 1 year on labor and parts supplied by us. Seller warrants that all work performed and all parts and equipment which were installed in the servicing of the plumbing/HVAC unit(s) were completed in a workmanlike manner and that said work shall be free from defects in materials and workmanship for a period of 365 days from date said work was performed or manufacturer's warranties (except for the exclusions listed below) Seller's obligation for defective products and/or workmanship or any damage caused thereby, and Buyer's exclusive remedy, shall be limited at Seller's option, to the replacement of any defective parts or workmanship or the refund of amounts paid by Customer for said service and shall be conditions upon Seller receiving actual written notice of said defect within the 365 day period noted herein. Stoppages, worn out equipment or fixtures or not doing recommended repairs, owner supplied equipment. These exclusions may have a limited or no warranty, if parts have been replaced by us and not worked on by anyone else during warranty period or use of items that damage plumbing parts supplied by us. Warranty period may be different if noted herein. (Warranty excludes stoppages and customer supplied items). All warranty issues must be allowed to be inspected and approved by R.J. Kielty Plumbing, Heating and Cooling, Inc. before any repair is made or warranty is voided. Warranty is not

transferable. Not liable for damage caused by weather, valve breaks, high water pressure, normal maintenance items not reviewed by whomever, or manufacture defects.

WARRANTY EXCLUSIONS:

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES (EXCEPT OF TITLE) FROM SELLER INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER SHALL NOT BE SUBJECT TO AND DISCLAIMS (1) ANY OTHER OBLIGATION OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR OF WARRANTY; (2) ANY OBLIGATIONS WHATSOEVER ARISING FROM TORT CLAIMS INCLUDING NEGLIGENCE AND STRICT LIABILITY OR ARISING UNDER THEORIES OF LAW WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY SELLER OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATED THERETO; AND (3) ALL CONSEQUENTIAL, INCIDENTAL AND CONTINGENT DAMAGES WHATSOEVER.

RESTRICTION OF THE PERIOD LIMITATION OF ACTION: Any legal action relating to this Agreement or breach thereof shall be commenced within one (1) year from the date of the work. Buyer shall be deemed to have accepted all delivered goods which he has not rejected within three (3) days of receipt.

ALTERCATIONS: Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by this Seller, will be cause to terminate Seller's obligation under the contract.

EXCLUSIONS OF COURSE OF DEALING: It is agreed that no prior course of trade not expressly set forth in this contract shall be admissible to explain, modify, or contradict this contract in any way.

All warranty work will be performed during normal business hours. Any customer requiring warranty work not performed during regular business hours will be charged as a service charge.

SERVICE AGREEMENTS AUTOMATIC PAYMENT

I authorize the above named customer/business to charge the credit card(s) indicated in this authorization form according to the terms outlined above. I understand that this authorization will remain in effect for a minimum of 1 year term and until I cancel it in writing, and I agree to notify the business in writing of any changes in my account information or termination of this authorization at least 30 days prior to the next billing date. If the above noted payment dates fall on a weekend or holiday, I understand that the payments may be executed on the next business day. This payment authorization is for the type of bill indicated above. Any billable accounts not paid within 30 days will be paid with the credit card on account and any discounts removed. I certify that I am an authorized user of this credit card(s) and that I will not dispute the payments with my credit card company provided the transactions correspond to the terms indicated in this authorization form.

R.J. Kielty Plumbing, Heating and Cooling
7979 Massachusetts Ave
New Port Richey, FL 34653

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

Invoice

Date	Invoice #
2/3/2023	INV0000075871

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
1/31/2023	INV0000075896

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	126.42	\$1.00	\$126.42
Auto Mileage & Travel	37.34	\$1.00	\$37.34
Subtotal			\$238.76
Total			\$238.76

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

Invoice

Date	Invoice #
2/17/2023	INV0000077308

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$5,947.43	\$5,947.43
		Subtotal	\$5,947.43
		Total	\$5,947.43

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

Invoice



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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	2/1/2023	16421	3/3/2023	VID0167

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

	Subtotal	\$8,532.00
	Sales Tax (0.0%)	\$0.00
	Total	\$8,532.00
	Balance Due	\$8,532.00

RECEIVED
 02/01/23

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
K-Bar Ranch CDD II-Redwood Point Entry 19422 Redwood Point Dr Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
1/26/2023	13011010223		Net 30	2/25/2023

QTY	Description
2	<p>Service Labor - 1 hour minimum (Andrew hartman - 1/7/2023 04:47:57 PM - Found the motor spinning in the entry operator but the swing gate not moving. Noticed the sprocket on the gearbox spinning on the shaft and saw the key missing and the keyways not lined up (see picture).</p> <p>Found key on the ground and got it back in after aligning the sprocket and shaft keyway. Tightened set screws with blue threadlocker to prevent this from happening in the future.</p> <p>Ran gate several times and tested devices. Tested and working.</p> <p>DanielG - Daniel Gainza - 1/7/2023 11:02:11 AM -</p> <p>Guards report the gate not repoding to commands and the door was holding open. A technician was dispatched to address this issue.)</p>

<div> <div>RECEIVED</div> <div>02/06/23</div> </div>	Subtotal	\$525.00
	Sales Tax (0.0%)	\$0.00
	Total	\$525.00
	Payments/Credits	\$0.00
	Balance Due	\$525.00

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- Old Spanish Entry Old Spanish Entry 10820 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
02/22/2023	13072020223		Net 30	03/24/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (Checked gate seems to be functional correct except missing barrier arm the motor moves like it should no barrier arm anywhere to install see pics watched like serval cars go by works.</p> <p>DanielG - Daniel Gainza - 1/31/2023 2:34:39 PM -</p> <p><<< details >>></p> <p>Beck reported: Gate arm was hitted days ago. The gate is not being held open. I just watched it open and get stuck when trying to close. . There may be a problem with the limit switch, arm, or an obstruction.')</p>

RECEIVED
 02/22/23

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

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 Amenity 10820 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
02/22/2023	13076020823		Net 30	03/24/2023

QTY	Description
2.5	<p>Service Labor - 1 hour minimum (Went into software client turned off printer in software showed her how to turn back on tested system works fine)</p> <p>Reset all devices printed a test printer need to be cleaned suggest a cleaning kit this gets high use . I ran troubleshooting software by printer failed first did it after and everything ran smoothly</p> <p>DanielG - Daniel Gainza - 2/1/2023 12:56:16 PM -</p> <p><<< details >>></p> <p>The badge printer is offline, I checked everything and it's all correct. The printer shows online everywhere except where you print the badge. We may need to get S2 involved to troubleshoot.)</p>

RECEIVED
 02/22/23

	Subtotal	\$437.50
	Sales Tax (0.0%)	\$0.00
	Total	\$437.50
	Payments/Credits	\$0.00
	Balance Due	\$437.50

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#020723-1

To: K Bar Ranch II CDD
9428 Camden Field Pkwy
Riverview, FL 33578

Date: February 7, 2023

Repaired erosion on pond slope behind
11014 Sundrift Drive.

Total

RECEIVED
02/07/23
\$ 3,400



February 12, 2023
Invoice Number: 0089644021223
Account Number: **8338 12 032 0089644**
Security Code: **4101**
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary

Service from 02/12/23 through 03/11/23
details on following pages

Previous Balance	149.97
Payments Received -Thank You!	-149.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 03/01/23	
Total Due by Auto Pay	\$149.97

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

ACTION REQUIRED: Important Reminder about Your Bill.

Our billing system update is complete. **You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:**

Spectrum Business
P.O. Box 7186 Pasadena, CA 91109-7186

To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:

- **If you pay by mail**, you must update your account number and payment remittance address information.
- **If you use AutoPay** through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as SpectrumBusiness.net have also been updated with your new account number, which may be required to login.

Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 12 02132023 NNNNNNNN 01 998662

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

February 12, 2023

KBAR RANCH II CDD

Invoice Number: 0089644021223
Account Number: 8338 12 032 0089644
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay	\$149.97
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032008964400149971

Invoice Number: 0089644021223
 Account Number: 8338 12 032 0089644
 Security Code: 4101

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1200 NO RP 12 02132023 NNNNNNNN 01 998662

Charge Details

Previous Balance		149.97
Payment - Thank You	01/30	-149.97
Remaining Balance		\$0.00

Payments received after 02/12/23 will appear on your next bill.

Service from 02/12/23 through 03/11/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$109.98

Spectrum Business™ Voice

Phone number (813) 536-1058

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Current Charges \$149.97

Total Due by Auto Pay \$149.97

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.24, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.10.

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.

Continued on the next page....

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

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





Invoice Number: 0089644021223
Account Number: 8338 12 032 0089644
Security Code: **4101**

KBAR RANCH II CDD

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-866-519-1263

8338 1200 NO RP 12 02132023 NNNNNNNN 01 998662

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Invoice Number: 0089644021223
Account Number:: 8338 12 032 0089644
Security Code: **4101**

[Kbar Ranch II Cdd](#)



Contact Us

Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)

Or, call us at 1-866-519-1263

8338 1200 NO RP 12 02132023 NNNNNNNN 01 998662





February 10, 2023
Invoice Number: 0111372021023
Account Number: **8338 12 032 0111372**
Security Code: **3501**
Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary

Service from 02/10/23 through 03/09/23
details on following pages

Previous Balance	189.98
Payments Received -Thank You!	-189.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	189.98
Current Charges	\$189.98
YOUR AUTO PAY WILL BE PROCESSED 02/27/23	
Total Due by Auto Pay	\$189.98

NEWS AND INFORMATION

ACTION REQUIRED: Important Reminder about Your Bill.

Our billing system update is complete. **You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:**

Spectrum Business
P.O. Box 7186 Pasadena, CA 91109-7186

To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:

- **If you pay by mail**, you must update your account number and payment remittance address information.
- **If you use AutoPay** through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as SpectrumBusiness.net have also been updated with your new account number, which may be required to login.



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 10 02112023 NNNNNNNN 01 995066

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

February 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 0111372021023
Account Number: 8338 12 032 0111372
Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay

\$189.98

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032011137200189985



Invoice Number: 0111372021023
 Account Number: 8338 12 032 0111372
 Security Code: 3501

K BAR RANCH II CDD-GATE

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 1-866-519-1263

8338 1200 NO RP 10 02112023 NNNNNNNN 01 995606

Charge Details

Previous Balance		189.98
Cps EFT	01/28	-189.98
Remaining Balance		\$0.00

Payments received after 02/10/23 will appear on your next bill.

Service from 02/10/23 through 03/09/23

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-50.00
Wireless Internet Backup	20.00
	\$189.98

Spectrum Business™ Internet Total **\$189.98****Current Charges \$189.98****Total Due by Auto Pay \$189.98****Billing Information**

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/supportFor questions or concerns, please call **1-866-519-1263**.

February 10, 2023
Invoice Number: 0135326021023
Account Number: **8338 12 030 0135326**
Security Code: **6583**
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Auto Pay Notice**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary

Service from 02/10/23 through 03/09/23
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 02/27/23	
Total Due by Auto Pay	\$57.98

NEWS AND INFORMATION**ACTION REQUIRED: Important Reminder about Your Bill.**

Our billing system update is complete. **You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:**

Spectrum Business
P.O. Box 7186 Pasadena, CA 91109-7186

To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:

- **If you pay by mail**, you must update your account number and payment remittance address information.
- **If you use AutoPay** through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as SpectrumBusiness.net have also been updated with your new account number, which may be required to login.

**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 10 02112023 NNNNNNNN 01 995607

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

February 10, 2023

KBAR RANCH II CDD

Invoice Number: 0135326021023
Account Number: 8338 12 030 0135326
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay **\$57.98**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812030013532600057984

Invoice Number: 0135326021023
 Account Number: 8338 12 030 0135326
 Security Code: 6583

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1200 NO RP 10 02112023 NNNNNNNN 01 995607

Charge Details

Previous Balance		57.98
Cps EFT	01/28	-57.98
Remaining Balance		\$0.00

Payments received after 02/10/23 will appear on your next bill.

Service from 02/10/23 through 03/09/23

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Promotional Discount	-95.00
Business WiFi	7.99
Promotional Discount	-55.00
	\$57.98

Spectrum Business™ Internet Total **\$57.98**

Current Charges **\$57.98**

Total Due by Auto Pay **\$57.98**

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

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





December 13, 2022

Invoice Number: 076594101121322
Account Number: 0050765941-01
Security Code: 4101
Service At: 10339 K-BAR RANCH PKWY
Bldg GATE
TAMPA, FL 33647-3669

Contact Us

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

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.

Get streaming business TV service that is perfect for waiting rooms, lobbies, and employee break rooms. Call **1-844-928-0243** today!

Get the best mobile service for you and your employees and save! Call **1-844-871-1619** today!



Summary Services from 12/12/22 through 01/11/23 details on following pages

Previous Balance	149.97
Payments Received - Thank You	-149.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 12/29/22	
Total Due by Auto Pay	\$149.97

Thank you for choosing Spectrum Business.

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 13 12132022 NNNNNN 01 998158

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

December 13, 2022

KBAR RANCH II CDD

Invoice Number: 076594101121322
Account Number: 0050765941-01
Service At: 10339 K-BAR RANCH PKWY
Bldg GATE
TAMPA, FL 33647-3669

Total Due by Auto Pay	\$149.97
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CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100507659410191014997

Invoice Number: 076594101121322
 Account Number: 0050765941-01
 Security Code: 4101

Contact Us

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

7635 1610 NO RP 13 12132022 NNNNNN 01 998158

Charge Details

Previous Balance	149.97
Payments Received - Thank You 11/30	-149.97
Remaining Balance	\$0.00

Payments received after 12/13/22 will appear on your next bill.

Services from 12/12/22 through 01/11/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Static IP 1	19.99
Promotional Discount	-40.00
	\$109.98

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

Spectrum Business™ Voice

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

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

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

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

Billing Information

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

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

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

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$2.15, 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.

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

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

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

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

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

Simplify your life with Auto Pay!

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

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

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

Visit: Spectrumbusiness.net
 (My Services login required)

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





Invoice Number: 076594101121322
Account Number: 0050765941-01
Security Code: **4101**

KBAR RANCH II CDD

Contact Us

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

7635 1610 NO RP 13 12132022 NNNNNN 01 998158

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076594101121322
0050765941-01
4101



Contact Us

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

7635 1610 NO RP 13 12132022 NNNNNN 01 998158



Get **live streaming**
TV at our best value.

**Add Spectrum Business TV Essentials today,
and get:**

- + 60+ popular entertainment, weather,
and news channels
- + No cable box required
- + TV service that's ideal for waiting rooms,
lobbies, and employee break rooms



**Business TV
Essentials**

\$19⁹⁹
/mo when
bundled with
Internet¹

**NO
CONTRACTS**
Up to \$1,000
contract
buyout²



CALL 1-866-317-7019



VISIT spectrum.com/business

Respond by 2/1/23

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. ¹Spectrum 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. ²Contract Buyout offer is valid up to \$1,000. 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. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2022 Charter Communications, Inc.

BAP-2211-BAV

Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076594101121322
0050765941-01
4101

Contact Us

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

7635 1610 NO RP 13 12132022 NNNNNN 01 998158

Spectrum
mobile™



Get the best
mobile service for you
and your employees!

**NO
CONTRACTS**
Taxes and fees
included.

Add Spectrum Mobile today, and get:

- + Nationwide 5G⁺ coverage
- + **Unlimited** data, talk, and text
- + Our best trade-in offer, plus an extra \$100⁺⁺



**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹
/mo per line*

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



CALL 1-833-421-2162



VISIT spectrum.com/business

Limited time offer; subject to change. Qualified Spectrum Business customers only. 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 spectrum.com/mobile/plans for details. Visit <https://www.spectrum.com/policies/mobile-terms> for full terms and conditions. *Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. Visit spectrummobile.com/plans for details. ++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 for details. Restrictions apply. Subject to change. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Visit spectrummobile.com/5G for details. Services subject to all applicable service terms and conditions, subject to change. ©2022 Charter Communications. All rights reserved.

BAP-2211-MB1

SAAMF00U

December 13, 2022



Invoice Number:
Account Number:
Security Code:

KBAR RANCH II CDD
076594101121322
0050765941-01
4101

Contact Us

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

7635 1610 NO RP 13 12132022 NNNNNN 01 998158





January 27, 2023
Invoice Number: 080985202012723
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
Or, call us at 1-877-824-6249

Summary

Services from 01/29/23 through 02/28/23
details on following pages

Previous Balance	169.97
Payments Received - Thank You	-169.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	129.98
Spectrum Business™ Voice	39.99
Current Charges	\$169.97
YOUR AUTO PAY WILL BE PROCESSED 02/15/23	
Total Due by Auto Pay	\$169.97

NEWS AND INFORMATION

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

Choose the best TV solution for your business with Spectrum Business TV. Call 1-877-814-7783 today!

Choose the mobile package that fits your business needs with Spectrum Business. Call 1-855-251-3927 today!



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 27 01272023 NNNNNN 01 991208

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

January 27, 2023

ENVERA KBAR RANCH II CDD

Invoice Number: 080985202012723
Account Number: 0050809852-02
Service At: 10340 K-BAR RANCH PKWY
TAMPA, FL 33647

Total Due by Auto Pay	\$169.97
------------------------------	-----------------

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100508098520249016997

Invoice Number: 080985202012723
 Account Number: 0050809852-02
 Security Code: 9852

Contact Us

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

7635 1610 NO RP 27 01272023 NNNNNN 01 991208

Charge Details

Previous Balance	169.97
Payments Received - Thank You 01/16	-169.97
Remaining Balance	\$0.00

Payments received after 01/27/23 will appear on your next bill.

Services from 01/29/23 through 02/28/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
WIRELESS INTERNET BACKUP	20.00
Static IP 1	19.99
Promotional Discount	-40.00
	\$129.98

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

Spectrum Business™ Voice

Phone Number 813-803-7074	
Spectrum Business Voice	49.99
Promotional Discount	-10.00
	\$39.99

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

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

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

Billing Information

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

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

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

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

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

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

Simplify your life with Auto Pay!

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

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

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

Visit: Spectrumbusiness.net
 (My Services login required)

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





Invoice Number: 080985202012723
Account Number: 0050809852-02
Security Code: **9852**

ENVERA KBAR RANCH II CDD

Contact Us

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

7635 1610 NO RP 27 01272023 NNNNNN 01 991208

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Invoice Number:
Account Number:
Security Code:

ENVERA KBAR RANCH II CDD
080985202012723
0050809852-02
9852

**Contact Us**

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

7635 1610 NO RP 27 01272023 NNNNNN 01 991208



Call 1-866-701-6945

Choose the BEST TV SOLUTION FOR YOUR BUSINESS



Spectrum TV Essentials

\$24⁹⁹
per month for 12 months¹

- Stream 60+ channels
- No cable box required

Spectrum Business TV

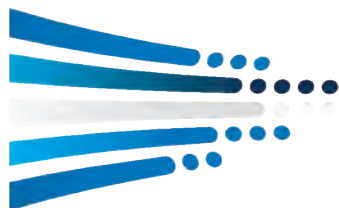
\$29⁹⁹
per month for 12 months¹

- 45+ channels
- Local broadcast networks: ABC, CBS, NBC, FOX

Business TV Premier

\$59⁹⁹
per month for 12 months¹

- 80+ channels
- Entertainment programming: Bravo, OWN, USA, TLC, and more
- Sports programming: ESPN, ESPN2, FS1, NFL Network, and more



Call **1-866-701-6945**

Offer good through 5/31/2023

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. ¹Spectrum Business TV Essentials \$24.99/mo. offer requires subscription to Spectrum Business Internet. Additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com requires supported laptop/computer-based browser. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. ²\$29.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business TV. ³\$59.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business TV Premier. Taxes, fees and surcharges (bdcst surcharge up to \$23.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. Number of channels may vary. All channels not available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

SACMFOCE



Invoice Number:
Account Number:
Security Code:

ENVERA KBAR RANCH II CDD
080985202012723
0050809852-02
9852

**Contact Us**

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

7635 1610 NO RP 27 01272023 NNNNNN 01 991208



Call 1-866-234-5229

GET THE BEST MOBILE SERVICE

at the best price for
your business

Spectrum Mobile Unlimited Data Plan

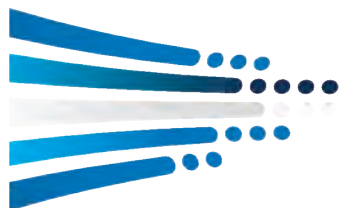
\$29⁹⁹
per month
per line with
internet

- Unlimited data, talk, and text
- Nationwide 5G coverage
- Save up to 60% on your monthly mobile bill[^]

Spectrum Mobile By the Gig Plan

\$14⁰⁰
per GB per
month per line
with internet

- Only pay for the data you use
- Unlimited talk and text
- Connect for free to Spectrum WiFi access points
- Switch to Unlimited anytime for more data



Call **1-866-234-5229**

Offer good through 5/31/2023

Limited time offer; subject to change. Service not available in all areas. Spectrum Internet and Auto Pay required. Other restrictions apply. Visit spectrum.com/mobile/plans for details. UNLIMITED: Standard rates apply after yr 1. Reduced speeds after 20 GB of usage per line. Smartwatch does not qualify as a line. [^]Savings based on single-line comparison of unlimited plans among major nat'l carriers as of 08/2022; prepaid excl. data usage limits vary by carrier. BY THE GIG: \$14 advanced monthly charge for each line of service. Each line gets one gigabyte (GB) of data that can be shared among all By the Gig lines on the same account. If all By the Gig lines on the account collectively exceed the initial 1 GB allocated to each line, an additional GB of shared data is automatically added to the account and you'll pay an additional \$14.00 per GB, whether you use the entire gigabyte or not. After 5 GB per line, you will experience reduced speeds for the rest of the bill cycle. To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Visit spectrum.com/mobile/5G for details. ©2023 Charter Communications.

SACMF00G



January 27, 2023



Invoice Number:
Account Number:
Security Code:

ENVERA KBAR RANCH II CDD
080985202012723
0050809852-02
9852

Contact Us

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

7635 1610 NO RP 27 01272023 NNNNNN 01 991208



Invoice Number	2041281
Invoice Date	February 10, 2023
Purchase Order	215615296
Customer Number	155216
Project Number	215615296

Bill To

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

Please Remit To

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

Project K-Bar Ranch II CDD - District Engineering Report

Project Manager	Stewart, Tonja L	For Period Ending	January 27, 2023
Current Invoice Total (USD)	813.50		

Prepare for and attend CDD meeting; update mapping per changes to Interlocal Agreement

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	152.00	266.00
Stewart, Tonja L	2.50	219.00	547.50
Subtotal Professional Services	<u>4.25</u>		<u>813.50</u>

Top Task Subtotal	2023 FY General Consulting	813.50
-------------------	----------------------------	--------

Total Fees & Disbursements	813.50
INVOICE TOTAL (USD)	813.50

RECEIVED
02/14/23

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 Rust Control, Inc.

**8026 118th Avenue North
Largo, FL 33773**

INVOICE

Date	Invoice #
2/1/2023	05408
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
3/3/2023	

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

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,525.00	1,525.00

RECEIVED
02/01/23

Thank you for your business.

Total: \$1,525.00

Balance Due \$1,525.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	rustcontrol@gmail.com	www.suncoastrustcontrol.com

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
2/3/2023	9031

Bill To
KBar II CDD 12750 Citrus Lane Suite 115 Tampa, FL. 33625

P.O. No.	Terms	Project
Feb 2023	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.	1,700.00	1,700.00

RECEIVED
02/04/23

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,700.00



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 02/17/2023
Account: 211025392658

Current month's charges:	\$57.29
Total amount due:	\$57.29
Payment Due By:	03/10/2023

Your Account Summary

Previous Amount Due	\$60.58
Payment(s) Received Since Last Statement	-\$60.58
Current Month's Charges	\$57.29
Total Amount Due	\$57.29



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025392658

Current month's charges:	\$57.29
Total amount due:	\$57.29
Payment Due By:	03/10/2023

Amount Enclosed \$ _____

629161715065

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

6291617150652110253926580000000057292

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

Account: 211025392658
Statement Date: 02/17/2023
Current month's charges due 03/10/2023

Details of Charges – Service from 01/13/2023 to 02/13/2023

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	02/13/2023	680		502		178 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	178 kWh @ \$0.07990/kWh	\$14.22
Fuel Charge	178 kWh @ \$0.04832/kWh	\$8.60
Storm Protection Charge	178 kWh @ \$0.00400/kWh	\$0.71
Clean Energy Transition Mechanism	178 kWh @ \$0.00427/kWh	\$0.76
Florida Gross Receipt Tax		\$1.24
Electric Service Cost		\$49.53
Franchise Fee		\$3.24
Municipal Public Service Tax		\$4.52

Total Electric Cost, Local Fees and Taxes

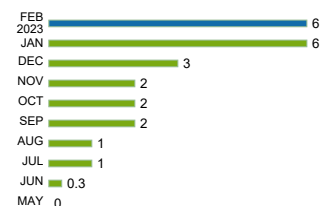
\$57.29

Total Current Month's Charges

\$57.29

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/17/2023
Account: 211025490809

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

Current month's charges:	\$63.67
Total amount due:	\$63.67
Payment Due By:	03/10/2023

Your Account Summary

Previous Amount Due	\$63.71
Payment(s) Received Since Last Statement	-\$63.71
Current Month's Charges	\$63.67
Total Amount Due	\$63.67



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025490809

Current month's charges:	\$63.67
Total amount due:	\$63.67
Payment Due By:	03/10/2023

Amount Enclosed \$ _____

629161715066

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

6291617150662110254908090000000063678

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

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

Understanding Your Electric Charges

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

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

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

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

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211025490809
Statement Date: 02/17/2023
Current month's charges due 03/10/2023

Details of Charges – Service from 01/13/2023 to 02/13/2023

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	02/13/2023	1,583		1,394		189 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	189 kWh @ \$0.07990/kWh	\$15.10
Fuel Charge	189 kWh @ \$0.04832/kWh	\$9.13
Storm Protection Charge	189 kWh @ \$0.00400/kWh	\$0.76
Clean Energy Transition Mechanism	189 kWh @ \$0.00427/kWh	\$0.81
Florida Gross Receipt Tax		\$1.28
Electric Service Cost		\$51.08
Franchise Fee		\$3.35
Municipal Public Service Tax		\$4.64
State Tax		\$4.60

Total Electric Cost, Local Fees and Taxes

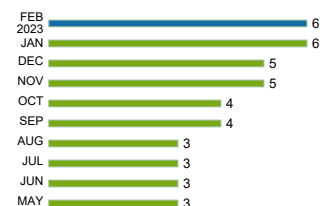
\$63.67

Total Current Month's Charges

\$63.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/17/2023

Account: 221005600376

K BAR RANCH II CDD
C/O RIZZETTA & CO
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Current month's charges:	\$60.63
Total amount due:	\$60.63
Payment Due By:	03/10/2023

Your Account Summary

Previous Amount Due	\$41.58
Payment(s) Received Since Last Statement	-\$41.58
Current Month's Charges	\$60.63
Total Amount Due	\$60.63



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221005600376

Current month's charges:	\$60.63
Total amount due:	\$60.63
Payment Due By:	03/10/2023

Amount Enclosed \$ _____

653853003973

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

6538530039732210056003760000000060639

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

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Tampa, FL 33631-3318

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Tampa, FL 33601-0111

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Account: 221005600376
Statement Date: 02/17/2023
Current month's charges due 03/10/2023

Details of Charges – Service from 01/13/2023 to 02/13/2023

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	02/13/2023	3,355		3,121		234 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.71000	\$22.72
Energy Charge	234 kWh @ \$0.06847/kWh	\$16.02
Fuel Charge	234 kWh @ \$0.04525/kWh	\$10.59
Storm Protection Charge	234 kWh @ \$0.00373/kWh	\$0.87
Clean Energy Transition Mechanism	234 kWh @ \$0.00430/kWh	\$1.01
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.52
Franchise Fee		\$3.44
Municipal Public Service Tax		\$4.67

Total Electric Cost, Local Fees and Taxes

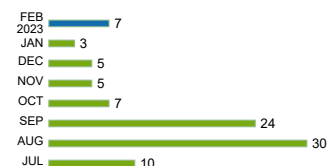
\$60.63

Total Current Month's Charges

\$60.63

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/20/2023
Account: 221008392039

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

Current month's charges:	\$1,716.89
Total amount due:	\$1,716.89
Payment Due By:	03/13/2023

Your Account Summary

Previous Amount Due	\$1,740.53
Payment(s) Received Since Last Statement	-\$1,740.53
Current Month's Charges	\$1,716.89
Total Amount Due	\$1,716.89



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008392039

Current month's charges:	\$1,716.89
Total amount due:	\$1,716.89
Payment Due By:	03/13/2023

Amount Enclosed \$ _____

685951629742

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

6859516297422210083920390000001716897

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ACCOUNT INVOICE

tampaelectric.com



Account: 221008392039
Statement Date: 02/20/2023
Current month's charges due 03/13/2023

Details of Charges – Service from 01/14/2023 to 02/14/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	779 kWh @ \$0.03511/kWh	\$27.35
Fixture & Maintenance Charge	41 Fixtures	\$669.12
Lighting Pole / Wire	41 Poles	\$859.36
Lighting Fuel Charge	779 kWh @ \$0.04767/kWh	\$37.13
Storm Protection Charge	779 kWh @ \$0.01466/kWh	\$11.42
Clean Energy Transition Mechanism	779 kWh @ \$0.00036/kWh	\$0.28
Florida Gross Receipt Tax		\$1.95
Franchise Fee		\$105.23
Municipal Public Service Tax		\$5.05

Lighting Charges

\$1,716.89

Total Current Month's Charges

\$1,716.89

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ACCOUNT INVOICE

tampaelectric.com



K BAR RANCH II CDD
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Statement Date: 02/17/2023
Account: 221008777825

Current month's charges:	\$47.40
Total amount due:	\$47.40
Payment Due By:	03/10/2023

Your Account Summary

Previous Amount Due	\$55.26
Payment(s) Received Since Last Statement	-\$55.26
Current Month's Charges	\$47.40
Total Amount Due	\$47.40



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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008777825

Current month's charges:	\$47.40
Total amount due:	\$47.40
Payment Due By:	03/10/2023

Amount Enclosed \$ _____

672371420572

K BAR RANCH II CDD
10580 KBAR RANCH PKWY
TAMPA, FL 33647

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6723714205722210087778250000000047406

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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



ACCOUNT INVOICE

tampaelectric.com



Account: 221008777825
Statement Date: 02/17/2023
Current month's charges due 03/10/2023

Details of Charges – Service from 01/13/2023 to 02/13/2023

Service for: 10580 KBAR RANCH PKWY, 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
1000857981	02/13/2023	3,260		3,144		116 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	116 kWh @ \$0.07990/kWh	\$9.27
Fuel Charge	116 kWh @ \$0.04832/kWh	\$5.61
Storm Protection Charge	116 kWh @ \$0.00400/kWh	\$0.46
Clean Energy Transition Mechanism	116 kWh @ \$0.00427/kWh	\$0.50
Florida Gross Receipt Tax		\$1.02
Electric Service Cost		\$40.86
Franchise Fee		\$2.68
Municipal Public Service Tax		\$3.86

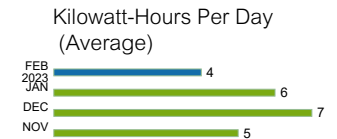
Total Electric Cost, Local Fees and Taxes

\$47.40

Total Current Month's Charges

\$47.40

Tampa Electric Usage History



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

K-Bar Ranch II CDD

2/6/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,500.31	2/20/2023	19292 Mossy Pine Dr	53100	4301
221019281875	\$ 1,324.48	2/20/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 57.45	2/20/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 67.58	2/20/2023	10541 K Bar Ranch Pkwy, K	53100	4301
211023511093	\$ 668.39	2/20/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 103.20	2/20/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 65.84	2/20/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 826.32	2/20/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 70.76	2/20/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 123.99	2/20/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,035.13	2/20/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 39.79	2/20/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,523.24	2/20/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 68.52	2/20/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 73.65	2/20/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 861.67	2/20/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,549.40	2/20/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,046.89	2/20/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,644.58	2/20/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total	\$ 18,651.19
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\$ 6,382.32	53100-4301	Utilities
\$ 1,324.48	53100-4304	Recreation
\$ 10,944.39	53100-4307	Street Lights
		TECO Credits

Total	\$ 18,651.19
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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 02/06/23
Account: 321000017111

Current month's charges:	\$18,651.19
Total amount due:	\$18,651.19
Payment Due By:	02/20/23

Your Account Summary

Previous Amount Due	\$16,818.06
Payment(s) Received Since Last Statement	-\$16,818.06
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$18,651.19
Total Amount Due	\$18,651.19

Things to do:

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

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



More options for you.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 321000017111

Current month's charges:	\$18,651.19
Total amount due:	\$18,651.19
Payment Due By:	02/20/23

Amount Enclosed \$ _____

700625002411

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

7006250024113210000171110000018651192

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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711

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813-275-3909

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Tampa, FL 33631-3318

All Other Correspondence

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

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- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
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Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
	211017791636	19292 MOSSY PINE DR TAMPA, FL 33647	\$1500.31
	211019281875	10820 MISTFLOWER LN, AMENITY TAMPA, FL 33647	\$1324.48
	211019923880	10820 MISTFLOWER LN, SIGN/GATE TAMPA, FL 33647	\$57.45
	211020399740	10821 MISTFLOWER LN TAMPA, FL 33647	\$67.58
	211023511093	K BAR RANCH SEGMENT E TAMPA, FL 33647	\$668.39
	211023511135	10541 K BAR RANCH PKWY, WELL TAMPA, FL 33647	\$103.20
	221003321017	10541 K BAR RANCH PKWY TAMPA, FL 33647	\$65.84
	221003637594	10711 MISTFLOWER LN TAMPA, FL 33647	\$826.32
	221005599891	10339 K BAR RANCH PKWY TAMPA, FL 33647	\$70.76
	221005600327	10340 K BAR RANCH PKWY TAMPA, FL 33647	\$123.99
	221005600335	HAWK VALLEY RANCH DR TAMPA, FL 33647	\$6035.13
	221005600350	10310 K BAR RANCH PK TAMPA, FL 33647	\$39.79
	221005600368	19290 BRIARBROOK DR TAMPA, FL 33647	\$2523.24
	221005629565	19294 MOSSY PINE DR, WELL TAMPA, FL 33647	\$68.52
	221007136783	10340 K BAR RANCH PKWY, GATE TAMPA, FL 33647	\$73.65
	221007621776	10820 MISTFLOWER LN TAMPA, FL 33647	\$861.67
	221007993977	K BAR RANCH PARCEL N, LIGHTS TAMPA, FL 33647	\$1549.40
	221008130249	K BAR PARCEL D TAMPA, FL 33647	\$1046.89
	221008151583	K BAR RANCH PKWY F1 AND F2 TAMPA, FL 33647	\$1644.58



ACCOUNT INVOICE

tampaelectric.com



Account: 211017791636
Statement Date: 02/01/23

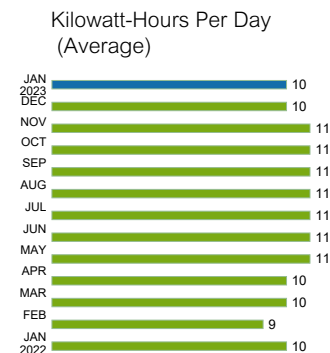
Details of Charges – Service from 12/14/22 to 01/13/23

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	01/13/23	10,383		10,079		304 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000	\$23.25	
Energy Charge						304 kWh @ \$0.07990/kWh	\$24.29	
Fuel Charge						304 kWh @ \$0.04832/kWh	\$14.69	
Storm Protection Charge						304 kWh @ \$0.00400/kWh	\$1.22	
Clean Energy Transition Mechanism						304 kWh @ \$0.00427/kWh	\$1.30	
Florida Gross Receipt Tax							\$1.66	
Electric Service Cost							\$66.41	
Franchise Fee							\$4.35	
Municipal Public Service Tax							\$5.78	
Total Electric Cost, Local Fees and Taxes							\$76.54	
Current Month's Electric Charges							\$76.54	

Tampa Electric Usage History



Details of Charges – Service from 12/14/22 to 01/13/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	646 kWh @ \$0.03511/kWh		\$22.68
Fixture & Maintenance Charge	34 Fixtures		\$554.88
Lighting Pole / Wire	34 Poles		\$712.64
Lighting Fuel Charge	646 kWh @ \$0.04767/kWh		\$30.79
Storm Protection Charge	646 kWh @ \$0.01466/kWh		\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh		\$0.23
Florida Gross Receipt Tax			\$1.62
Franchise Fee			\$87.27
Municipal Public Service Tax			\$4.19
Lighting Charges			\$1,423.77
Current Month's Electric Charges			\$1,423.77

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211019281875

Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

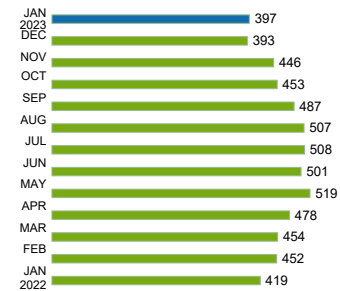
Service for: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	01/12/23	53,711		41,419		12,292 kWh	1	31 Days
1000778163	01/12/23	24.65		0		24.65 kW	1	31 Days
Daily Basic Service Charge		31 days @ \$1.08000				\$33.48		
Billing Demand Charge		25 kW @ \$14.13000/kW				\$353.25		
Energy Charge		12,292 kWh @ \$0.00736/kWh				\$90.47		
Fuel Charge		12,292 kWh @ \$0.04832/kWh				\$593.95		
Capacity Charge		25 kW @ -\$0.06000/kW				-\$1.50		
Storm Protection Charge		25 kW @ \$0.62000/kW				\$15.50		
Energy Conservation Charge		25 kW @ \$0.88000/kW				\$22.00		
Environmental Cost Recovery		12,292 kWh @ \$0.00084/kWh				\$10.33		
Clean Energy Transition Mechanism		25 kW @ \$1.12000/kW				\$28.00		
Florida Gross Receipt Tax						\$29.37		
Electric Service Cost						\$1,174.85		
Franchise Fee						\$76.95		
Municipal Public Service Tax						\$72.68		
Total Electric Cost, Local Fees and Taxes						\$1,324.48		
Current Month's Electric Charges						\$1,324.48		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Account: 211019923880
Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

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	01/12/23	8,292		8,052		240 kWh	1	31 Days
Daily Basic Service Charge		31 days @ \$0.75000				\$23.25	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		240 kWh @ \$0.07990/kWh				\$19.18		
Fuel Charge		240 kWh @ \$0.04832/kWh				\$11.60		
Storm Protection Charge		240 kWh @ \$0.00400/kWh				\$0.96		
Clean Energy Transition Mechanism		240 kWh @ \$0.00427/kWh				\$1.02		
Florida Gross Receipt Tax						\$1.44		
Electric Service Cost						\$57.45		
Current Month's Electric Charges						\$57.45		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211020399740
Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

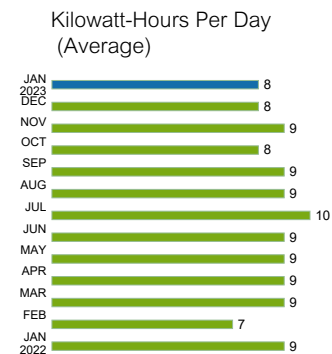
Service for: 10821 MISTFLOWER LN, TAMPA, FL 33647

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	01/12/23	6,722		6,474		248 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000	\$23.25	
Energy Charge						248 kWh @ \$0.07990/kWh	\$19.82	
Fuel Charge						248 kWh @ \$0.04832/kWh	\$11.98	
Storm Protection Charge						248 kWh @ \$0.00400/kWh	\$0.99	
Clean Energy Transition Mechanism						248 kWh @ \$0.00427/kWh	\$1.06	
Florida Gross Receipt Tax							\$1.46	
Electric Service Cost							\$58.56	
Franchise Fee							\$3.84	
Municipal Public Service Tax							\$5.18	
Total Electric Cost, Local Fees and Taxes							\$67.58	
Current Month's Electric Charges							\$67.58	

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 211023511093

Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	407 kWh @ \$0.03511/kWh	\$14.29
Fixture & Maintenance Charge	11 Fixtures	\$130.13
Lighting Pole / Wire	11 Poles	\$453.86
Lighting Fuel Charge	407 kWh @ \$0.04767/kWh	\$19.40
Storm Protection Charge	407 kWh @ \$0.01466/kWh	\$5.97
Clean Energy Transition Mechanism	407 kWh @ \$0.00036/kWh	\$0.15
Florida Gross Receipt Tax		\$1.02
Franchise Fee		\$40.93
Municipal Public Service Tax		\$2.64
Lighting Charges		\$668.39
Current Month's Electric Charges		\$668.39



ACCOUNT INVOICE

tampaelectric.com



Account: 211023511135

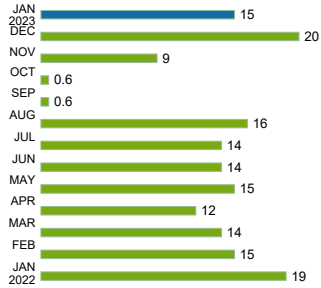
Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

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	01/12/23	9,174		8,703		471 kWh	1	31 Days
Daily Basic Service Charge		31 days @ \$0.75000				\$23.25	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge		471 kWh @ \$0.07990/kWh				\$37.63		
Fuel Charge		471 kWh @ \$0.04832/kWh				\$22.76		
Storm Protection Charge		471 kWh @ \$0.00400/kWh				\$1.88		
Clean Energy Transition Mechanism		471 kWh @ \$0.00427/kWh				\$2.01		
Florida Gross Receipt Tax						\$2.24		
Electric Service Cost						\$89.77		
Franchise Fee						\$5.88		
Municipal Public Service Tax						\$7.55		
Total Electric Cost, Local Fees and Taxes						\$103.20		
Current Month's Electric Charges						\$103.20		



ACCOUNT INVOICE

tampaelectric.com



Account: 221003321017
Statement Date: 02/01/23

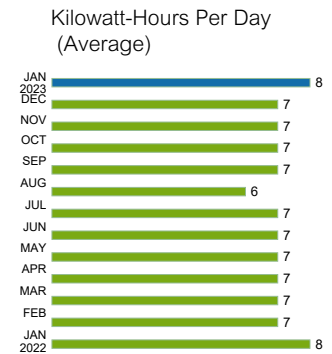
Details of Charges – Service from 12/13/22 to 01/12/23

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	01/12/23	10,728		10,491		237 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000	\$23.25	
Energy Charge						237 kWh @ \$0.07990/kWh	\$18.94	
Fuel Charge						237 kWh @ \$0.04832/kWh	\$11.45	
Storm Protection Charge						237 kWh @ \$0.00400/kWh	\$0.95	
Clean Energy Transition Mechanism						237 kWh @ \$0.00427/kWh	\$1.01	
Florida Gross Receipt Tax							\$1.43	
Electric Service Cost							\$57.03	
Franchise Fee							\$3.74	
Municipal Public Service Tax							\$5.07	
Total Electric Cost, Local Fees and Taxes							\$65.84	
Current Month's Electric Charges							\$65.84	

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 221003637594
Statement Date: 02/01/23

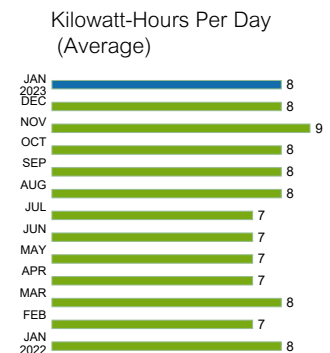
Details of Charges – Service from 12/13/22 to 01/12/23

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	01/12/23	11,289		11,047		242 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000		
Energy Charge						242 kWh @ \$0.07990/kWh		
Fuel Charge						242 kWh @ \$0.04832/kWh		
Storm Protection Charge						242 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						242 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$57.72		
Franchise Fee						\$3.78		
Municipal Public Service Tax						\$5.12		
Total Electric Cost, Local Fees and Taxes						\$66.62		
Current Month's Electric Charges						\$66.62		

Tampa Electric Usage History



Details of Charges – Service from 12/13/22 to 01/12/23

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	432 kWh @ \$0.03511/kWh	\$15.17	
Fixture & Maintenance Charge	16 Fixtures	\$331.68	
Lighting Pole / Wire	16 Poles	\$335.36	
Lighting Fuel Charge	432 kWh @ \$0.04767/kWh	\$20.59	
Storm Protection Charge	432 kWh @ \$0.01466/kWh	\$6.33	
Clean Energy Transition Mechanism	432 kWh @ \$0.00036/kWh	\$0.16	
Florida Gross Receipt Tax		\$1.08	
Franchise Fee		\$46.53	
Municipal Public Service Tax		\$2.80	
Lighting Charges		\$759.70	
Current Month's Electric Charges		\$759.70	

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



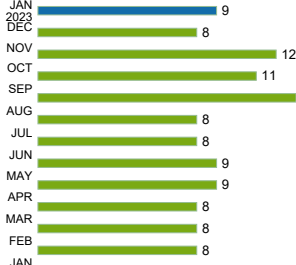
Account: 221005599891
Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

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	01/12/23	13,184		12,916		268 kWh	1	31 Days																												
Daily Basic Service Charge			31 days @	\$0.75000		\$23.25	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div>  <table><thead><tr><th>Month</th><th>Average kWh</th></tr></thead><tbody><tr><td>JAN 2023</td><td>9</td></tr><tr><td>DEC</td><td>8</td></tr><tr><td>NOV</td><td>12</td></tr><tr><td>OCT</td><td>11</td></tr><tr><td>SEP</td><td>13</td></tr><tr><td>AUG</td><td>8</td></tr><tr><td>JUL</td><td>8</td></tr><tr><td>JUN</td><td>9</td></tr><tr><td>MAY</td><td>9</td></tr><tr><td>APR</td><td>8</td></tr><tr><td>MAR</td><td>8</td></tr><tr><td>FEB</td><td>8</td></tr><tr><td>JAN</td><td>8</td></tr></tbody></table>		Month	Average kWh	JAN 2023	9	DEC	8	NOV	12	OCT	11	SEP	13	AUG	8	JUL	8	JUN	9	MAY	9	APR	8	MAR	8	FEB	8	JAN	8
Month	Average kWh																																			
JAN 2023	9																																			
DEC	8																																			
NOV	12																																			
OCT	11																																			
SEP	13																																			
AUG	8																																			
JUL	8																																			
JUN	9																																			
MAY	9																																			
APR	8																																			
MAR	8																																			
FEB	8																																			
JAN	8																																			
Energy Charge			268 kWh @	\$0.07990/kWh		\$21.41																														
Fuel Charge			268 kWh @	\$0.04832/kWh		\$12.95																														
Storm Protection Charge			268 kWh @	\$0.00400/kWh		\$1.07																														
Clean Energy Transition Mechanism			268 kWh @	\$0.00427/kWh		\$1.14																														
Florida Gross Receipt Tax						\$1.53																														
Electric Service Cost						\$61.35																														
Franchise Fee						\$4.02																														
Municipal Public Service Tax						\$5.39																														
Total Electric Cost, Local Fees and Taxes						\$70.76																														
Current Month's Electric Charges						\$70.76																														

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600327

Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

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	01/12/23	21,886		21,285		601 kWh	1	31 Days
Daily Basic Service Charge		31 days @ \$0.75000				\$23.25	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		601 kWh @ \$0.07990/kWh				\$48.02		
Fuel Charge		601 kWh @ \$0.04832/kWh				\$29.04		
Storm Protection Charge		601 kWh @ \$0.00400/kWh				\$2.40		
Clean Energy Transition Mechanism		601 kWh @ \$0.00427/kWh				\$2.57		
Florida Gross Receipt Tax						\$2.70		
Electric Service Cost						\$107.98		
Franchise Fee						\$7.07		
Municipal Public Service Tax						\$8.94		
Total Electric Cost, Local Fees and Taxes						\$123.99		
Current Month's Electric Charges						\$123.99		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600335

Statement Date: 02/01/23

Details of Charges – Service from 12/14/22 to 01/13/23

Service for: HAWK VALLEY RANCH DR, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	3207 kWh @ \$0.03511/kWh	\$112.60
Fixture & Maintenance Charge	128 Fixtures	\$2411.34
Lighting Pole / Wire	128 Poles	\$3302.11
Lighting Fuel Charge	3207 kWh @ \$0.04767/kWh	\$152.88
Storm Protection Charge	3207 kWh @ \$0.01466/kWh	\$47.01
Clean Energy Transition Mechanism	3207 kWh @ \$0.00036/kWh	\$1.15
Florida Gross Receipt Tax		\$8.04
Lighting Charges		\$6,035.13
Current Month's Electric Charges		\$6,035.13

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600350
Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

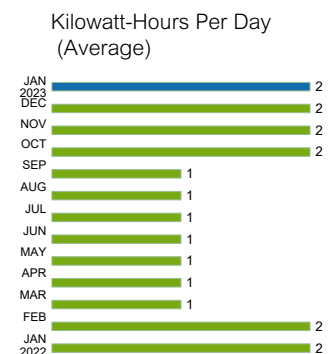
Service for: 10310 K BAR RANCH PK, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	01/12/23	1,438		1,364		74 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000	\$23.25	
Energy Charge						74 kWh @ \$0.07990/kWh	\$5.91	
Fuel Charge						74 kWh @ \$0.04832/kWh	\$3.58	
Storm Protection Charge						74 kWh @ \$0.00400/kWh	\$0.30	
Clean Energy Transition Mechanism						74 kWh @ \$0.00427/kWh	\$0.32	
Florida Gross Receipt Tax							\$0.86	
Electric Service Cost							\$34.22	
Franchise Fee							\$2.24	
Municipal Public Service Tax							\$3.33	
Total Electric Cost, Local Fees and Taxes							\$39.79	
Current Month's Electric Charges							\$39.79	

Tampa Electric Usage History



Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600368
Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

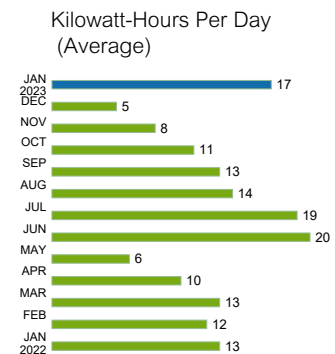
Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	01/12/23	25,691		25,157		534 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000		
Energy Charge						534 kWh @ \$0.07990/kWh		
Fuel Charge						534 kWh @ \$0.04832/kWh		
Storm Protection Charge						534 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						534 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$98.61		
Franchise Fee						\$6.46		
Municipal Public Service Tax						\$8.23		
Total Electric Cost, Local Fees and Taxes						\$113.30		
Current Month's Electric Charges						\$113.30		

Tampa Electric Usage History



Details of Charges – Service from 12/13/22 to 01/12/23

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	1046 kWh @ \$0.03511/kWh		\$36.73
Fixture & Maintenance Charge	44 Fixtures		\$1251.06
Lighting Pole / Wire	44 Poles		\$899.45
Lighting Fuel Charge	1046 kWh @ \$0.04767/kWh		\$49.86
Storm Protection Charge	1046 kWh @ \$0.01466/kWh		\$15.33
Clean Energy Transition Mechanism	1046 kWh @ \$0.00036/kWh		\$0.38
Florida Gross Receipt Tax			\$2.62
Franchise Fee			\$147.73
Municipal Public Service Tax			\$6.78
Lighting Charges			\$2,409.94
Current Month's Electric Charges			\$2,409.94

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005629565
Statement Date: 02/01/23

Details of Charges – Service from 12/14/22 to 01/13/23

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	01/13/23	24,992		24,738		254 kWh	1	31 Days																												
Daily Basic Service Charge			31 days @ \$0.75000			\$23.25	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>JAN 2023</td><td>8</td></tr><tr><td>DEC</td><td>23</td></tr><tr><td>NOV</td><td>16</td></tr><tr><td>OCT</td><td>13</td></tr><tr><td>SEP</td><td>9</td></tr><tr><td>AUG</td><td>14</td></tr><tr><td>JUL</td><td>22</td></tr><tr><td>JUN</td><td>22</td></tr><tr><td>MAY</td><td>7</td></tr><tr><td>APR</td><td>11</td></tr><tr><td>MAR</td><td>18</td></tr><tr><td>FEB</td><td>17</td></tr><tr><td>JAN</td><td>23</td></tr></tbody></table>		Month	Kilowatt-Hours Per Day (Average)	JAN 2023	8	DEC	23	NOV	16	OCT	13	SEP	9	AUG	14	JUL	22	JUN	22	MAY	7	APR	11	MAR	18	FEB	17	JAN	23
Month	Kilowatt-Hours Per Day (Average)																																			
JAN 2023	8																																			
DEC	23																																			
NOV	16																																			
OCT	13																																			
SEP	9																																			
AUG	14																																			
JUL	22																																			
JUN	22																																			
MAY	7																																			
APR	11																																			
MAR	18																																			
FEB	17																																			
JAN	23																																			
Energy Charge			254 kWh @ \$0.07990/kWh			\$20.29																														
Fuel Charge			254 kWh @ \$0.04832/kWh			\$12.27																														
Storm Protection Charge			254 kWh @ \$0.00400/kWh			\$1.02																														
Clean Energy Transition Mechanism			254 kWh @ \$0.00427/kWh			\$1.08																														
Florida Gross Receipt Tax						\$1.48																														
Electric Service Cost						\$59.39																														
Franchise Fee						\$3.89																														
Municipal Public Service Tax						\$5.24																														
Total Electric Cost, Local Fees and Taxes						\$68.52																														
Current Month's Electric Charges						\$68.52																														

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007136783

Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

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	01/12/23	8,652		8,366		286 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						286 kWh @ \$0.07990/kWh		
Fuel Charge						286 kWh @ \$0.04832/kWh		
Storm Protection Charge						286 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						286 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$63.88		
Franchise Fee						\$4.18	\$73.65	
Municipal Public Service Tax						\$5.59		
Total Electric Cost, Local Fees and Taxes								
Current Month's Electric Charges								

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007621776

Statement Date: 02/01/23

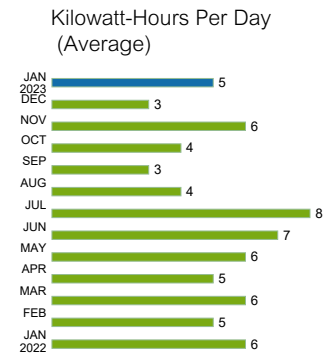
Details of Charges – Service from 12/14/22 to 01/13/23

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	01/13/23	7,135		6,969		166 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000		
Energy Charge						166 kWh @ \$0.07990/kWh		
Fuel Charge						166 kWh @ \$0.04832/kWh		
Storm Protection Charge						166 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						166 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$47.08		
Franchise Fee						\$3.08		
Municipal Public Service Tax						\$4.31		
Total Electric Cost, Local Fees and Taxes						\$54.47		
Current Month's Electric Charges						\$54.47		

Tampa Electric Usage History



Details of Charges – Service from 12/14/22 to 01/13/23

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	459 kWh @ \$0.03511/kWh	\$16.12	
Fixture & Maintenance Charge	17 Fixtures	\$352.41	
Lighting Pole / Wire	17 Poles	\$356.32	
Lighting Fuel Charge	459 kWh @ \$0.04767/kWh	\$21.88	
Storm Protection Charge	459 kWh @ \$0.01466/kWh	\$6.73	
Clean Energy Transition Mechanism	459 kWh @ \$0.00036/kWh	\$0.17	
Florida Gross Receipt Tax		\$1.15	
Franchise Fee		\$49.44	
Municipal Public Service Tax		\$2.98	
Lighting Charges		\$807.20	
Current Month's Electric Charges		\$807.20	

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007993977

Statement Date: 02/01/23

Details of Charges – Service from 12/14/22 to 01/13/23

Service for: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	703 kWh @ \$0.03511/kWh	\$24.68
Fixture & Maintenance Charge	37 Fixtures	\$603.84
Lighting Pole / Wire	37 Poles	\$775.52
Lighting Fuel Charge	703 kWh @ \$0.04767/kWh	\$33.51
Storm Protection Charge	703 kWh @ \$0.01466/kWh	\$10.31
Clean Energy Transition Mechanism	703 kWh @ \$0.00036/kWh	\$0.25
Florida Gross Receipt Tax		\$1.76
Franchise Fee		\$94.97
Municipal Public Service Tax		\$4.56
Lighting Charges		\$1,549.40
Current Month's Electric Charges		\$1,549.40



ACCOUNT INVOICE

tampaelectric.com



Account: 221008130249

Statement Date: 02/01/23

Details of Charges – Service from 12/13/22 to 01/12/23

Service for: K BAR PARCEL D, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	475 kWh @ \$0.03511/kWh	\$16.68
Fixture & Maintenance Charge	25 Fixtures	\$408.00
Lighting Pole / Wire	25 Poles	\$524.00
Lighting Fuel Charge	475 kWh @ \$0.04767/kWh	\$22.64
Storm Protection Charge	475 kWh @ \$0.01466/kWh	\$6.96
Clean Energy Transition Mechanism	475 kWh @ \$0.00036/kWh	\$0.17
Florida Gross Receipt Tax		\$1.19
Franchise Fee		\$64.17
Municipal Public Service Tax		\$3.08
Lighting Charges		\$1,046.89
Current Month's Electric Charges		\$1,046.89



ACCOUNT INVOICE

tampaelectric.com



Account: 221008151583

Statement Date: 02/01/23

Details of Charges – Service from 12/14/22 to 01/13/23

Service for: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	967 kWh @ \$0.03511/kWh	\$33.95
Fixture & Maintenance Charge	31 Fixtures	\$526.93
Lighting Pole / Wire	31 Poles	\$913.66
Lighting Fuel Charge	967 kWh @ \$0.04767/kWh	\$46.10
Storm Protection Charge	967 kWh @ \$0.01466/kWh	\$14.18
Clean Energy Transition Mechanism	967 kWh @ \$0.00036/kWh	\$0.35
Florida Gross Receipt Tax		\$2.43
Franchise Fee		\$100.71
Municipal Public Service Tax		\$6.27
Lighting Charges		\$1,644.58
Current Month's Electric Charges		\$1,644.58
Total Current Month's Charges		\$18,651.19

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.

RECEIVED

ADVERTISING INVOICE

FEB 16 2023

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

Advertising Run Dates	Advertiser Name	
02/ 5/23	K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account
02/05/2023	Jean Mitotes	163527
Total Amount Due		Ad Number
\$246.00		0000268584

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/05/23	02/05/23	0000268584	Times	Legals CLS	REVISED FY 22-23 Meeting Schedule	1	2x23 L	\$242.00
02/05/23	02/05/23	0000268584	Tampabay.com	Legals CLS	REVISED FY 22-23 Meeting Schedule Affidavit Material	1	2x23 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
02/ 5/23	K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account
02/05/2023	Jean Mitotes	163527
Total Amount Due		Ad Number
\$246.00		0000268584

ADVERTISING INVOICE

Thank you for your business.

RECEIVED

02/16/23

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: REVISED FY 22-23 Meeting Schedule** was published in said newspaper by print in the issues of: **2/ 5/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

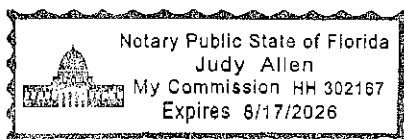
Sworn to and subscribed before me this **02/05/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



BOARD OF SUPERVISORS MEETING DATES
K-BAR RANCH II COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2022/2023

February 16, 2023
March 16, 2023
April 20, 2023
May 18, 2023
June 15, 2023
July 20, 2023
August 17, 2023
September 21, 2023

All meetings will convene at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

Run date: 2/5/23

0000268584

} SS

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

RECEIVED
FEB - 8 2023

Advertising Run Dates	Advertiser Name	
01/29/23	K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account
01/29/2023	Jean Mitotes	163527
Total Amount Due		Ad Number
\$1,368.00		0000269174

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/29/23	01/29/23	0000269174	Times	Legals CLS	RFP for Landscape	1	2x125 L	\$1,364.00
01/29/23	01/29/23	0000269174	Tampabay.com	Legals CLS	RFP for Landscape AffidavitMaterial	1	2x125 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
01/29/23	K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account
01/29/2023	Jean Mitotes	163527
Total Amount Due		Ad Number
\$1,368.00		0000269174

RECEIVED
02/08/23

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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


Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP for Landscape** was published in said newspaper by print in the issues of **1/29/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

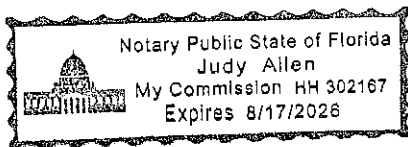

Signature Applicant

Sworn to and subscribed before me this 01/29/2023

Judy Allen
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



**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 Monday, February 6, 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 or via phone at (813) 933-5571 ext. 5763.

There will be a mandatory Pre-Proposal Meeting on Monday, February 13, 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 February 16, 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 Thursday, March 16, 2023, at 6:00 p.m. at the Kbar Ranch II Amenity Center., 10820 Mistflower Lane, 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, no later than Wednesday, February 15, 2023, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), February 22, 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 (9:00 a.m. (EST) on March 1, 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



INVOICE

INVOICE #	INVOICE DATE
TM 482784	2/1/2023
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: March 3, 2023

Invoice Amount: \$43,162.75

Description	Current Amount
Monthly Landscape Maintenance – February 2023	\$43,162.75
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
Addendum 10	\$ 4,916.00

Invoice Total

\$43,162.75

RECEIVED
02/15/23

IN COMMERCIAL LAND

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 488620	1/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch II Master Association
c/o Rizzetta & Company, Inc.
9428 Camden Field Pkwy
Riverview, FL 33578

Property Name: K-Bar Ranch II Master
Association

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 2, 2023

Invoice Amount: \$4,846.24

Description	Current Amount
Monthly Landscape Maintenance –January 2023 56 @ \$86.54	\$4,846.24

Invoice Total

\$4,846.24

RECEIVED
02/09/23

Excellence
IN COMMERCIAL LANDSCAPE

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 491827	2/14/2023
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch II CDD
c/o M/I Homes of Tampa, LLC
4343 Anchor Plaza Parkway
Suite 200
Tampa, FL 33634

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch II CDD

Invoice Due Date: March 16, 2023

Invoice Amount: \$29,250.00

Description	Current Amount
2022 Community Mulching	
Mulch Install	\$29,250.00

Excellence

Invoice Total **\$29,250.00**

RECEIVED
02/14/23

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Tab 9

To Whom It May Concern:

On November 30, 2022, at approximately 2:11am a vehicle of a guest was towed while parked on the street in front of my home located at 19230 Mossy Pine Dr., Tampa FL 33647. Under the Special Circumstances Section of the Book of Standards on page 105, *Guests of residents who do not have additional parking space within the garage or driveway of the home may park on the street while visiting. The resident should notify the district manager about the guest in order to avoid notice of parking violation, possible fines and towing of the vehicle.* Additionally, under the Towing Section of the Book of Standards, *Any resident or guest in violation of the parking guidelines will be subject to having their vehicle towed at their sole expense if the vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if the vehicle was cited for such violation within the preceding fourteen (14) day period, furthermore, The Association has the right to tow vehicles from an Owners' lot if in violation and proper notification has been given to the Owner*

Per the Book of Standards, the vehicle was not parked on the street for more than 24 hours. Additionally, a violation of the parking guidelines was not issued as it should have been per the book of standards. I am requesting reimbursement of \$200.00 towing fees per the attached Tow Invoice. Any questions can be directed to Mr. Diego Guerra at 813-403-3828 or email: guerradf23@gmail.com.

Sincerely,

Diego F. Guerra

Diego F. Guerra

Tow Invoice

#35000

Target RT
3745 N. Florida Ave.
Tampa, FL 33603

Date Towed	Nov 30, 2022 @ 02:11AM
Date In	Nov 30, 2022 @ 02:23AM
Date Out	Nov 30, 2022 @ 04:38PM

Invoice #	Date
35000	Nov 30, 2022
Location	K BAR RANCH / CDD
Account Address	10300 WILD TAMARIND DR TAMPA, FL 33647
Other Address	
Tow Yard	8815 N Mulberry St Tampa, FL 33604
Reason for Tow	PARKED IN ROADWAY
Vehicle	Ford Fiesta
Color	Black
Year	2014
VIN	3FADP4GX6EM120720
License Plate	FL 76ANMU
Driver	Jason PVDL-676485
Truck	
Released By	CTRA
Release Agent	

Service Charge Description	Amount
Tow Fee	\$125.00
Mileage Fee	\$50.00
Administration Fee	\$0.00
Storage Fee	\$25.00
After-Hours Release Fee	\$0.00
Attempted Pick Up After Hours	\$0.00
Adjustments	
Card Fee	\$0.00

Comments:	Total Due	\$200.00
	Amount Paid	200.00
	Change Allocated	\$0.00

I, the undersigned, do hereby certify that I am legally authorized to take possession of the vehicle referenced above.

Jack Johnson
 Releasee Signature

11-30-22
 Date

Payer Signature

Date

To file a complaint, contact the Hillsborough County Consumer Protection Services Division at 813-635-8316

I, the owner or legal Representative, having been at Target RT am aware of all wrecker and storage charges against said vehicle, and agree to pay accrued charges.

Tab 10

ARUNALAYA ART WORLD

arunakrishna.9k@gmail.com

813 995 3240



- ❖ Arunalaya art world LLC - dance school specializing in teaching classical Indian dance forms (Bharathanatyam and Kuchipudi)
- ❖ Run by Aruna Krishna Kasibhatta who is an experienced and trained dance teacher for and adults
- ❖ About 30 students presently commute from Kbar Ranch to attend classes in Tampa Palms, often forming carpools in the weekdays and weekends
- ❖ There is lot of value to offer if this dance school runs classes from club house saving time and effort for many families
- ❖ Arunalaya art world students have been regularly performing at inverness baba temple, TAF events, India fest and Hindu Temple of Florida since 2019.
- ❖ Won several awards and accolades regularly at above events
- ❖ Time length 1hr per group .Current fee structure 15 per student per hour .
- ❖ Insurance will be provided at the time of approval.
- ❖ References and any additional documents will be provided upon request.

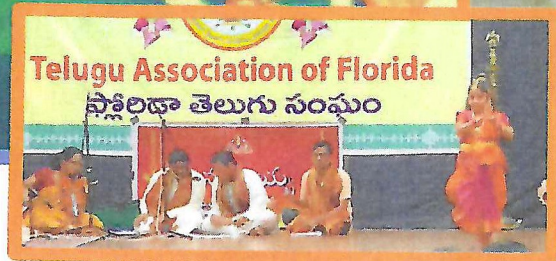
My passion and love is to teach kids various art forms

Since 2019 I have been running a dance and music school where I train students in Indian classical dance forms (Kuchipudi and Bharathanatyam). In music I teach Carnatic

My students regularly perform in TAF, HTFL etc events through the year

I held BalaVikas sessions for students of all ages for 12 years

I have been the SSE coordinator for Tampa Sathya Sai center for 3 years where Human values are taught to the students through stories and lesson plans



Tab 11



Installation Agreement

This is an agreement between you (on behalf of your company and Location (as defined below)) that you elect to sign up for Key for Business services together with your successors and assigns, (“**Company**”) and Amazon.com Services, LLC (with its affiliates, “**Amazon**”). These terms, along with the Amazon.com Privacy Notice (<https://www.amazon.com/privacy>) are collectively referred to as the “**Agreement**.”

1. Equipment and Services. Amazon may provide either (1) one or more access control devices (along with related equipment, software, and applications, “**Equipment**”) or (2) an access code or virtual tenant access that, in each such case, may provide delivery providers authorized by Amazon with access to enter Locations (as defined below) to deliver packages, parcels, other products, and/or provide services (collectively, the “**Services**”). Amazon will retain ownership of all Equipment.
2. Company Obligations. For each apartment building, commercial building, complex, and/or multi-family dwelling that are owned or leased by Company or any of its affiliates as indicated in more detail below (“**Location**”), Company may provide Amazon with an access code (“**Credential**”) for building access if required by Company’s access system or for the Services. Company will allow Amazon to incorporate the Credential into the Equipment or the backed system to enable the Services and to the extent allowable by law and specifically without waiving its sovereign immunity protections, will indemnify and defend Amazon from any claim alleging any infringement, misuse, or misappropriation of the Credential or the access system.
3. Termination. Either party may terminate this Agreement, in whole or with respect to any Location, by providing written notice to the other party. Section 4 (Disclaimer of Warranties), Section 5 (Limitation of Liability) and Section 7 (General) will survive the termination of the Agreement.
4. Disclaimer of Warranties. Amazon provides the Equipment “as is” and makes no warranties of any kind. To the fullest extent permitted by applicable law, Amazon expressly disclaims all warranties, whether express or implied, including warranties of merchantability, noninfringement, title, or fitness for a particular purpose. Amazon does not warrant that the Equipment will operate uninterrupted or error-free.
5. Limitation of Liability. Neither party will be liable to the other under this Agreement for indirect, special, punitive, or consequential damages. ~~In no event will any party’s liability under this agreement exceed \$10,000 in connection with the Equipment or the Services.~~ It is understood that if the Location is sold or otherwise transferred such that a new entity or person shall own the Location, then Company shall be required to assign the Agreement to such new owner and failure to do so will result in the Company remaining liable for all terms under the Agreement

until such time as the Agreement shall terminate, including any liability resulting from failure to inform the new owner of the installation and use of the Equipment at the Location.

6. Property Decision Authority. The Company represents, warrants, and covenants that the person listed below (“**Decision Maker**”) has all requisite corporate authority and permissions to make decisions on behalf of the Company at the Location(s), including electing to permit certain third-party delivery and service provider companies with access to the Location(s) using the Services. The Company hereby waives any Amazon liability for relying on instructions provided by the Decision Maker. The Company may update the Decision Maker at any time by providing notice to Amazon in the manner set forth in Section 7 or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating the Decision Maker. Company understands that (1) until a change to the Decision Maker has occurred Amazon shall be permitted to continue to rely on the Decision Maker’s instructions and (2) if a change in Decision Maker has occurred, until such new Decision Maker has made a change to the prior Decision Maker’s instructions, Amazon shall be permitted to rely on the prior Decision Maker’s instructions.

- **Decision Maker Name:** [PropertyPOC.FirstName] [PropertyPOC.LastName]
- **Decision Maker Title:**
- **Email Address:**
- **Phone Number:**

7. General. Exclusive jurisdiction over and venue of any suit arising out of or relating to this Agreement will be in the state and federal courts in ~~King County, Washington Hillsborough County, Florida~~, and each of the parties hereto consents to the personal jurisdiction of, and venue in, those courts. If for any reason a claim proceeds in a court outside of ~~King County, Washington Hillsborough County, Florida~~, the parties each waive any right to a jury trial. All notices hereunder will be in writing and will be sent by email, overnight courier or certified mail. Notices to Company may be delivered to either the e-mail address or physical address provided by Company when Company signed up for Key for Business. Notices to Amazon will be delivered, Attn: General Counsel, to P.O. Box 80683, Seattle, WA 98108-0683 (if by USPS) or 410 Terry Avenue North, Seattle, WA 98109-5210 (if by courier), with a copy to contracts-legal@amazon.com and ring-contracts@amazon.com. This Agreement (including the Authority Language and, if applicable, the Third-Party Delivery Providers Addendum) contains the entire agreement of the parties with respect to subject matter hereof and supersedes all previous agreements and understandings between the parties with respect to its subject matter.

8. I represent and warrant that I am an officer or authorized representative of the Company and have the necessary authorization and corporate authority to (i) execute and deliver this Agreement on behalf of the Company and (ii) bind the Company to the performance of its obligations hereunder.

9. State License: AL: 21-001835; AR: 2657 Regulated by: Department of Arkansas State Police 1 State Police Plaza Drive Little Rock, Arkansas 72209 ; AZ: 20790; CA: ACO 7723 alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814; DE: 17-270; DC: 602517000011; FL: EF20001423; GA: LVU405565; IL: 127.001708 & 124.001917; LA: F2306; MD: 107-2253; MI: 8002000032; MS: 15032034; NJ: Burglar Alarm Business Lic. # 34BX00021400; NY-licensed by the N.Y.S. Department of State -12000327271; NC: 521-CSA Licensed by the Alarm Systems Licensing Board of the State of North Carolina; NM:393671 OK: AC440654; RI: 5844B; SC: BAC 13770 FAC 13727; TN: 2065; TX: B05209301 & ACR-2236295; UT: 1047978-6501; VA: 11-15770; WA: RINGPPI830PE

Company: _____

Signature: _____

[PropertyPOC.FirstName] [PropertyPOC.LastName]
Name: _____

Title: _____

Date: _____

This agreement applies to all Locations listed below:

Third-Party Delivery Provider Agreement

Company understands that it elects to permit certain third-party delivery companies and service providers and their respective employees and contractors (collectively, "Third-Party Delivery Providers") to use the Services to access the Location(s) ("Third-Party Access"). Not less than 30 days prior to Amazon permitting any Third-Party Delivery Provider to access any Location, Amazon shall send an email notice to the Decision Maker identified in Section 6 of the Agreement identifying the name of such Third-Party Delivery Provider and the estimated beginning access date ("Access Date"). After such identified Access Date, Company understands and agrees that such Third-Party Delivery Provider shall be permitted to access the Location(s) through use of the Services. Company may, at any time, elect to restrict access to any, or all, such Third-Party Delivery Providers by, in each case, notifying Amazon in writing in the manner set forth in Section 7 of the Installation Agreement or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating Third-Party Access. **Company understands and agrees that Amazon is solely the operator of the Services and any actions committed by a Third-Party Delivery Provider, including by its employees, contractors, and agents is the responsibility of such Third-Party Delivery Provider and not Amazon.**

Except as defined herein, all capitalized terms used herein shall have the meaning ascribed to it in the Installation Agreement. All other terms and conditions of the Installation Agreement, including Sections 2, 3, 4, 5, and 7 shall apply to Third-Party Access.

Company: _____

Signature: _____

[PropertyPOC.FirstName] [PropertyPOC.LastName]
Name: _____

Title: _____

Date: _____

Tab 12

Kbar Ranch II CDD
Landscape Irrigation Maintenance Services
Request For Proposals
March 2023

Bidders	Juniper Landscaping	LMP	Pine Lake Services	RedTree Landscape	Yellowstone Landscape
(Part 1) General Landscape Maintenance	\$348,750.00	\$362,644.00	\$287,744.00	\$149,650.00	\$398,729.00
(Part 2) Fertilization	\$93,400.00	\$53,980.00	\$17,993.75	\$21,400.00	\$45,065.00
(Part 3) Pest Control	\$12,000.00	\$5,100.00	\$11,760.00	\$7,200.00	\$4,000.00
(Part 4) Irrigation	\$48,000.00	\$58,176.00	\$31,200.00	\$9,465.00	\$21,784.00
Total (\$/year) (Contract Amount)	\$502,150.00	\$479,900.00	\$348,697.75	\$187,715.00	\$469,578.00
First Annual Renewal	\$502,150.00	\$479,900.00	\$348,697.75	\$187,715.00	\$469,578.00
Second Annual Renewal	\$502,150.00	\$494,406.00	\$348,697.50	\$197,100.00	\$469,578.00
Total Contract Amount for Three Years	\$1,506,450.00	\$1,454,206.00	\$1,046,093.00	\$572,530.00	\$1,408,734.00
(Part 5) Installation of Pine Bark Mulch					
CY/Installation (April)	1200	500	250	350	250
Price per CY	\$55.00	\$58.00	\$55.00	\$55.00	\$57.00
CY/Installation (October)	1200	250	450	250	500
Price per CY	\$55.00	\$58.00	\$55.00	\$55.00	\$57.00
Total - Pine Bark Installation 2x/yr	\$132,000.00	\$43,500.00	\$38,500.00	\$33,000.00	\$42,750.00
(Part 6) Annuals Installation (4550 x 4)					
Price per Annual	\$3.00	\$2.25	\$2.25	\$2.25	\$1.85
Total Annuals installation for (4) installs	\$54,600.00	\$40,950.00	\$40,950.00	\$40,950.00	\$33,670.00
Total Mulch & Annuals (4 rotations)	\$186,600.00	\$84,450.00	\$79,450.00	\$73,950.00	\$76,420.00
Annual Total including Mulch & Annuals (4 rotations)	\$688,750.00	\$564,350.00	\$428,147.75	\$261,665.00	\$545,998.00
Additional Costs the CDD May incur at its discretion					
OTC Injections (Preventative for Phytoplasma in Palms)/YR	\$20,280.00	\$0.00	\$0.00	\$25.00	\$0.00
TopChoice Application for Fire Ants/YR	\$7,700.00	\$5,000.00	\$8,500.00	\$9,500.00	\$16,487.00
Total Additional Costs The CDD may incur at its discretion	\$27,980.00	\$5,000.00	\$8,500.00	\$9,525.00	\$16,487.00
Additional Charges					
Storm Cleanup (\$/hour)	\$55.00	\$45.00	\$85.00	\$300.00	\$80.00
Freeze Protection (\$/Application) (Landscape)	\$3,500.00	\$750.00	\$750.00	\$250.00	\$65.00
Hand Watering Employee (\$/hour)	\$55.00	\$40.00	\$49.00	\$30.00	\$60.00
Hand Watering Truck (\$/hour)	\$55.00	\$75.00	\$250.00	\$250.00	\$150.00
Freeze Protection (\$/application) Irrigation	\$500.00	\$770.00	\$225.00	\$1,500.00	\$65.00
After Hours Emergency Rate (\$/hour)	\$75.00	\$125.00	\$85.00	\$65.00	\$90.00