



Rizzetta & Company

K-Bar Ranch II Community Development District

Board of Supervisors Meeting April 20, 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
	Duzianthan Mohan	Vice Chair
	Greg Halstead	Assistant Secretary
	James Finley	Assistant Secretary
	Chloe Firebaugh	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

April 13, 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, April 20, 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.... USC
 - B. Yellowstone Report Tab 1
 - C. Presentation of Aquatics Report Tab 2
 - D. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 3
 - E. District Counsel
 - F. District Engineer
 - G. District Manager Report Tab 4
 - i. Review of Financial Statement Tab 5
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on March 16, 2023 Tab 6
 - B. Consideration of Operation and Maintenance Expenditures for March 2023 Tab 7
- 5. BUSINESS ITEMS**
 - A. Acceptance of Parcel C Conveyance Package Tab 8
 - B. Consideration of Operator's Slab Proposal Tab 9
- 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 II 4/12/23, 10:16 AM

Josh oliva

Wednesday, April 12, 2023

Prepared For Rizzetta

10 Observations Identified



Irrigation Issue Repaired
Property Manager
Irrigation issue in tennis are was repaired



Faks
Property Manager- YL Crews
Fakahatchee grasses throughout
are being cut back and treated for
spider mites



Turf Health

Property Manager

Turf is pushing new growth and in great shape along mistflower



Clubhouse Palms

Property Manager

Clubhouse palms in great shape.
Remove all spent foliage with regular services



Annual Flowers
Property Manager
Annual flowers are in great shape.



Mistflower Contractor Work



Plant Material

Property Manager

Plant material is in great shape and pushing new growth for spring



Tree Damage By Car

Property Manager

Car ran over curb hitting pine tree. Will monitor recovery.

Location: just before meadow pointe blvd on right side of K-Bar Pkwy



Mulching Is Completed



Work Not Being Completed By
Yellowstone

Josh Oliva
Yellowstone

Tab 2

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3/2/23

CUSTOMER: K Bar 2

AQUATECH: Darren M

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
EC 4	X			X				X	X		X	X	X		L		81° Sunny 5-10 mph SW

OBSERVATIONS/RECOMMENDATIONS per G.M.'s request... start knocking down west indian marsh grass

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

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3/2/23

CUSTOMER: K Bar 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
EWB-3, 122,	X			X				X	X		X	X	Ø	L	Ø		
102, FC 105,																	75-82°
EWB-2, 101, 103																	Sunny
101, 100, FC-40																	SSW 5 mph
104, EC1, EC2,																	
202, 204, 205,																	
201, 200, A10																	
S-1, 190, 192A+B																	
191																	

OBSERVATIONS / RECOMMENDATIONS Ponds in overall great shape. Water levels are low in many ponds. Treated for penny wart, torpedo grass, primrose, cat tails, alligator weed and ludwigia

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

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BLUE WATER AQUATICS

SERVICE REPORT

DATE: 2/3/23

CUSTOMER: K Bar II

AQUATECH: Doug F

ACCOUNT # _____

WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>All</u>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>									
<u>B { SD11-2</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>									
<u>SD11-3, 243</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>									<u>Sunny</u>
<u>250, 210</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>									<u>SS</u>

OBSERVATIONS/RECOMMENDATIONS

All sites treated for algae & invasive growth as needed

BLUE WATER AQUATICS

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(727) 842-2100

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BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3/10/23

CUSTOMER: K Bar II

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
Pond 230	X	X		X			X				X		Ø	L	Ø		75° Sunny SW 10 mph

OBSERVATIONS / RECOMMENDATIONS Inspected pond. Algae had been treated by Doug the previous week; it was decomposing and sinking. Re-treated a few small patches

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BLUE WATER AQUATICS

SERVICE REPORT

DATE: 03/30/23

CUSTOMER: K-BAR RANCH CDD II

AQUATECH: Darren, Chris & Doug

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
<u>ALL</u>	<input checked="" type="checkbox"/>																<u>Sunny</u> <u>W 5-10 SSW</u> <u>75°</u>

OBSERVATIONS / RECOMMENDATIONS Picked up trash - 40 GALLONS
of trash removed.

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

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Tab 3

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report March 2023 for April 2023 Meeting Operations and Maintenance Report

Amenities Center

- Playground mulch delivery
- Updated Amenity Hours for Daylight Savings
- Reset porch light timers
- Water leak by Tennis Courts-Yellowstone repaired irrigation line
- Painted backflow pipes
- Pool light screw replaced, other screws tightened
- Reported broken Ice maker to technician
- Cleaned event carpet
- Spot treated event stains-no results
- Replaced several carpet squares in event room from party damage
- Unclogged vacuum from confetti debris & replaced belt
- Consult with Pool tech for pool water stains-arrange spot treatment

District Grounds

- Eagle Creek sewers blocked-M/I Construction blew out lines
- Eagle Creek Street light glass broken-refer to M/I Homes
- Cleaned trash from end of K-Bar Ranch Pkwy
- Reported uneven sidewalks to Tampa, marked areas with paint
- Completed painting Briarbrook Village monument & columns
- Cleaned columns at Old Spanish Village
- Started painting Old Spanish monument
- Picked up pile of broken glass on K-bar Pkwy near Redwood Point entrance

Gates.

- Hawk Valley Gate Stuck open-Securitean reset
- Sundrift 1 Gate half closed-Securiteam reset
- Winsome Manor Gate stuck half open-Securiteam fixed
- Sundrift 1 Exit barrier arm down-rehung arm
- Hawk Valley Remote antenna adjusted
- Briarbrook entrance gate repair with cement slab completed
- Briarbrook pedestrian maglock repaired
- Winsome Manor Entrance Vehicle gate hinges replaced

Events/Activities

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

Resident Request

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** May 18 @ 6pm, Budget Workshop May 3 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

April 20

2023

K
B
A
R

R
A
N
C
H

II

FINANCIAL SUMMARY

3/31/2023

General Fund Cash & Investment Balance: \$1,495,620

Reserve Fund Cash & Investment Balance: \$100,821

Debt Service Fund Investment Balance: \$1,414,328

Total Cash and Investment Balances: \$3,010,769

General Fund Expense Variance: \$43,128 Under Budget

Tab 5



Rizzetta & Company

K-Bar Ranch II Community Development District

**Financial Statements
(Unaudited)**

March 31, 2023

Prepared by: Rizzetta & Company, Inc.

kbarranchiicdd.org
rizzetta.com

K-Bar Ranch II Community Development District

Balance Sheet

As of 03/31/2023

(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	449,700	0	6,745	0	456,445	0	0
Investments	1,045,920	100,821	1,414,328	23,653	2,584,723	0	0
Accounts Receivable	50,032	0	58,943	0	108,975	0	0
Prepaid Expenses	1,083	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	1,480,016
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,909,984
Total Assets	1,555,845	100,821	1,480,016	23,653	3,160,336	25,048,077	15,390,000
Liabilities							
Accounts Payable	14,574	0	0	0	14,574	0	0
Accrued Expenses	17,100	0	0	0	17,100	0	0
Other Current Liabilities	168	0	0	0	168	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	1,850	0	0	0	1,850	0	0
Total Liabilities	34,805	0	0	0	34,805	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	879,266	25,607	674,475	6,131	1,585,480	0	0
Total Fund Equity & Other Credits	1,521,040	100,821	1,480,016	23,653	3,125,531	25,048,077	0
Total Liabilities & Fund Equity	1,555,845	100,821	1,480,016	23,653	3,160,336	25,048,077	15,390,000

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,977	(2,977)
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	15,290	(15,290)
Total Revenues	<u>1,680,257</u>	<u>1,680,257</u>	<u>1,709,016</u>	<u>(28,759)</u>
Expenditures				
Legislative				
Supervisor Fees	<u>3,000</u>	<u>1,500</u>	<u>3,342</u>	<u>(1,842)</u>
Total Legislative	<u>3,000</u>	<u>1,500</u>	<u>3,342</u>	<u>(1,842)</u>
Financial & Administrative				
Administrative Services	4,820	2,410	2,410	0
District Management	21,563	10,782	10,781	0
District Engineer	11,000	5,500	3,694	1,806
Disclosure Report	5,000	5,000	6,000	(1,000)
Trustees Fees	6,000	3,000	6,916	(3,916)
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	2,600	2,600	0
Accounting Services	19,282	9,641	9,641	0
Auditing Services	6,000	0	0	0
Arbitrage Rebate Calculation	900	900	450	450
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	1,500	750	4,086	(3,336)
Bank Fees	500	250	357	(107)
Dues, Licenses & Fees	675	337	243	94
Miscellaneous Fees	500	250	0	250
Website Hosting, Maintenance, Backup & Email	2,753	2,090	2,402	(311)
Total Financial & Administrative	<u>93,943</u>	<u>51,760</u>	<u>57,513</u>	<u>(5,753)</u>
Legal Counsel				
District Counsel	<u>25,000</u>	<u>12,500</u>	<u>21,322</u>	<u>(8,822)</u>
Total Legal Counsel	<u>25,000</u>	<u>12,500</u>	<u>21,322</u>	<u>(8,822)</u>
Security Operations				
Security Monitoring Services	102,384	51,192	57,804	(6,612)
Security Camera Clubhouse	11,520	5,760	3,492	2,267

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Maintenance & Repair	15,000	7,500	6,345	1,156
Total Security Operations	128,904	64,452	67,641	(3,189)
Electric Utility Services				
Utility Services	40,000	20,000	36,665	(16,665)
Utility - Recreation Facilities	35,000	17,500	7,573	9,927
Utility - Street Lights	169,000	84,500	70,816	13,684
Total Electric Utility Services	244,000	122,000	115,054	6,946
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	2,500	1,692	808
Total Garbage/Solid Waste Control Services	5,000	2,500	1,692	808
Water-Sewer Combination Services				
Utility Services	3,000	1,500	811	689
Total Water-Sewer Combination Services	3,000	1,500	811	689
Stormwater Control				
Aquatic Maintenance	47,000	23,500	22,230	1,270
Lake/Pond Bank Maintenance & Repair	18,000	9,000	4,600	4,400
Wetland Monitoring & Maintenance	5,200	2,600	2,154	446
Wildlife Management Services	4,000	2,000	0	2,000
Total Stormwater Control	74,200	37,100	28,984	8,116
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	4,000	6,000	(2,000)
Landscape Maintenance	529,000	264,501	246,323	18,177
Irrigation Maintenance & Repair	25,000	12,500	13,384	(884)
Well Maintenance	5,000	2,500	19,254	(16,754)
Landscape Replacement Plants, Shrubs, Trees	75,000	37,500	5,336	32,164
Field Services	9,600	4,800	4,000	800
Landscape - Annuals/Flowers	34,000	17,000	14,173	2,827
Fire Ant Treatment	1,000	500	0	500
Holiday Decorations	20,000	20,000	16,750	3,250
Landscape - Mulch	45,000	22,500	33,031	(10,531)
Rust Prevention	16,800	8,400	10,550	(2,150)
Total Other Physical Environment	804,596	430,397	400,442	29,954
Road & Street Facilities				
Gate Maintenance & Repair	16,000	8,000	7,344	656
Sidewalk Maintenance & Repair	2,500	1,250	0	1,250

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	500	250	0	250
Street Sign Repair & Replacement	500	250	0	250
Roadway Repair & Maintenance	500	250	0	250
Total Road & Street Facilities	20,000	10,000	7,344	2,656
Parks & Recreation				
Management Contract	190,316	95,158	84,159	11,000
Telephone, Internet, Cable	3,500	1,750	2,199	(450)
Pool Permits	275	0	0	0
Pest Control	1,000	500	420	80
Furniture Repair & Replacement	1,000	500	0	500
Gate Maintenance & Repair	2,000	1,000	1,518	(518)
Facility A/C & Heating Maintenance & Repair	1,500	750	793	(42)
Pool Service Contract	18,000	9,000	9,600	(600)
Playground Equipment & Maintenance	500	250	0	250
Clubhouse Janitorial Services	0	0	2,728	(2,728)
Clubhouse Maintenance & Repair	2,500	1,250	2,920	(1,671)
Pest Control & Termite Bond	1,873	936	0	937
Pool Repair & Maintenance	2,000	1,000	240	760
Lighting Replacement	650	326	626	(301)
Clubhouse Supplies	2,000	1,000	1,724	(724)
Tennis Court Maintenance & Supplies	500	250	0	250
Athletic Court/Field/Playground Maintenance & Repair	500	250	0	250
Dog Waste Station Supplies & Maintenance	1,500	750	211	539
Office Supplies	4,000	2,000	1,285	715
Utility Golf Cart Maintenance	10,000	5,000	0	5,000
Total Parks & Recreation	243,614	121,670	108,423	13,247
Special Events				
Clubhouse Programs/Events	10,000	5,000	3,839	1,161
Total Special Events	10,000	5,000	3,839	1,161
Contingency				
Capital Outlay	20,000	10,000	0	10,000
Miscellaneous Contingency	5,000	2,500	13,343	(10,843)
Total Contingency	25,000	12,500	13,343	(843)
Total Expenditures	1,680,257	872,879	829,750	43,128
Total Excess of Revenues Over(Under) Expenditures	0	807,378	879,266	(71,888)

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	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	807,378	1,521,040	(713,662)

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	607	(607)
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>25,607</u>	<u>(607)</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>25,607</u>	<u>(25,607)</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>100,821</u>	<u>(100,821)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,973	(6,973)
Special Assessments				
Tax Roll	667,172	667,172	671,317	(4,145)
Total Revenues	<u>667,172</u>	<u>667,172</u>	<u>678,290</u>	<u>(11,118)</u>
Expenditures				
Debt Service				
Interest	477,172	477,172	237,841	239,332
Principal	190,000	190,000	0	190,000
Total Debt Service	<u>667,172</u>	<u>667,172</u>	<u>237,841</u>	<u>429,332</u>
Total Expenditures	<u>667,172</u>	<u>667,172</u>	<u>237,841</u>	<u>429,332</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>440,449</u>	<u>(440,449)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(932)	932
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(932)</u>	<u>932</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>972,411</u>	<u>(972,411)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,467	(3,467)
Special Assessments				
Tax Roll	141,867	141,867	196,749	(54,883)
Off Roll	195,534	195,534	141,867	53,668
Total Revenues	<u>337,401</u>	<u>337,401</u>	<u>342,083</u>	<u>(4,682)</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>239,828</u>	<u>(239,828)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,870)	4,870
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(4,870)</u>	<u>4,870</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>507,605</u>	<u>(507,605)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	190	(190)
Total Revenues	<u>0</u>	<u>0</u>	<u>190</u>	<u>(190)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>190</u>	<u>(190)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	932	(932)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>932</u>	<u>(932)</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>12,276</u>	<u>(12,276)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	140	(140)
Total Revenues	<u>0</u>	<u>0</u>	<u>140</u>	<u>(140)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>140</u>	<u>(140)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,870	(4,870)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>4,870</u>	<u>(4,870)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>6,368</u>	<u>(6,368)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>11,378</u>	<u>(11,378)</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 249,140
The Bank of Tampa ICS Operating		
MainStreet Bank	Money Market Account	72
Nexbank	Money Market Account	248,684
Pacific Western Bank	Money Market Account	248,576
Pinnacle Bank	Money Market Account	151,624
Western Alliance Bank	Money Market Account	147,824
Total General Fund Investments		\$ 1,045,920
The Bank of Tampa ICS Capital Reserve		
MainStreet Bank	Money Market Account	\$ 83
Western Alliance Bank	Money Market Account	100,738
Total Reserve Fund Investments		\$ 100,821
US Bank Series 2017 A-1 Revenue	First American Government Oblig Fd CL Y	\$ 301,071
US Bank Series 2017 A-1 Reserve	First American Government Oblig Fd CL Y	143,313
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	2,832
US Bank Series 2017 A-3 Revenue	First American Government Oblig Fd CL Y	401,205
US Bank Series 2017 A-3 Reserve	First American Government Oblig Fd CL Y	100,513
US Bank Series 2017 A-3 Interest	First American Government Oblig Fd CL Y	60
US Bank Series 2017 A-3 Sinking Fund	First American Government Oblig Fd CL Y	5
US Bank Series 2021 Revenue	First American Government Oblig Fd CL Y	296,588
US Bank Series 2021 Reserve	First American Government Oblig Fd CL Y	168,700
Total Debt Service Fund Investments		\$ 1,414,328
US Bank Series 2017 A-1 Construction	First American Government Oblig Fd CL Y	\$ 2,884
US Bank Series 2017 A 2/3 Construction	First American Government Oblig Fd CL Y	9,391
US Bank Series 2021 Construction	First American Government Oblig Fd CL Y	11,378
Total Capital Projects Fund Investments		\$ 23,653

**K-Bar Ranch II Community Development District
Summary A/R Ledger
From 03/01/2023 to 03/31/2023**

	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	45,962.04	12110
	221-001	221 General Fund	M/I Homes	AR00000357	10/01/2022	4,069.53	12109
Sum for 221, 2226 221, 2228						50,031.57	
	221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00000389	10/01/2022	7,417.09	12110
	221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00000389	10/01/2022	10,738.61	12110
Sum for 221, 2228 221, 2229						18,155.70	
	221-201	221 Debt Service Fund S2021	Hillsborough County Tax Collec- tor	AR00000389	10/01/2022	5,321.07	12110
	221-201	221 Debt Service Fund S2021	M/I Homes	AR00000357	10/01/2022	35,466.71	12109
Sum for 221, 2229						40,787.78	
Sum for 221						108,975.05	
Sum Total						108,975.05	

See Notes to Unaudited Financial Statements

**K-Bar Ranch II Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
221, 2226						
	221 General Fund	03/31/2023	Blue Water Aquatics, Inc.	29946	Aquatic Service - Pond Treatment 03/23	3,705.00
	221 General Fund	03/16/2023	Gregory Halstead	GH031623	Board of Supervisors Meeting 03/16/23	200.00
	221 General Fund	03/16/2023	Horner Environmental Professionals, Inc.	218946	Aquatic Maintenance - Parcels A,C,K,L,M 02/23	430.78
	221 General Fund	03/16/2023	Michele Emery	ME031623	Board of Supervisors Meeting 03/16/23	200.00
	221 General Fund	03/28/2023	MozArts Artistic Designs, Inc.	23-7210	Service Call - Entry Gate (Winsome Manor) 03/23	625.00
	221 General Fund	03/31/2023	Rizzetta & Company, Inc.	INV0000078940	Personnel Reimbursement 03/31/23	6,536.51
	221 General Fund	03/19/2023	Spectrum	0089628031923 - 9628 03/23	10711 Mistflower Lane 03/23	169.97
	221 General Fund	03/22/2023	Spectrum	0115575032223 - 5575 03/23	19292 Mossy Pine Dr 03/23	189.98
	221 General Fund	03/19/2023	Spectrum	0089636031923 - 9636	10541 K-Bar Ranch Pkwy 03/23	169.97
	221 General Fund	03/21/2023	Spectrum	0105242032123 - 5242 03/23	10820 Mistflower Lane - Amenity Center 03/23	289.95
	221 General Fund	03/31/2023	Suncoast Rust Control, Inc.	05596	Monthly Rust Control 03/23	1,525.00
	221 General Fund	03/26/2023	Times Publishing Company	0000278940 03/26/23	Account #163527 Legal Advertising 03/23	532.00
Sum for 221, 2226						14,574.16
Sum for 221						14,574.16
Sum Total						14,574.16

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/23.
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.

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, March 16, 2023 at 6:03 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	Board Supervisor, Chairman
Greg Halstead	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary
James Finley	Board Supervisor, Assistant Secretary

Also present:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Regina Kardash	District Counsel, Persson, Cohen & Mooney
Susan Cali	Clubhouse Manager
Jason Liggett	Field Service Manager, Rizzetta & Company, Inc.
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

The Board heard audience comments regarding palm tree fusarium wilt, sidewalk trip hazards, and questions regarding the amenity staffing costs.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report with Landscaper's Comments

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

B. Yellowstone Report

Mr. Olivia presented the report and proposals to the Board. There were no comments or question from the Board.

C. Presentation of Aquatics Report

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

D. Clubhouse Manager

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

E. District Counsel

Ms. Kardash 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 for water and sewer utilities to the new phases, for K-Bar Ranch II Community Development District.

F. District Engineer

No present. No report.

G. District Manager

1. Review of District Manager Report.

Mr. Nielsen presented the District Manager Report to the Board and advised of the upcoming meeting to be held on April 20, 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
February 16, 2023**

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

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

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
February 2023**

Mr. Nielsen presented the Operation and Maintenance Expenditures for February 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 February 2023 (\$142,700.39), for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

Review of Towing Appeal

Mr. Nielsen presented the Towing Appeal for Diego Guera to the Board for review.

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors declined the Towing Appeal for Diego Guera, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

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

Mr. Nielsen opened a discussion regarding Vendors Offering Services to Non-Residents with the Board.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved to maintain their current policy that vendors approved by the District are only permitted to offer services to members of the District, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

Review of Arunalaya Art World Vendor Request

Mr. Nielsen presented the Arunalaya Art World Vendor Request to the Board for review.

On a Motion by Mr. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the Arunalaya Art World Dance class for up to four classes per month, to be scheduled with the Clubhouse Manager, with the contract to be drafted by District Counsel and executed by the Chairman, for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

Request to Close Sundrift I Gates

Mr. Nielsen presented the request to Close Sundrift I Gates to the Board.

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved to Close Sundrift I Gates, for K-Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

Schedule Budget Workshop for FY 22-23

Mr. Nielsen opened a discussion regarding scheduling the Budget Workshop for FY 22-23 with the Board. The Board agreed for the Budget Workshop to be held on May 3, 2023 at 6:00 p.m.

ELEVENTH ORDER OF BUSINESS

Consideration of Landscape RFP Proposals

Mr. Liggett presented the Landscape RFP Proposals to the Board. The Board reviewed and discussed the Landscape RFP Proposals.

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved to award the Landscape RFP to Pine Lake, authorizing the staff to terminate services with Yellowstone and engage with awarded vendor, for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Amazon Agreement

Mr. Nielsen presented the Amazon Agreement to the Board.

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the Amazon Agreement, for K-Bar Ranch II Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

The Board instructed the Clubhouse Manager that any new events should be approved by the Chairman prior to rolling out the event.

FOURTHEENTH 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. Finley, seconded by Mr. Halstead, with all in favor, the Board of Supervisors adjourned the meeting at 7:11 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6

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
March 2023
For Board Approval**

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

The total items being presented: **\$** **125,482.75**

Approval of Expenditures:

Chairperson

____ Vice Chairperson

Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
AMTEC	100210	6818-03-23	Arbitrage Rebate Calculation S2017 A-1-A3	\$ 450.00
Anti-Pesto Bugkillers	100196	364640	Bimonthly Pest Control 03/23	\$ 140.00
Blue Water Aquatics, Inc.	100191	29814	Aquatic Service - Pond Treatment 02/23	\$ 3,705.00
City of Tampa Utilities	100200	2282015 02/23 221	10352 K Bar Ranch Pkwy - Account #2282015 02/23	\$ 5.50
City of Tampa Utilities	100200	2287182 2/23	10820 Mistflower Ln - Account #2287182 02/23	\$ 121.25
City of Tampa Utilities	100200	2333386 2/23	19339 Eagle Creek Ln - Account #2333386 02/23	\$ 36.88
Florida Department of Revenue	100201	39-8017923158-4 02/23	Sales and Use Tax 02/23	\$ 261.86
Horner Environmental Professionals, Inc.	100202	218888	Aquatic Maintenance - Parcels A,C,K,L,M 01/23	\$ 430.78
K-Bar Ranch II CDD	30223	30223	Debit Card Replenishment	\$ 859.45
K-Bar Ranch II CDD	32023	32023	Debit Card Replenishment	\$ 1,448.83
Persson, Cohen & Mooney, P.A.	100193	3230	Legal Services 02/23	\$ 3,080.50

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100187	INV0000077994	District Management Fees 03/23	\$ 5,138.75
Rizzetta & Company, Inc.	100190	INV0000078125	Amenity Management & Personnel Reimbursement 03/23	\$ 7,357.19
Rizzetta & Company, Inc.	100199	INV0000078185	Out of Pocket Expenses 02/23	\$ 189.63
Rizzetta & Company, Inc.	100206	INV0000078617	Personnel Reimbursement 03/17/23	\$ 6,120.97
Securiteam, Inc.	100203	13110022023	Gate Maintenance 03/23	\$ 175.00
Securiteam, Inc.	100207	13125022423	Install Maglock - Old Spanish Entry 03/23	\$ 590.00
Securiteam, Inc.	100207	13126022423	Service Call - Gate (Hawk Valley) 03/23	\$ 1,362.68
Securiteam, Inc.	100207	13134030623	Service Call - Camera (Winsome Manor) 03/23	\$ 1,002.82
Securiteam, Inc.	100207	13162030923	Service Call - Gate (Winsome Manor) 03/23	\$ 262.50
Securiteam, Inc.	100207	16544	Gate Video Monitoring Services 03/23	\$ 8,532.00
Securiteam, Inc.	100198	16599	(100) Access Cards 03/23	\$ 1,047.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Site Masters of Florida, LLC	100194	022823-2	Repair Underdrain - Mossy Pine Dr. 02/23	\$ 1,200.00
Spectrum	EFT	0089628021923 - 4502 02/23	10711 Mistflower Lane 02/23	\$ 169.97
Spectrum	EFT	0089636021923 - 9636 02/23	10541 K-Bar Ranch Pkwy 02/23	\$ 169.97
Spectrum	EFT	0089644021223 - 9644 02/23	10339 K-Bar Ranch Parkway - Gate 02/23	\$ 149.97
Spectrum	EFT	0089644031223 - 9644 03/23	10339 K-Bar Ranch Parkway - Gate 03/23	\$ 149.97
Spectrum	EFT	0097324030123 - 7324 03/23	10340 K-Bar Ranch Parkway 03/23	\$ 169.97
Spectrum	EFT	0105242022123 - 5242 02/23	10820 Mistflower Lane - Amenity Center 02/23	\$ 289.95
Spectrum	EFT	0108063030123 - 8063 03/23	10528 Mistflower Ln 03/23	\$ 169.98
Spectrum	EFT	0111372031023 - 1372 03/23	10821 Mistflower Lane - Gate Entrance 03/23	\$ 189.98
Spectrum	EFT	0115575022223 - 5575 02/23	19292 Mossy Pine Dr 02/23	\$ 189.98
Spectrum	EFT	0135326031023 - 5326 03/23	10841 Mistflower Ln - Gate Phone 03/23	\$ 57.98

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Stantec Consulting Services, Inc.	100204	2052546	Engineering Services 02/23	\$ 952.00
Suncoast Pool Service, Inc.	100208	9113	Pool Service 03/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100195	5488	Monthly Rust Control 02/23	\$ 1,525.00
TECO	EFT	211025392658 3/23	10841 Mistflower Lane, Gate 03/23	\$ 55.72
TECO	EFT	211025490809 3/23	10611 K-Bar Ranch Pkwy 03/23	\$ 58.48
TECO	EFT	221005600376 3/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 03/23	\$ 65.33
TECO	EFT	221008392039 3/23	Parcel I - Street Lights 03/23	\$ 1,716.89
TECO	EFT	221008777825 3/23	10580 K-Bar Ranch Pkwy 03/23	\$ 46.61
TECO	EFT	321000017111 Summary 02/23	TECO Electric Summary 02/23	\$ 18,855.56
Times Publishing Company	100205	0000275527 03/08/23	Account #163527 Legal Advertising 03/23	\$ 344.00
Waste Management Inc. of Florida	100189	9914393-2206-6	Waste Management - Clubhouse 03/23	\$ 241.81

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc. of Florida	100211	9921964-2206-5	Waste Management - Clubhouse 04/23	\$ 241.81
Yellowstone Landscape	100209	TM 494905	Monthly Landscape Maintenance 03/23	\$ 43,162.75
Yellowstone Landscape	100209	TM 504210	Refresh Mulch - Playground 03/23	\$ 3,780.92
Yellowstone Landscape	100212	TM 504820	Install Spring Annuals 03/23	<u>\$ 7,509.56</u>
Report Total				<u><u>\$ 125,482.75</u></u>



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: K-Bar Ranch II Community Development District
c/o Ms. Kelsie Howell
District Compliance Associate
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice No. 6818-03-23

Date: March 23, 2023

For Professional Services:

Issue	Service	Fee
K-Bar Ranch II Community Development District (Orange County, Florida) \$4,395,000 Special Assessment Revenue Bonds, Series 2017 A-1 \$7,135,000 Special Assessment Revenue Bonds, Series 2017 A-2 \$5,420,000 Special Assessment Revenue Bonds, Series 2017 A-3	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
03/23/23

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : **211170101**
AMTEC Account Number : **4776372200**

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

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

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

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

Invoice # 364640

Invoice Date: 3/9/2023
Thursday

Time: 06:43 AM

Bill-To: 21891

Location: 21891

Service Description	Quantity	Price
COMMERCIAL PEST MANAGEMENT	1.00	\$140.00

SUBTOTAL	\$140.00
TAX	\$0.00
AMT PAID	\$0.00
TOTAL	\$140.00
PRIOR BAL	\$0.00
AMOUNT DUE	\$140.00

RECEIVED
03/08/23

Payment Receipt. Please Return with Payment Remittance

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

Account #: 21891
Date: 3/9/2023
PO Number:
Invoice #: 364640
Terms: UPON
COMPLETION

Amount Paid: _____

Check No.: _____

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

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
727-842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



INVOICE

BILL TO
K-Bar Ranch CDD II
c/o Rizzetta & Co.
3434 Colwell Ave, Ste 200
Tampa, FL 33614

INVOICE 29814
DATE 02/27/2023
TERMS Net 45
DUE DATE 04/13/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
02/06/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
02/06/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00

BALANCE DUE

\$3,705.00
RECEIVED
02/27/23



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

Amount Now Due

\$5.50

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 03/09/2023

PAY NEW CHARGES BY: 03/30/2023

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

0000 2 28 20 15 00000005 50

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: 03/09/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 03/08/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	25	25	31	0	0
LAST BILLING						8.99
LESS PAYMENTS						8.99 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
TBW PASS-THROUGH				0.0 @	0.00	0.00
WATER SUBTOTAL			5.00			
UTILITY TAX 10%						0.50

Amount Now Due

\$5.50

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$5.50

PLEASE PAY BY DUE DATE OF 03/30/2023



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

Amount Now Due

\$121.25

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 03/09/2023

PAY NEW CHARGES BY: 03/30/2023

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 00000 1 2 1 2 5

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: 03/09/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 03/08/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	275	272	29	3	2
19073745	WATER	899	883	29	16	12

LAST BILLING					86.38
LESS PAYMENTS					86.38 CR
WATER BASE CHARGE 1 1/2"	2 Meters @	25.00			50.00
WATER TIER 1 CHARGE	19.0 @	3.17			60.23
TBW PASS-THROUGH	19.0 @	0.00			0.00
WATER SUBTOTAL		110.23			
UTILITY TAX 10%					11.02

Amount Now Due

\$121.25

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

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

Pay This Amount



\$121.25

PLEASE PAY BY DUE DATE OF 03/30/2023



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

Amount Now Due

\$36.88

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386



BILL DATE: 03/09/2023

PAY NEW CHARGES BY: 03/30/2023

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

00002333386 0000003688

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: 03/09/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 03/07/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	119	110	29	9	7
LAST BILLING						33.40
LESS PAYMENTS						33.40 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
IRRIGATION TIER 1 CHARGE				9.0 @	3.17	28.53
TBW PASS-THROUGH				9.0 @	0.00	0.00
WATER SUBTOTAL			33.53			
UTILITY TAX 10%						3.35

Amount Now Due

\$36.88

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$36.88

PLEASE PAY BY DUE DATE OF 03/30/2023



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	\$3,491.47	.	261.86	261.86
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 FEB 2023	5. Total Amount of Tax Due 261.86
			6. Less Lawful Deductions	.
			7. Net Tax Due	261.86
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	261.86
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	261.86

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: 03/20/23
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	\$3,491.47	.	261.86	261.86
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 FEB 2023	5. Total Amount of Tax Due 261.86
			6. Less Lawful Deductions	.
			7. Net Tax Due	261.86
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	261.86
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	261.86

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: 03/20/23
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).	52.37
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).	52.37
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.	_____



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

Invoice

Date	Invoice No.
2/22/2023	218888

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

Project Name: Aquatics K-Bar Ranch II CDD
Billing Period: January 2023

Service Description
Parcels: A, C, K, L, M Routine (monthly) inspections of mitigation areas Application of approved aquatic herbicides for the control of all non-native/nuisance aquatic vegetation including control of exotic/nuisance perimeter vegetation. Trash removal and monthly reporting as needed. Client coordination as needed.
RECEIVED 03/15/23

Balance Due: \$430.78

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

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

Limit \$1,500.00

Date:

3/2/2023

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Clubhouse Programs & Events	Clubhouse Supplies	Maintenance & Repair	Lighting Replacement	Pool Repair & Maintenance	Office Supplies
				001-57400- 4735	001-57200- 4734	001-57200- 4705	001-57200- 4733	001-57200- 4717	001-57200- 5101
Date	Vendor Name	Description	Amount						
02/02/23	Amazon	Pool - Test Strips	(25.52)					(25.52)	
02/02/23	Amazon	Clubhouse Supplies - Trash Bags	(107.49)		(107.49)				
02/06/23	Walmart	Event - Coffee Day	(29.84)	(29.84)					
02/06/23	Walmart	Event - Valentines	(115.06)	(115.06)					
02/06/23	Walmart	Office/Clubhouse Supplies	(47.62)		(2.14)				(45.48)
02/07/23	Lowes	Maintenance, Light Bulbs	(117.51)			(92.53)	(24.98)		
02/11/23	Walmart	Event - Valentines Volunteer Luncheon	(70.71)	(70.71)					
02/12/23	Xtreme Jumpers & Sliders	Event - Valentines Rental	(186.18)	(186.18)					
02/13/23	Home Depot	Maintenance/Clubhouse Supplies	(72.05)		(30.89)	(41.16)			
02/21/23	Amazon	Janitorial Supplies	(87.47)		(87.47)				
	TOTAL	001-10102	(859.45)	(401.79)	(227.99)	(133.69)	(24.98)	(25.52)	(45.48)

DM Approval:

Taylor Nielsen

Date:

3/2/23

**Details for Order #113-4171326-8291464**[Print this page for your records.](#)**Order Placed:** February 2, 2023**Amazon.com order number:** 113-4171326-8291464**Order Total: \$25.52****Not Yet Shipped****Items Ordered**

2 of: *EASYTEST 7-Way Pool Test Strips, 150 Strips Water Chemical Testing for Hot tub and Spa, Accurate Test Bromine, Total Alkalinity, pH, Free Chlorine, Total Hardness, Cyanuric Acid, and Total Chlorine* **Price** \$11.87

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

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Billing address

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

Item(s) Subtotal: \$23.74

Shipping & Handling: \$5.99

Free Shipping: -\$5.99

Total before tax: \$23.74

Estimated tax to be collected: \$1.78

Grand Total: \$25.52To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

**Details for Order #113-9585906-9700207**[Print this page for your records.](#)**Order Placed:** February 2, 2023**Amazon.com order number:** 113-9585906-9700207**Order Total: \$107.49****Not Yet Shipped****Items Ordered**1 of: *ONEpul® Header Bag -with pull strap - (3200 ONEpul® Header Bags)*Sold by: ZW USA Inc ([seller profile](#))

Condition: New

Price

\$99.99

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

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Item(s) Subtotal: \$99.99
Shipping & Handling: \$0.00

Billing addressSusan Cali
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United StatesTotal before tax: \$99.99
Estimated tax to be collected: \$7.50

Grand Total: \$107.49To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Give us feedback @ survey.walmart.com
Thank you! ID #:7SH5DHVYV6

Walmart

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

STW 02740 OPN 000106 TEN 18 TRN 06424
CREAMER 005000034101 F 2.98 0
HALF HALF 003450063156 F 2.62 0
HALF HALF 003450063156 F 2.62 0
STRAWBERRY S 002430004133 F 2.58 0
BEVY VAL CHO 002430004105 F 2.58 0
HOSTESS 008810911004 F 3.48 0
DRAKES PIES 002430001206 F 3.96 0
GU CHOC SUB 007874235750 F 4.38 0
GU 16 DS 007874235191 F 1.16 0
SUBTOTAL 26.36
GU 16 DS 3 AT 1 FOR 1.16 3.48 0
SUBTOTAL 29.84
TOTAL 29.84
VISA TEND 29.84
**** * 9958 1 0

US DEBIT
APPROVAL # 034481
REF # 1042000314
TRANS ID - 303037743132550
VALIDATION - 4C5U
PAYMENT SERVICE - E
AID 00000000980840
AAC C8C60EC4ED279153
TERMINAL # SC010888

02/06/23 15:38:34

CHANGE DUE

0.00

ITEMS SOLD 12

TC# 6077 7786 5295 8661 1730

Walmart

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02/06/23 15:38:43
CUSTOMER COPY

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Walmart

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

STW 02740 OPN 000106 TEN 18 TRN 06425
WHITE TC 3CT 001117999847 2.63 0
TABLECOVER 001117997667 2.63 0
3CT RED TC 001117999553 2.63 0
REC TC NPINK 001117997381 1.00 0
REC TC NPINK 001117997381 1.00 0
REC TC NPINK 001117997381 1.00 0
REC TC NPINK 001117997381 1.00 0
PL 80Z 12PK 006827419514 F
5 AT 1 FOR 2.42 12.10 0
COOKIES 019434600045 F 3.98
3 AT 1 FOR 3.98 11.94 0
VDAY THUMBPR 007874229748 F 6.47
2 AT 1 FOR 6.47 12.94 0
FB BROW TRA 007874232238 F 6.47
3 AT 1 FOR 6.47 19.41 0
HRT COOKIE 019434605427 F 6.47
3 AT 1 FOR 6.47 19.41 0
VAL COOKIES 007874202177 F 6.47
3 AT 1 FOR 6.47 19.41 0
PRETZELS 007874200024 F 3.98 0
PRETZELS 007874200024 F 3.98 0
SUBTOTAL 115.06
TOTAL 115.06
VISA TEND 115.06
**** * 9958 1 0

US DEBIT
APPROVAL # 075918
REF # 1042000314
TRANS ID - 303037744866380
VALIDATION - P6Z3
PAYMENT SERVICE - E
AID 00000000980840
AAC BA1EAA9109371071
TERMINAL # SC010888

02/06/23 15:41:27

CHANGE DUE

0.00

ITEMS SOLD 28

TC# 6150 6442 0836 8230 8941 5

Walmart

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02/06/23 15:41:36
CUSTOMER COPY

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Thank you! ID #:7SH5DHYNVH5

Walmart

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

STN 02740 DPN 000106 TEN 18 TRN 06423
6V GLASS RF 007874208236 3.34 0
6V GLASS RF 007874208236 3.34 0
PG PAPER POC 489701410288
50 AT 1 FOR 0.38
HP CP 500 076402520005 19.00 0
ELEM PAPER 009014600910 7.17 0
GUDISNFCIF75 007874234445 6.27 0
GUDISNFCIF75 007874234445 3.18 0
GUDISNFCIF75 007874234445 3.18 0
SCRUB BRUSH 007874220480 2.14 0
SUBTOTAL 47.62
TOTAL 47.62
VISA TEND 47.62
**** * 9950 I 0

US DEBIT
APPROVAL # 031950
REF # 303700754500
TRANS ID - 303037741334009
VALIDATION - 6R8H
PAYMENT SERVICE - E
AID 00000000980840
AAC 982886FED07C3CE3
TERMINAL # SC010880

02/06/23 15:35:34

CHANGE DUE 0.00

ITEMS SOLD 57
TCA 2500 4420 8368 2403 9455

Walmart
Become a member

Scan for free 30-day trial

02/06/23 15:35:42
CUSTOMER COPY



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

- SALE -

SALES#: 510030A1 3950343 TRANS#: 71799570 02-01-23

76739 1-GAL SAFETY YELLOW RUST-	45.98
753666 TRK BUTTON D2D PHOTO CIL	13.98
253307 PROJECT SOURCE 2-IN BRUSH	7.96
2 @ 3.98	
630017 10W LED LAMPS-BRONZE	24.98
103407 PROJECT SOURCE 1-1h CHIP	1.28
1319051 3-CT FEBREZE PLUG LINEN	13.47
98576 12-OZ SAIL BLUE STOPS RUS	6.98
59065 HM 1CT 5/16IN X 3-1/2IN Z	2.88
6 @ 0.48	

SUBTOTAL: 117.51

TAX: 0.00

INVOICE 09022 TOTAL: 117.51

DEBIT: 117.51

DEBIT: XXXXXXXXXXXX9958 AMOUNT: 117.51 AUTHCD: 008727

CHIP REFID: 100309113454 02/07/23 14:51:32

*PIN Verified

TRACE: 00877312

PURCHASE	CASH BACK	TOTAL DEBIT
117.51	0.00	117.51

APL: US DEBIT TVR: 8080046000

AID: A0000000980840 TSI: 6800

STORE: 1003 TERMINAL: 09 02/07/23 14:52:50

OF ITEMS PURCHASED: 14

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	ENTER BY COMPLETING A SHORT SURVEY	*
*	WITHIN ONE WEEK AT: www.loves.com/survey	*

Give us feedback @ survey.walmart.com
Thank you! ID #:7SH5XRYVXY

Walmart

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

ST# 02740	OP# 009570	TE# 22	TR# 06695
DRY PASTA	007680851437	F	1.84 0
DRY PASTA	007680851437	F	1.84 0
RANCH DRSG	004132100575	F	2.28 0
ZSTY ITALIAN	002100064425	F	3.98 0
BLUE CHEESE	004132100605	F	2.28 0
FOAM BOULS	007874212435	F	2.38 0
BUTTER ROLL	007343500201	F	4.33 0
BUTTER ROLL	007343500201	F	4.33 0
TOM COIV	005783602190	F	4.98 0
GU ORG STR	007874228055	F	3.48 0
ORG ZUCC SQ	076317194000	F	3.36 0
RED BELL	000000004688KF	F	1.42 0
MEDIUM OLIVE	005380002661	F	2.38 0
UNCNST SDUCH	005150004817	F	9.48 0
UNCNST SDUCH	005150004818	F	9.48 0
PRE 27CT 3FU	003800018258	F	12.87 0

SUBTOTAL 70.71
TOTAL 70.71
VISA TEND 70.71

US DEBIT ***** 9958 I 0
APPROVAL # 036743
REF # 1042000314
TRANS ID - 463042027475874
VALIDATION - KDLD
PAYMENT SERVICE - E
AID A0000000980840
AAC EF6E79BAE6705C60
TERMINAL # SC010617

02/11/23 17:59:08
CHANGE DUE 0.00
ITEMS SOLD 16

TC# 5072 0639 4904 1237 0047



Walmart

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02/11/23 17:59:18
CUSTOMER COPY



**How doers
get more done.**

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

6311 00062 16964 02/13/23 06:50 PM
SALE CASHIER CLARIBEL

764661111504 AK FASTSET <A>
50LB SAKRETE FAST-SET CONCRETE
206.47 12.94N
077089350098 9X1/2 IN RC <A> 4.97N
BEST 9 X 1/2 IN SHEDLESS KNIT RC
043425501721 25 MIL MARIN <A> 8.28N
25 MIL MARINEWELD ADHESIVE
8936067960884 2SDEHICKMALT <A> 14.97N
HUSKY 120Z HICKORY 2-SIDE MALLET
073257014762 33/39G BLK <A> 16.97N
HDX 33-39 GAL 50CT OUTDOOR BLK BAGS
059647120015 SMT BLH 81 <A>
SMART APC BLEACH 810Z
403.48 13.92N

SUBTOTAL 72.05
SALES TAX 0.00

TAX EXEMPT
TOTAL \$72.05
XXXXXXXXXXXX9958 DEBIT

USD\$ 72.05

AUTH CODE 001653
Chip Read
AID A0000000980840

Verified By PIN
US DEBIT

6311 02/13/23 06:50 PM



6311 62 16964 02/13/2023 7617

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/14/2023

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 40528 34279
PASSWORD: 23113 34217

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

XTREME JUMPERS & SLIDES

INFLATE THE FUN

LEASE AGREEMENT

Rental Date	2-12-23	Delivery/Set Up Fee	\$
Lessor	Xtreme Jumpers & Slides, Inc. 35934 SR 54 Zephyrhills, FL 33541 352-999-0703	Rental Charge(s)	\$ 139
		Assurance Fee	\$ 30
		Sub-Total	\$ 179
Lessee	K-Bar Ranch Clubhouse	Tax	\$ 12.18
Legal Address	10820 Mist Flower Ln	Deposit	\$
		Total Due	\$ 196.18
Delivery Address	Tampa	DL	credit
	336 33647	DATE	

Start Time 2 End Time 5 Phone # 813 388 9646 Alt Phone # 813 377 5621

Delivered By _____ Grass 813 618 6325 Pavement _____

Delivery Signature [Signature] Date 2/2/23

LEASED EQUIPMENT

Purple Palace Bit	

**Details for Order #113-1181670-2588249**[Print this page for your records.](#)**Order Placed:** February 21, 2023**Amazon.com order number:** 113-1181670-2588249**Order Total: \$87.47****Not Yet Shipped****Items Ordered**

	Price
1 of: <i>Scott Essential Multifold Paper Towels (01804) with Fast-Drying Absorbency Pockets, White, 16 Packs / Case, 250 Multifold Towels / Pack</i>	\$37.49
<small>Sold by: Amazon.com Services LLC</small>	

Condition: New

1 of: <i>Scott® Professional 100% Recycled Fiber Standard Roll Bathroom Tissue (13217), 2-Ply, White, 80 Rolls / Case, 473 Sheets / Roll, 37,840 Sheets / Case</i>	\$49.98
<small>Sold by: Amazon.com Services LLC</small>	

Condition: New**Shipping Address:**

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

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Billing address

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

Item(s) Subtotal:	\$87.47
Shipping & Handling:	\$25.55
Free Shipping:	-\$25.55

Total before tax:	\$87.47
Estimated tax to be collected:	\$0.00

Grand Total: \$87.47

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

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Kbar Ranch II Debit Card Log				
Feb-23				
Date	Payee	Amount	GL Code	Description
2/2/2023	Amazon.com	\$85.52	Not Cleared	Clubhouse Supplies
2/2/2023	Amazon.com	\$25.52	02/06	Clubhouse Supplies
2/2/2023	Amazon.com	\$107.49	02/02	Clubhouse Supplies
2/6/2023	Walmart	\$115.06	02/07	Valentine Event Supplies
2/6/2023	Walmart	\$29.84	02/07	Coffee Day Event Supplies
2/6/2023	Walmart	\$47.62	02/07	Clubhouse Supplies
2/7/2023	Lowe's	\$117.51	02/08	Clubhouse Supplies
2/11/2023	Walmart	\$70.71	02/13	Valentines Event Volunteer Lunch
2/12/2023	Xtreme Jumpers	\$186.18	02/10	Valentines Event Rental
2/13/2023	Home Depot	\$72.05	02/14	Clubhouse Supplies
2/21/2023	Amazon.com	\$87.47	02/23	Clubhouse Supplies
2/27/2023	Orientaltrading.com	\$275.98	Not Cleared	Spring Event Supplies
		\$1,220.95		Total

Receipts Attached. *[Signature]* 3-1-2023
Signature/Date

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

Limit \$1,500.00

Date:

3/30/2023

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Clubhouse Supplies	Maintenance & Repair	Office Supplies	Misc Contingency
				001-57400-4731	001-57200-4734	001-57200-4705	001-57200-5101	001-57900-6409
Date	Vendor Name	Description	Amount					
02/13/23	Truist	NSF Draft Refund	180.00					180.00
02/02/23	Amazon	Gate Hinges, Trash Bags	(85.52)		(55.54)	(29.98)		
02/27/23	Oriental Trading Company	Event - Spring	(275.98)	(275.98)				
03/01/23	Walmart	Event - Coffee Day	(48.40)	(48.40)				
03/03/23	Home Depot	Maintenance/Janitorial Supplies	(145.57)		(63.63)	(81.94)		
03/02/23	Sams Club	Annual Membership Renewal	(50.00)				(50.00)	
03/07/23	Mail Chimp	Monthly Email Service	(26.50)				(26.50)	
03/07/23	Walmart	Event - Coffee Day	(10.70)	(10.70)				
03/13/23	Amazon	Office Supplies - Printer Ink	(362.67)				(362.67)	
03/13/23	Amazon	Office Supplies - Credit Card Terminal Paper	(31.60)				(31.60)	
03/19/23	Walmart	Clubhouse Supplies	(78.00)		(78.00)			
03/20/23	Amazon	Clubhouse Supplies	(15.98)		(15.98)			
03/22/23	Walmart	Event - Coffee Day	(10.80)	(10.80)				
03/24/23	Bounce A Lot	Event - Spring	(50.00)	(50.00)				
03/27/23	Walmart	Event - Spring	(185.89)	(185.89)				
03/28/23	Sams Club	Event - Spring	(28.46)	(28.46)				
03/28/23	Sams Club	Event - Coffee Day	(87.60)	(87.60)				
03/29/23	Home Depot	Maintenance & Repairs	(135.16)			(135.16)		
	TOTAL	001-10102	(1,448.83)	(697.83)	(213.15)	(247.08)	(470.77)	180.00

DM Approval:

Taylor Nielsen

Date:

3/30/23



RE: K-Bar II Debit Card - NSF Fees [secure] [-Private-]

From: Brott, Dawn

To: Tiffany Judd

Cc:

Sent: 2/13/2023 11:52:02 AM

Attachments:  [K-Bar Ranch II CDD - Fee Refund 02.13.23.pdf](#)

Data Risk Classification: [-Private-]

Good Morning Tiffany,

I received approval to refund the OD fee's related to the debit card account for the below. This has been completed and pending to the account today. The amount of the refund is \$180.00 and I've attached the confirmation.

Thank you for your patience on this.

Dawn

Dawn Brott
Assistant Vice President
Commercial Client Specialist / Truist
200 Nokomis Ave. South Venice, FL 34285
Mail Code: 862-15-02-10
Office: 941-486-4017
dawn.brott@truist.com



From: Tiffany Judd <TJudd@rizzetta.com>
Sent: Friday, January 13, 2023 9:34 AM
To: Brott, Dawn <Dawn.Brott@truist.com>
Subject: K-Bar II Debit Card - NSF Fees

Good morning,

K-Bar II debit card was charged for (4) NSF fees of \$36.00 each. I never received the low balance alert I should have received. Debit card account ending in 7281.

01/09
01/11
01/11
01/12

Please refund these overdraft fees to the account.

Thanks,

Tiffany Judd
Senior Accountant

813.994.1001 Ext.: 3099
tjudd@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The

**Details for Order #113-0464822-9853839**

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

Order Placed: February 2, 2023

Amazon.com order number: 113-0464822-9853839

Order Total: \$85.52

Not Yet Shipped**Items Ordered**

1 of: *Self Closing Gate Hinges for Vinyl/ Wooden/Metal Fence, Heavy Duty Made, Pack of 2, Black* **Price** \$23.99

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

Condition: New

1 of: *Reli. Easy Grab Trash Bags, 55-60 Gallon (150 Count), Made in USA | Star Seal Super High Density Rolls (Heavy Duty Can Liners, Garbage Bags, Bulk Contractor Bags 50, 55, 60 Gallon Capacity) - Black* \$49.99

Sold by: Reli. ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Item(s) Subtotal: \$73.98

Shipping & Handling: \$5.99

Total before tax: \$79.97

Estimated tax to be collected: \$5.55

Grand Total: \$85.52

Billing address

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

02/02

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

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Enter Keyword or Item #

1-800-875-8480

Live Chat

Help

Party Supplies Holidays & Events Toys & Games Crafts Teaching Supplies Wedding Religion & Faith St. Patrick's Day Easter Sale

Ultimate Fun Sale - Up to 50% Off
Save on 100s of Toys, Crafts, and More!

Dr. Seuss Sale - Up to 50% Off
Save on Classroom Decor, Stationery and More!

St. Patrick's Day Sale - Up to 50% Off
Savings on Party Decorations, Apparel and More!

Easter Eggs Sale - Up to 50% Off
Hop to It - Savings on 100s of Easter Eggs!

ACCOUNT OPTIONS

Manage Orders

Find an Order
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Manage Lists

Wish List

Manage Account

Account Settings
Saved Addresses
Email Preferences
Tax Exemption

Account Dashboard Order History Order #723151761 Details

Order 723151761 Details

ORDER #
723151761

PLACED ON
February 27, 2023

ORDER STATUS
Pending

SHIP TO:

SUSAN CALI
10820 MISTFLOWER LN
TAMPA, FL 336473781 US
(813) 388-9646

BILL TO:

SUSAN CALI
3434 COLWELL AVE STE 200
TAMPA, FL 33614 US
(813) 388-9646

ORDER SUMMARY:

Item Count:	32
Item Subtotal:	\$275.98
Shipping:	\$0.00
Sales Tax:	\$0.00
Order Total:	\$275.98

REORDER

PRINT ORDER

03/01

PACKAGE STATUS
Pending

EST. DELIVERY
Feb 28 - Mar 02

Waiting on Tracking
Information



Jelly Bean Mini Bubble Bottles - 24 Pc.

24 Piece(s) #37/1248
Qty: 7
\$8.79
★★★★☆ (3)

BUY AGAIN



White Sand

1 lb(s) #48/9978
Qty: 1
\$5.49
★★★★☆ (221)

BUY AGAIN



Magic Color Scratch Turtles - 24 Pc.

Makes 24 #48/5737
Qty: 1
\$8.79
★★★★☆ (8)

BUY AGAIN

Easter Egg Filler Color Your Own Mini Easter Eggs - 48 Pc.

48 Piece(s) #13936033
Qty: 1
\$6.79
★★★★☆ (2)

BUY AGAIN

Back To
Top

Feedback


DIY Unfinished Wood Bug Key Chains - Makes 12

Per Dozen #48/6773

Qty: 4

\$8.49

☆☆☆☆☆ (3)


 [BUY AGAIN](#)

Small Paint Squeeze Bottles - 12 Pc.

Per Dozen #14096297

Qty: 1

\$14.99

 [BUY AGAIN](#)

Bulk 72 Pc. Pastel Friendship Bracelets

72 Piece(s) #13758004

Qty: 2

\$7.49

☆☆☆☆☆ (10)

 [BUY AGAIN](#)

Color Your Own Easter Gnome Ornaments - 12 Pc.

Makes 12 #14096972

Qty: 4

\$6.49

☆☆☆☆☆ (1)

 [BUY AGAIN](#)


Color Your Own! Fuzzy Easter Magnets - 12 Pc.

Per Dozen #48/9289

Qty: 3

\$6.49

☆☆☆☆☆ (5)

 [BUY AGAIN](#)


Bulk 72 Pc. Easter Emoji Temporary Tattoos

72 Piece(s) #13786881

Qty: 1

\$6.79

☆☆☆☆☆ (1)

 [BUY AGAIN](#)

Red Sand

1 lb(s) #48/9976

Qty: 1

\$5.49

☆☆☆☆☆ (221)

 [BUY AGAIN](#)


Pink Sand

1 lb(s) #13632418

Qty: 1

\$5.49

☆☆☆☆☆ (221)

 [BUY AGAIN](#)


Spring Flower Magic Color Scratch - 24 Pc.

24 Piece(s) #13722524

Qty: 1

\$8.99

☆☆☆☆☆ (3)

 [BUY AGAIN](#)

[Back To Top](#)

Magic Color Scratch Easter Egg Ornaments - 24 Pc.

Makes 24 #48/3541

Qty: 1

\$8.79

★★★★☆ (11)

 [BUY AGAIN](#)

Magic Color Scratch Little Garden Critters - 24 Pc.

24 Piece(s) #13628719

Qty: 1

\$8.99

★★★★☆ (12)

 [BUY AGAIN](#)

Mini Easter Rubber Ducks - 24 Pc.

24 Piece(s) #37/815

Qty: 1

\$11.99

★★★★☆ (19)

 [BUY AGAIN](#)

PACKAGE STATUS

Pending ⓘ

EST. DELIVERY

Mar 3-Mar 7

*Waiting on Tracking
Information*

**Woodpeckers Crafts, DIY Unfinished Wood 2" Flat Bottom Egg,
Pack of 50**

50 Piece(s) #14123096

Qty: 1

\$27.49

 [BUY AGAIN](#)

Give us feedback @ survey.walmart.com
Thank you! ID #:7SHNC9VNZ06



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

STN 02740 OPA 008398 TEN 91 TRN 06765
CREAMER 005000034101 F 2.98 0
BU 16 DS 007874235191 F
4 AT 1 FOR 1.16 4.64 0
HOSTESS 008810911004 F 3.48 0
DN CHOCSTRW 088133401494 F 16.98 0
DUN 10CT ORI 088133400298 F 7.98 0
HALF HALF 003450063156 F 2.62 0
BU 500 FM NP 007874223341 F 2.98 0
BU BLUBRY HF 007874220120 F 3.50 0
ASORTD DONUT 007874222230 F 3.24 0
SUBTOTAL 48.40
TOTAL 48.40
VISA TEND 48.40
US DEBIT **** * 9958 I 0

APPROVAL # 049231
REF # 306000547597
TRANS ID - 463060494550095
VALIDATION - P205
PAYMENT SERVICE - E
AID A0000000980840
AAC F30631EF77ACE527
TERMINAL # SC010856

03/01/23 08:44:13
CHANGE DUE 0.00
ITEMS SOLD 12

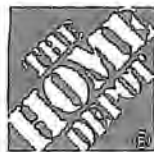
TCH 3611 2559 6586 0611 4279



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03/01/23 08:44:22
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How does
get more done.

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

6311 00052 65707 03/03/23 03:48 PM
SALE CASHIER TERESA

678885068066 MASONRY <A> 28.98N
BEHR MS&B 272 FLAT DEEP 1160Z
061328220136 HDX PT 12RL <A> 19.98N
HDX 2PLY PAPER TOWEL 12=24
884392549756 MAG LOCK <A> 32.98N
MAGNETIC LOCK SYSTEM 9 PC
011120007084 WOOLFABBRUSH <A>
WOOLITE FABRIC & UPHOLSTERY W/ BRUSH
307.97 23.91N
044600302089 CDW 3X75CT <A> 13.78N
CLX DISINFECT WIPES 3X75CT
037000543442 FEBRZ REFIL <A>
FEBREZE PLUG 3CT LINEN & SKY
2012.97 25.94N

SUBTOTAL 145.57
SALES TAX 0.00

TAX EXEMPT
TOTAL \$145.57
XXXXXXXXXXXX9958 DEBIT

AUTH CODE 002625
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

6311 03/03/23 03:48 PM



6311 52 65707 03/03/2023 4193

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/01/2023

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 138014 131755
PASSWORD: 23153 131703

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

Clubhouse Manager

From: Sam's Club <transaction@info.samsclub.com>
Sent: Thursday, March 2, 2023 4:04 PM
To: Clubhouse Manager
Subject: Your membership successfully auto-renewed.

Follow Up Flag: Follow up
Flag Status: Flagged



Good news, Susan, you're renewed.

Another year of members-only goodness comin' at you.

Your credit card on file was charged **\$50** on **Mar 02, 2023** for your membership and \$45 for any add-on memberships on your account.

Thanks for auto-renewing and being a part of the Sam's Club family.

[Start Saving](#)

Additional taxes and fees for members in select areas may be reflected on your credit card statement. To update your payment info or make any changes to your scheduled auto-renew, head over to Account Information in the Sam's Club app or online.

**Exclusive benefits
that make life a little easier.**

Clubhouse Manager

From:
Sent:
To:
Subject:

No Reply - Mailchimp <no-reply@mailchimp.com>
Tuesday, March 7, 2023 10:17 AM
Clubhouse Manager
Mailchimp Order



Your order has been processed.

Order MC20003199

Processed on Mar 07, 2023 10:16 am New York.

Essentials plan

1,500 contacts

\$26.50

Paid via Visa ending in **9958** which expires **03/2026**
on March 7, 2023

\$26.50

Balance as of March 7, 2023

\$0.00

Discount

Save 10% off a monthly marketing plan for 1 month by enabling [two-factor authentication](#).

[Restrictions apply](#)

Issued to

K-Bar Ranch II CDD c/o Rizzetta & Co., Inc.
manager@kbarii.com

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
675 Ponce De Leon Ave NE
Suite 5000

Give us feedback @ survey.walmart.com
Thank you! ID #:7SHHX4YNNVF

Walmart ✶

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

SI# 02740 OP# 009013 TE# 13 TR# 03827
SHAMROCK MI 007874235394 F 3.98 0
ASORTD DONUT 007874222238 F 3.24 0
HST GB LMDRZ 088810911525 F 3.48 0
SUBTOTAL 10.70
TOTAL 10.70
VISA TEND 10.70

US DEBIT ***** 9958 I 0

APPROVAL # 028234
REF # 306700474216
TRANS ID - 583067078091500
VALIDATION - S99R
PAYMENT SERVICE - E
AID A0000000980840
AAC 8945A4438837E5BD
TERMINAL # SC010164
*NO SIGNATURE REQUIRED

03/07/23 21:10:14
CHANGE DUE 0.00

ITEMS SOLD 3

IC# 9541 2257 6046 0619 0269



Walmart ✶

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Low Prices You Can Trust. Every Day.

03/07/23 21:10:14

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Details for Order #113-9330263-0327447[Print this page for your records.](#)**Order Placed:** March 13, 2023**Amazon.com order number:** 113-9330263-0327447**Order Total: \$362.67****Not Yet Shipped****Items Ordered**

1 of: *HP 414A Yellow Toner Cartridge | Works with HP Color LaserJet Enterprise M455dn, MFP M480f; HP Color LaserJet Pro M454 Series, HP Color LaserJet Pro MFP M479 Series | W2022A* **Price**
\$120.89

Part 1 of 3 - [HP Original 414A Yellow Toner Cartridge | W2022A & 414A Magenta Toner Cartridge | W2023A & 414A Cyan Toner Cartridge | W2021A](#)
Sold by: Amazon.com Services LLC

Condition: New

1 of: *HP 414A Cyan Toner Cartridge | Works with HP Color LaserJet Enterprise M455dn, MFP M480f; HP Color LaserJet Pro M454 Series, HP Color LaserJet Pro MFP M479 Series | W2021A* \$120.89

Part 2 of 3 - [HP Original 414A Yellow Toner Cartridge | W2022A & 414A Magenta Toner Cartridge | W2023A & 414A Cyan Toner Cartridge | W2021A](#)
Sold by: Amazon.com Services LLC

Condition: New

1 of: *HP 414A Magenta Toner Cartridge | Works with HP Color LaserJet Enterprise M455dn, MFP M480f; HP Color LaserJet Pro M454 Series, HP Color LaserJet Pro MFP M479 Series | W2023A* \$120.89

Part 3 of 3 - [HP Original 414A Yellow Toner Cartridge | W2022A & 414A Magenta Toner Cartridge | W2023A & 414A Cyan Toner Cartridge | W2021A](#)
Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Billing address

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

Item(s) Subtotal: \$362.67

Shipping & Handling: \$9.22

Free Shipping: -\$9.22

Total before tax: \$362.67

Estimated tax to be collected: \$0.00

Grand Total: \$362.67To view the status of your order, return to [Order Summary](#).

**Details for Order #113-2762144-6425027**[Print this page for your records.](#)**Order Placed:** March 13, 2023**Amazon.com order number:** 113-2762144-6425027**Order Total:** \$31.60**Not Yet Shipped****Items Ordered**1 of: *Vonlyst Receipt Paper Roll for Square Terminal Credit Card Machine (30 rolls)*Sold by: Vonlyst ([seller profile](#))

Condition: New

Price

\$31.60

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

FREE Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

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

Item(s) Subtotal: \$31.60

Shipping & Handling: \$8.45

Free Shipping: -\$8.45

Total before tax: \$31.60

Estimated tax to be collected: \$0.00

Grand Total: \$31.60To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Give us feedback @ survey.walmart.com
Thank you! ID #:7SHK4VYWR1R

Walmart 

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

STA 02740 OPN 000620 TEN 16 TRN 00006
HELIX REUIND 001112023060 78.00 0
SUBTOTAL 78.00
TOTAL 78.00
VISA TEND 78.00
**** * 9958 I 0

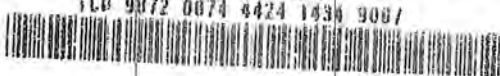
US DEBIT
APPROVAL # 050254
REF # 1042000314
TRANS ID 303070749440450
VALIDATION 9C8T
PAYMENT SERVICE - E
AID 0000000000000000
AAC 0200FA1003018552
TERMINAL # SC010411
*NO SIGNATURE REQUIRED

03/19/23 16:49:07

CHANGE DUE 0.00

ITEMS SOLD 1

ICD 9072 0074 0424 1034 9087



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03/19/23 16:49:20
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Thank you! ID #:7SHJR1VP180

Walmart 

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

STA 02740 OPN 000061 TEN 16 TRN 09408
HALF HALF 093450063156 F 2.62 0
BV DECAF 12 007074214148 F 4.24 0
BV CH1 11E 007074235462 F 4.24 0
BV DONUT 12 007074206601 F 4.24 0
CRDC BNT HOL 007074222240 F 3.24 0

SUBTOTAL 18.58

TOTAL 18.58

DEBIT TEND 18.58

CHANGE DUE 0.00

EFT DEBIT
18.58 TOTAL PURCHASE
US DEBIT **** * 9958 I 0

REF # 307400610204
NETWORK ID. 0056 APPR CODE 037762
US DEBIT

AID 0000000000000000
AAC F06070090FB2E540
*NO SIGNATURE REQUIRED
TERMINAL # SC010411

03/15/23 08:56:36

ITEMS SOLD 5

ICD 9470 0914 9579 6342 0037



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03/15/23 08:56:52
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**Details for Order #113-6829157-2839400**[Print this page for your records.](#)**Order Placed:** March 20, 2023**Amazon.com order number:** 113-6829157-2839400**Order Total: \$15.98****Not Yet Shipped****Items Ordered**

1 of: JEDELEOS 4 Replacement Belts for Bissell PowerForce Helix (Turbo) Vacuum, Replace \$9.99
Parts 2031093, Fit Models 2191, 2191U, 2190, 1700, 1797, 2691, 2692, 1240, 12B1,
68C7, 3920 Series

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

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

Billing address

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

Item(s) Subtotal: \$9.99

Shipping & Handling: \$5.99

Total before tax: \$15.98

Estimated tax to be collected: \$0.00

Grand Total: \$15.98To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Give us feedback @ survey.walmart.com
Thank you! ID #:7SHKK1VP218

Walmart *

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

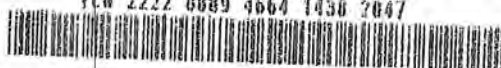
STA 02740	OPN 000406	TE# 91	TR# 09601
ASORTD DONUT	007074222238	F	3.24 0
ID CREAMER	004127102279	F	5.12 0
GV 16 DS	007074235191	F	1.22 0
GV 16 DS	007074235191	F	1.22 0
SUBTOTAL			10.80
TOTAL			10.80
DEBIT TEND			10.80
CHANGE DUE			0.00

EFF DEBIT 10.00 TOTAL PURCHASE
US DEBIT **** * 9950 1 0
REF # 300100200797
NETWORK ID: 0056 APPR CODE 611569
US DEBIT
AID 00000000900040
AAC 0643063A5070C50B
*NO SIGNATURE REQUIRED
TERMINAL # SC010056

03/22/23 00:55:34

ITEMS SOLD 4

TC# 2222 0089 4664 1430 2007



Walmart *

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03/22/23

00:55:50

Clubhouse Manager

From: receipt=ers-mail.com@mailgun.ers-mail.com on behalf of Bounce A Lot Inflatables Events <receipt@ers-mail.com>
Sent: Friday, March 24, 2023 6:40 PM
To: Clubhouse Manager
Subject: Your Invoice from Bounce A Lot Inflatables & Events - Order #57535

Invoice/Receipt #57535

Bounce A Lot Inflatables

1914 Green Meadow Dr.

"We Rent FUN!"

Lutz, FL 33549

813-996-2935 office 813-948-8913 fax

www.BounceALotInflatables.com

CustomerService@BounceALotInflatables.com



Bounce A Lot Inflatables & Events

1106 Sunset Lane (all office and payment main mailing address)

Lutz, FL 33549

813-996-2935

BounceALotInflatables.com

Important Information - Please Read Below!

04/02/2023 01:00pm, 04/02/2023 04:00pm

K-Bar Ranch II CDD

Susan Cali

10820 Mistflower Lane

Tampa, FL 33647

manager@kbarii.com

813-388-9646/813-618-6325

Order Created by: Customer

Customer Comments: K-Bar Ranch II Amenity Center Drop off 7am-1pm I live 15 minutes away, please call me 30 minutes before you will arrive so i can meet you there. Pick up until 8pm staff will be here. We will secure the unit.



Hot NEW Theme!! *Unicorn 6 in 1 Pink Ultimate
DRY Combo - UNIT #221

Sun, Apr 2 1:00 - 4:00 pm

\$237.00 x 1 = \$237.00

SubTotal

\$237.00

Park Set Up - Yes - Event is at a PUBLIC / PRIVATE PARK / BUSINESS / APARTMENT location \$20.00 \$257.00

Fuel Cost - I understand

\$10.00 \$267.00

Tax Exempt	\$0.00	\$267.00
------------	--------	----------

Total \$267.00

Customer - 03/24/2023 06:39pm Credit Card (Visa, MC, Discover, Amex) Payment (9958) **\$50.00**

Due \$217.00

To Pay your Final/Remaining Balance (if a final balance is due), Save this Receipt and CLICK BELOW:
[\(Click here to View and/or Pay your Balance\)](#)

THANK YOU FOR RENTING FROM BOUNCE A LOT INFLATABLES...TAMPA BAY'S PREMIER 5 STAR RATED INFLATABLE RENTAL COMPANY!!!

Below are a few important reminders and tips to make your rental go smoothly. Please take a few seconds and go through them. We want to make your rental experience as wonderful and as smooth as possible. If you have any questions about your rental and set up please feel free to call our office from 9am to 5pm daily. 813-996-2935. Thank you!!

- 1) **PAYMENT:** We accept cash and most credit cards. If paying with cash on the morning of the event, please note that our drivers don't carry change. Payment is due at time of set up when our driver arrives. Due to the number of returned checks we no longer accept personal checks as a form of payment. Only school and church checks.
- 2) **DEPOSIT:** Deposit at checkout is Non Refundable. We will allow a raincheck valid for 2 years now from event date as stated on our website cancellation page.
- 3) **SET UP AREA:** Make **ABSOLUTELY SURE** that you have checked the space needed to set up the inflatable you reserved and you can confirm you will have enough room. Please understand that if we arrive and you don't have enough space in the set up area, and the unit won't fit, you will still be charged for the rental. No refunds will be issued and our truck can NOT go back and exchange the inflatable reserved for a different smaller unit. PLEASE measure your set up area!
- 4) **TYPE OF SURFACE:** All inflatable units MUST be anchored in the ground for safety. The unit must be secured on all 4 corners, in the center, and some have outrigger ropes. Our driver may select inflatable placement to be around secure items that we can tie off to, i.e. telephone poles, fence posts, etc. We use stakes on grass however sandbags and tarps are available free of charge for most set ups on hard surfaces. **WE MUST KNOW THE CORRECT SURFACE YOU NEED TO SET UP ON TO BRING THE CORRECT SAFETY EQUIPMENT TO SET UP THE INFLATABLE. IF YOU NEED TO CHANGE THE SURFACE DIFFERENT FROM THE ONE IN YOUR RESERVATION WE MUST KNOW IN ADVANCE.**
- 5) **GENERATORS:** If you rented a generator for your event we will provide it with a full 5 gallon tank of fuel. This lasts about 5 1/2 hours from the moment it is started. If you want to run the generator longer than the 5 hours you can bring your own regular gasoline to put in the generator. Generators use 1 gallon per hour. If you want to use the generator 3 extra hours you will need to add 3 gallons - EASY!
- 6) **NO STEEP HILLS:** Yes... this actually happens in "Flat Florida". - Please call our office if you have stairs or a steep grade in your set up area. Also call us if you have difficult access to set up area so we can discuss alternate setup options. Make sure there are no steps or stairs to the set up area please. These inflatables can weigh over 500lbs and are next to impossible to lift up stairs.
- 7) **DELIVERY ACCESS:** You will have a gate and pathway with a MINIMUM of 3.5ft (three and 1/2 feet) wide for our inflatable and large dolly to fit through for backyard set up. IF you have a LARGER UNIT OR LARGER WATER SLIDE you will need a minimum of 4ft (four feet) wide gate and pathway. *DUNK TANKS must have a 6ft wide area!)
- 8) **AGE GROUP:** You age group MUST be within the listed usage guidelines for the inflatable you rented. Please note teen age and adult ages / sizes are too big and too heavy for smaller bouncers and slides. To avoid damage to your inflatable please make sure you

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



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

STW 02740 OP#	000620 TEN 18 TRW	04393
EASTER BSKT	075204121154	5.98 0
EASTER BSKT	075204121154	5.98 0
** VOIDED ENTRY **		
EASTER BSKT	075204121154	5.98-0
EASTER EGGS	081681602008	1.98 0
EASTER EGGS	081681602008	1.98 0
EASTER EGGS	081681602008	1.98 0
EASTER EGGS	081681602008	1.98 0
UNCST SDUCH	005150004818 F	9.48 0
UNCST SDUCH	005150004818 F	9.48 0
TABLECOVER	001117996267	2.63 0
TABLECOVER	001117996267	2.63 0
TABLECOVER	001117996267	2.63 0
THEATER BOX	007339002062 F	1.24 0
THEATER BOX	007339002062 F	1.24 0
THEATER BOX	007339002062 F	1.24 0
TROLLI SBC	004142010025 F	1.24 0
TROLLI SBC	004142010025 F	1.24 0
HP STW CITRS	001480000741 F	2.78 0
HP JUICE	0014800064694 F	2.78 0
HP STW CITRS	001480000741 F	2.78 0
SC 100Z 15PK	060113178113 F	2.58 0
SC 100Z 15PK	060113178113 F	2.58 0
SC 100Z 15PK	060113178113 F	2.58 0
SC 100Z 15PK	060113178113 F	2.58 0
SC 100Z 15PK	060113178113 F	2.58 0
SC 100Z 15PK	060113178113 F	2.58 0
UNCST SDUCH	005150004817 F	9.48 0
UNCST SDUCH	005150004817 F	9.48 0
RASNET	009990072273 F	1.24 0
NGCLUSTETBX	007920004903 F	1.24 0
NGCLUSTETBX	007920004903 F	1.24 0
RASNET	009990072273 F	1.24 0
NERD RAM UD	007920055833 F	1.24 0
THEATER BOX	007172053944 F	1.24 0
LEMON THE	004142012603 F	1.24 0
LEMON THE	004142012603 F	1.24 0
THEATER BOX	004000049752 F	1.24 0
THEATER BOX	007172053944 F	1.24 0
THEATER BOX	004000049752 F	1.24 0
SOUR PATCH	007046209835 F	1.24 0
SOUR PATCH	007046209835 F	1.24 0
SOUR PATCH	007046209835 F	1.24 0
SOUR PATCH	007046209835 F	1.24 0
CC CKIES	007874235405 F	2.97 0
CC CKIES	007874235405 F	2.97 0
PB COOKIES	007874235406 F	2.97 0
SPRG CKIE	007874213559 F	3.98 0
SPRG CKIE	007874213559 F	3.98 0
SPRG CKIE	007874213559 F	3.98 0
UNT MAC CKS	007874209235 F	3.98 0
SPRNG CKIES	007874213561 F	3.98 0
SPRNG CKIES	007874213561 F	3.98 0
PASTEL THUM	007874229764 F	6.47 0
FRSTDGRCK	007874202196 F	3.98 0
FRSTDGRCK	007874202196 F	3.98 0
FRSTDGRCK	007874202196 F	3.98 0
PB COOKIES	007874235406 F	2.97 0
SPRNG CKIES	007874213561 F	3.98 0
PASTEL THUM	007874229764 F	6.47 0
SPG COOKIES	007874202182 F	6.47 0
SPG COOKIES	007874202182 F	6.47 0
SUBTOTAL		185.89
TOTAL		185.89

VOIDED BANKCARD TRANSACTION
US DEBIT **** 9958 I 0



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7731

6311 00007 11374 03/29/23 02:27 PM
SALE CASHIER KAREN

678885058066 MASONRY <A>
BEHR MS8B 2/2 FLAT DEEP 1160Z
2028.98 57.96N

077089350098 9X1/2 IN RC <A>
BEST 9 X 1/2 IN SHEDLESS KNIT RC
204.97 9.94N

071497138224 SHIRTS BRUSH <A>
WSTR 2.0 ANGLE DASH SHORT CUT BRUSH
077089911008 TRAY LINER <A>
LINZER 9 IN PET TRAY LINER WHITE 1PK
201.18 6.47N

070183500383 RUMORGRIL <A>
ROUNDUP WEED&GRASS 1 25G REFILL
751166240381 RAGS <A>
HDX MICROFIBER RAGS 6PK
004392549756 MAG LOCK <A>
MAGNETIC LOCK SYSTEM 9 PC 32.96N

SUBTOTAL	135.16
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$135.16
XXXXXXXXXXXX9958 DEBIT	
AUTH CODE 000028	USD\$ 135.16
Chip Read	Verified By PIN
AID A00000000980840	US DEBIT

6311 03/29/23 02:27 PM



6311 07 11374 03/29/2023 5822

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/27/2023

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 29348 23044
PASSWORD: 23179 23037

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



sam's club

CLUB MANAGER JASON LEE
(813) 929 - 7010

03/28/23 11:34 6163 04852 004 2760

K-Bar

966014	12/16 02 LI	22.98 E
877179	12 02 CUP	18.78 E
342903	LOL HNH PCSF	11.88 N
1980010669	MMDONUT100CF	29.98 N
72773	NUTRIGRAIN3F	10.98 N
E S INST SV	MMDONUT100C	2.00-N
	SUBTOTAL	92.60

TOTAL	92.60
SAM'S CASH TEND	5.00
VISA TEND	87.60

US DEBIT ***** 9958 I 0

APPROVAL # 035999
AID A0000000980840
AAC FF58C8F108807CB6
TERMINAL # 21716382
*NO SIGNATURE REQUIRED

CHANGE DUE 0.00

SAM'S CASH USED	5.00
Bea Bal	Tran Amt
5.00	5.00
03/28/23	11:35:48
	0.00

Additional Savings This Trip:

Sam's Instant Savings: \$2.00

New! Free shipping for Plus members.
Learn more: samsclub.com/freeshipping
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ITEMS SOLD 5

TC# 0981 2574 6562 0635 1127



*** MEMBER COPY ***



sam's club

CLUB MANAGER JASON LEE
(813) 929 - 7010

03/28/23 11:36 6164 04852 004 2760

K-Bar

E 980302595	EHSYBUNNY20F	13.48 E
980421393	TOWER BASKE	14.98 E
	SUBTOTAL	28.46
	TOTAL	28.46
	DEBIT TEND	28.46
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
28.46 TOTAL PURCHASE
US DEBIT ***** 9958 I 0
NETWORK ID. 0056 APPR CODE 088334

US DEBIT
AID A0000000980840
AAC F6789A2D031E1AC5
*NO SIGNATURE REQUIRED
TERMINAL # 21716382

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Visit samsclub.com to see your savings

ITEMS SOLD 2

TC# 1921 2574 6562 0531 1177



Mar-23

Receipts Attached.

3-30-2023

MAR 06 2023



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

INVOICE

Invoice # 3230
Date: 03/01/2023
Due On: 04/01/2023

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	+ \$3,080.50	) - ( \$0.00	) = \$3,080.50

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	02/01/2023	Review and reply to e-mail re: fence on CDD easement. Review draft easement to City and provide revisions. Exchange e-mails re: revisions to amenity rules. Review research from associate counsel and forward regarding dual officeholding.	1.00	\$305.00	\$305.00
Service	RAK	02/01/2023	Legal research and review of the Florida Constitution regarding the dual office holding prohibition, including case law and Attorney General Opinions. Preparation of email correspondence regarding same.	1.10	\$305.00	\$335.50
Service	AHC	02/02/2023	Review amenity rules and provide feedback re: revisions regarding rental of kitchen. Review tentative agenda for 2/16 CDD meeting and provide revisions.	0.50	\$305.00	\$152.50
Service	AHC	02/06/2023	Tele-conv. with M/I counsel re: utility easement requested by City. Review revised easement and provide comments. Exchange e-mails re: Parcel I conveyance documents.	0.75	\$305.00	\$228.75
Service	AHC	02/09/2023	Initial review of agenda package for 2/16 CDD meeting.	0.25	\$305.00	\$76.25
Service	AHC	02/14/2023	Brief research and exchange e-mails with District Manager re: requirements for Board	0.25	\$305.00	\$76.25

			landowner seat.			
Service	AHC	02/15/2023	Continued review of agenda package and preparation for 2/16 CDD meeting.	1.00	\$305.00	\$305.00
Service	AHC	02/16/2023	Review e-mail from Clubhouse Manager re: caregiver question and review amenities rules. Final preparation for CDD meeting. Attend meeting telephonically.	3.00	\$305.00	\$915.00
Service	AHC	02/17/2023	Review meeting summary from District Manager. Follow-up on action items from CDD meeting.	0.50	\$305.00	\$152.50
Service	AHC	02/21/2023	Exchange multiple e-mails re: coordination of signed Parcel I conveyance documents. Exchange e-mails with M/I counsel re: new dedications to CDD and documentation required. Review draft plat for Roadway Segment F-2 and provide comments.	0.75	\$305.00	\$228.75
Service	AHC	02/23/2023	Review Parcel C conveyance documents and e-mail M/I counsel with comments. E-mail KBar I counsel and review response correspondence re: termination of Parkway Interlocal.	0.50	\$305.00	\$152.50
Service	AHC	02/24/2023	E-mail exchange with District Engineer re: meeting with City of Tampa to discuss infrastructure maintenance.	0.25	\$305.00	\$76.25
Service	AHC	02/28/2023	Review draft audit RFP documents and provide revisions.	0.25	\$305.00	\$76.25
					Subtotal	\$3,080.50
					Total	\$3,080.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3230	04/01/2023	\$3,080.50	\$0.00	\$3,080.50
Outstanding Balance				\$3,080.50
Total Amount Outstanding				\$3,080.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853

ENERGY COURT, LAKEWOOD RANCH, FL 34240.

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

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

Invoice

Date	Invoice #
3/1/2023	INV0000077994

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,606.83	\$1,606.83
Administrative Services	1.00	\$401.67	\$401.67
Financial & Revenue Collections	1.00	\$433.33	\$433.33
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,796.92	\$1,796.92
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,138.75
	Total		\$5,138.75

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

Invoice

Date	Invoice #
3/3/2023	INV0000078125

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
2/28/2023	INV0000078185

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 #
3/17/2023	INV0000078617

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,120.97	\$6,120.97
		Subtotal	\$6,120.97
		Total	\$6,120.97

RECEIVED
03/17/23

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

Ship To
K-Bar Ranch CDD II- Sundrift Entry 10821 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
03/13/2023	13110022023		Net 30	04/12/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Feb 20, 2023 3:44 PM</p> <p>Checked system found knox key was on and needs to be reset by fire department I tested all devices of ours cleaned gate and greased and clean barrier arm inside</p> <p>DanielG - Daniel Gainza - 2/17/2023 3:40:29 PM - <<< details>>></p> <p>The customer rported: main gate to Sundrift has not been closed at night when it usually is.)</p>

RECEIVED
03/13/23

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

Date	Invoice #	P.O. No.	Terms	Due Date
03/23/2023	13125022423		Net 30	04/22/2023

QTY	Description
1	1200 LB Electro-magnetic lock - Indoor
2	Service Labor - 1 hour minimum (ErikV - Erik Varno - Feb 24, 2023 9:32 AM Installed arbor on maglock.adjusted and tested works fine DanielG - Daniel Gainza - 2/23/2023 7:43:26 AM - <<< details >>> magLock in stock: ready to replace)

RECEIVED
 03/23/23

	Subtotal	\$590.00
	Sales Tax (0.0%)	\$0.00
	Total	\$590.00
	Payments/Credits	\$0.00
	Balance Due	\$590.00

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- Hawk Valley 10339 K Bar Ranch Parkway Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
03/23/2023	13126022423		Net 30	04/22/2023

QTY	Description
1	Viking F1 Clutch and Handle
2	LiftMaster Limit Switch
1	Limit Cam & Holder
1	Replacement Clutch Key
4	Service Labor - 1 hour minimum (ErikV - Erik Varno - Feb 24, 2023 11:58 AM Installed parts to fix gate gave extra parts to Susan I also cleaned gate operator and greased it is working. Went to Susan's office grabbed barrier arms and installed it tested gate working fine. These units NEED to have pads installed sitting in water. DanielG - Daniel Gainza - 2/23/2023 8:38:50 AM - <<< details >>> All part in stock to repair damaged gate. Arm was removed by manager due hit for Good Will's truck. Arm in the Clubhouse. It may need timer to be adjusted.)

RECEIVED
 03/23/23

	Subtotal	\$1,362.68
	Sales Tax (0.0%)	\$0.00
	Total	\$1,362.68
	Payments/Credits	\$0.00
	Balance Due	\$1,362.68

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
KBar CDD II- Windsome Manor 10820 Mistflower Ln Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
03/23/2023	13134030623		Net 30	04/22/2023

QTY	Description
1	Panasonic HD Varifocal Lens Outdoor Dome Network Camera
2	Service Labor - 1 hour minimum (ErikV - Erik Varno - Mar 6, 2023 10:06 AM
	I replaced the kiosk license camera I used the old IP address 10.100.242.42. might have to add other streams not sure what else u send this video to office
	DanielG - Daniel Gainza - 2/28/2023 8:28:19 AM -
	<<< details >>>
	Driver's license camera must be replaced. Camera in stock.)

RECEIVED
 03/23/23

	Subtotal	\$1,002.82
	Sales Tax (0.0%)	\$0.00
	Total	\$1,002.82
	Payments/Credits	\$0.00
	Balance Due	\$1,002.82

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
KBar CDD II- Windsome Manor 10820 Mistflower Ln Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
03/23/2023	13162030923		Net 30	04/22/2023

QTY	Description
1.5	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Mar 9, 2023 10:42 AM</p> <p>Went onsite found barrier arm off and the gate fuse for the motor blown . I went to AutoZone and purchased a pack of replacement fuses. Returned installed fuse and attached barrier arm with new plastic nuts. Had mark from vsg take off hold open and tested the intercom system works. Batterys were dead but letting them recharge should be working in a day or so. Cleaned out interior of barrier arm</p> <p>DanielG - Daniel Gainza - 3/9/2023 7:55:28 AM -</p> <p>The guards notified me that Winsom Manor entry is stuck halfway open. I have the exit side held open for now.)</p>

RECEIVED
 03/23/23

	Subtotal	\$262.50
	Sales Tax (0.0%)	\$0.00
	Total	\$262.50
	Payments/Credits	\$0.00
	Balance Due	\$262.50

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 #
	03/01/2023	16544	03/31/2023	VID0167

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

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



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 ATTN: Susan Cali 10820 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
3/9/2023	16599		Net 30	4/8/2023

QTY	Description
100	Windshield Sticker WS-UHF-0-0 26 bit FC: 52 Range: 34500-34599

RECEIVED
03/09/23

This invoice is for 100 Windshield Stickers. The invoice must be paid prior to placing the order.

Subtotal	\$1,047.00
Sales Tax (0.0%)	\$0.00
Total	\$1,047.00
Payments/Credits	\$0.00
Balance Due	\$1,047.00

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

INVOICE
#022823-2

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

Date: February 28, 2023

Repaired underdrain at curb inlet
next to 19210 Mossy Pine Dr.

Total \$ 1,200

RECEIVED
02/28/23



February 19, 2023
Invoice Number: 0089628021923
Account Number: **8338 12 032 0089628**
Security Code:
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

Contact Us

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

Summary

Service from 02/19/23 through 03/18/23
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 03/05/23	
Total Due by Auto Pay	\$169.97

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 19 02202023 NNNNNNNN 01 998682

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

February 19, 2023

KBAR RANCH II CDD

Invoice Number: 0089628021923
Account Number: 8338 12 032 0089628
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay

\$169.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032008962800169979

Invoice Number: 0089628021923
 Account Number: 8338 12 032 0089628
 Security Code:

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

8338 1200 NO RP 19 02202023 NNNNNNNN 01 998682

Charge Details

Previous Balance		169.97
Payment - Thank You	02/06	-169.97
Remaining Balance		\$0.00

Payments received after 02/19/23 will appear on your next bill.

Service from 02/19/23 through 03/18/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Promotional Discount	-40.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Wireless Internet Backup	20.00
	\$129.98

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

Spectrum Business™ Voice

Phone number (813) 536-1076	
Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

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: 0089628021923
Account Number: 8338 12 032 0089628
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

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

8338 1200 NO RP 19 02202023 NNNNNNNN 01 998682

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: 0089628021923
Account Number:: 8338 12 032 0089628
Security Code:

[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 19 02202023 NNNNNNNN 01 998682





February 19, 2023
Invoice Number: 0089636021923
Account Number: **8338 12 032 0089636**
Security Code:
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

Contact Us

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

Summary Service from 02/19/23 through 03/18/23 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 03/05/23	
Total Due by Auto Pay	\$169.97

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

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 19 02202023 NNNNNNNN 01 998681

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

February 19, 2023

KBAR RANCH II CDD

Invoice Number: 0089636021923
Account Number: 8338 12 032 0089636
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032008963600169979

Invoice Number: 0089636021923
 Account Number: 8338 12 032 0089636
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.net

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

8338 1200 NO RP 19 02202023 NNNNNNNN 01 998681

Charge Details

Previous Balance		169.97
Payment - Thank You	02/06	-169.97
Remaining Balance		\$0.00

Payments received after 02/19/23 will appear on your next bill.

Service from 02/19/23 through 03/18/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Promotional Discount	-40.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Wireless Internet Backup	20.00
	\$129.98

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

Phone number (813) 536-1073

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

Billing Information

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Continued on the next page....

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Invoice Number: 0089636021923
Account Number: 8338 12 032 0089636
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

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

8338 1200 NO RP 19 02202023 NNNNNNNN 01 998681

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: 0089636021923
Account Number:: 8338 12 032 0089636
Security Code:

[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 19 02202023 NNNNNNNN 01 998681





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

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 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

NEWS AND INFORMATION

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

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

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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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032008964400149971

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

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.

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Authorization to Convert your Check to an Electronic Funds

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

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:

[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:

[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





March 12, 2023
Invoice Number: 0089644031223
Account Number: **8338 12 032 0089644**
Security Code:
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

Contact Us

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

Summary Service from 03/12/23 through 04/11/23 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 03/29/23	
Total Due by Auto Pay	\$149.97

NEWS AND INFORMATION

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

Keep your customers entertained with Spectrum Business TV Essentials! Call [1-855-259-8145](tel:1-855-259-8145) today.

NEW! Get a second mobile unlimited line **FREE** when you buy one mobile unlimited line! Call [1-833-539-1794](tel:1-833-539-1794) to learn how.



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 03132023 NNNNNNNN 01 998807

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

March 12, 2023

KBAR RANCH II CDD

Invoice Number: 0089644031223
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: 0089644031223
 Account Number: 8338 12 032 0089644
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.net

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

8338 1200 NO RP 12 03132023 NNNNNNNN 01 998807

Charge Details

Previous Balance		149.97
EFT Payment	03/01	-149.97
Remaining Balance		\$0.00

Payments received after 03/12/23 will appear on your next bill.

Service from 03/12/23 through 04/11/23

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/supportFor questions or concerns, please call **1-866-519-1263**.



Invoice Number: 0089644031223
Account Number: 8338 12 032 0089644
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

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

8338 1200 NO RP 12 03132023 NNNNNNNN 01 998807

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089644

**Contact Us**Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 12 03132023 NNNNNNNN 01 998807

**BUSINESS TV
ESSENTIALS****\$24⁹⁹**
/mo when
bundled with
Internet[‡]

The best value for small businesses.
Add Business TV Essentials and save.

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



CALL 1-866-629-5411
VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. ‡Spectrum Business TV Essentials \$24.99/mo. offer requires subscription to Spectrum Business Internet. Additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com requires supported laptop/computer-based browser. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Number of channels may vary. All channels not available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2023 Charter Communications, Inc.

BAP-TVE2303
SA2NF000

Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089644



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 12 03132023 NNNNNNNN 01 998807



EXCLUSIVE NEW OFFER

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹
per mo. per
line with
Internet



**Get a second
MOBILE UNLIMITED LINE FREE**

for 1 Year when you buy one mobile line[^]

Get the best value for your small business.

- ☒ Nationwide 5G[®] coverage
- ☒ Unlimited data, talk, and text
- ☒ No contracts
- ☒ Taxes and fees included



CALL 1-855-722-9106

VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer.
[^]Free Unlimited line reflected with up to 12 months credit on bill statement; standard rates apply after promo period. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account; standard Mobile rates apply if purchased Unlimited line cancelled or downgraded. Free Unlimited line must be ordered at same time as purchased line, and cannot be applied to existing lines on customer account. Offer cannot be combined with other mobile service promotions. SPECTRUM MOBILE: Per line activation fee, Spectrum Business Internet and Auto Pay required. Other restrictions apply. Visit spectrum.com/mobile/plans for details. UNLIMITED: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2023 Charter Communications, Inc.

BAP-M2303
SA2NF00S

Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089644



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 12 03132023 NNNNNNNN 01 998807



March 1, 2023
Invoice Number: 0097324030123
Account Number: **8338 12 032 0097324**
Security Code:
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Auto Pay Notice**Contact Us**

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

Summary

Service from 03/01/23 through 03/28/23
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 03/16/23	
Total Due by Auto Pay	\$169.97

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 01 03022023 NNNNNNNN 01 994401

Envera KBar Ranch II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

March 1, 2023

Envera KBar Ranch II CDD

Invoice Number: 0097324030123
Account Number: 8338 12 032 0097324
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032009732400169979



Invoice Number: 0097324030123
 Account Number: 8338 12 032 0097324
 Security Code:

Envera KBar Ranch II CDD

Contact Us

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

8338 1200 NO RP 01 03022023 NNNNNNNN 01 994401

Charge Details

Previous Balance		169.97
EFT Payment	02/15	-169.97
Remaining Balance		\$0.00

Payments received after 03/01/23 will appear on your next bill.

Service from 03/01/23 through 03/28/23

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
Wireless Internet Backup	20.00
	\$129.98

Spectrum Business™ Internet Total \$129.98

Spectrum Business™ Voice

Phone number (813) 803-7074	
Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

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

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.

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Authorization to Convert your Check to an Electronic Funds

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

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

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.

Continued on the next page....

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

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



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





Invoice Number: 0097324030123
Account Number: 8338 12 032 0097324
Security Code:

[Envera KBar Ranch II CDD](#)

Contact Us

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

8338 1200 NO RP 01 03022023 NNNNNNNN 01 994401

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: 0097324030123
Account Number:: 8338 12 032 0097324
Security Code:

[Envera Kbar Ranch II Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 01 03022023 NNNNNNNN 01 994401



February 21, 2023
Invoice Number: 0105242022123
Account Number: **8338 12 032 0105242**
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice**Contact Us**

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

Summary *Service from 02/21/23 through 03/20/23
details on following pages*

Previous Balance	289.95
Payments Received -Thank You!	-289.95
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Spectrum Business™ Voice	119.97
Current Charges	\$289.95
<i>YOUR AUTO PAY WILL BE PROCESSED 03/07/23</i>	
Total Due by Auto Pay	\$289.95

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 21 02222023 NNNNNNNN 01 998545

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

February 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 0105242022123
Account Number: 8338 12 032 0105242
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **\$289.95**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032010524200289959



Invoice Number: 0105242022123
 Account Number: 8338 12 032 0105242
 Security Code:

K BAR RANCH II AMENITY

Contact UsVisit us at SpectrumBusiness.net

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

8338 1200 NO RP 21 02222023 NNNNNNNN 01 998545

Charge Details

Previous Balance		289.95
Payment - Thank You	02/07	-289.95
Remaining Balance		\$0.00

Payments received after 02/21/23 will appear on your next bill.

Service from 02/21/23 through 03/20/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$169.98****Spectrum Business™ Voice****Phone number (813) 388-9646**

Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 388-9713

Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 388-9728**Spectrum Business™ Voice Continued**

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
please visit SpectrumBusiness.netSpectrum Business™ Voice Total **\$119.97****Current Charges** **\$289.95****Total Due by Auto Pay** **\$289.95****Billing Information**

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

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

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

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

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

Continued on the next page....

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

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



Invoice Number: 0105242022123
Account Number: 8338 12 032 0105242
Security Code:

K BAR RANCH II AMENITY

Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 21 02222023 NNNNNNNN 01 998545

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$1.20, Federal USF \$6.73, Florida CST \$13.87, Sales Tax \$0.11, TRS Surcharge \$0.30.

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.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Invoice Number: 0105242022123
Account Number:: 8338 12 032 0105242
Security Code:

[K Bar Ranch II Amenity](#)



Contact Us

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

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

8338 1200 NO RP 21 02222023 NNNNNNNN 01 998545





March 1, 2023
Invoice Number: 0108063030123
Account Number: **8338 12 032 0108063**
Security Code:
Service At: 10528 MISTFLOWER LN
TAMPA FL 33647-3544

Auto Pay Notice

Contact Us

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

Summary

Service from 03/01/23 through 03/31/23
details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
YOUR AUTO PAY WILL BE PROCESSED 03/18/23	
Total Due by Auto Pay	\$169.98

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 01 03022023 NNNNNNNN 01 997264

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

March 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 0108063030123
Account Number: 8338 12 032 0108063
Service At: 10528 MISTFLOWER LN
TAMPA FL 33647-3544

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032010806300169987

Invoice Number: 0108063030123
 Account Number: 8338 12 032 0108063
 Security Code:

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

8338 1200 NO RP 01 03022023 NNNNNNNN 01 997264

Charge Details

Previous Balance		169.98
EFT Payment	02/18	-169.98
Remaining Balance		\$0.00

Payments received after 03/01/23 will appear on your next bill.

Service from 03/01/23 through 03/31/23

Spectrum Business™ Internet

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

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

Current Charges **\$169.98**

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

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact 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/support





March 10, 2023
Invoice Number: 0111372031023
Account Number: **8338 12 032 0111372**
Security Code:
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

NEWS AND INFORMATION

Exclusive offer for Bars and Restaurants! Entertain your customers with Spectrum Business TV Essentials. Call **1-855-280-4162** today.

Summary

Service from 03/10/23 through 04/09/23
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 03/27/23	
Total Due by Auto Pay	\$189.98



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 10 03112023 NNNNNNNN 01 999251

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

March 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 0111372031023
Account Number: 8338 12 032 0111372
Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay	\$189.98
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032011137200189985



Invoice Number: 0111372031023
 Account Number: 8338 12 032 0111372
 Security Code:

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 03112023 NNNNNNNN 01 999251

Charge Details

Previous Balance		189.98
EFT Payment	02/27	-189.98
Remaining Balance		\$0.00

Payments received after 03/10/23 will appear on your next bill.

Service from 03/10/23 through 04/09/23

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.

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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**.

Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8338 12 032 0111372



Contact Us

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

8338 1200 NO RP 10 03112023 NNNNNNNN 01 999251



**BUSINESS TV
ESSENTIALS**

\$24⁹⁹
/mo when
bundled
with
Internet[®]



**The best value for small businesses.
Add Business TV Essentials and save.**

- ☒ Stream 60+ local news, sports and entertainment channels
- ☒ Crystal-clear HD picture and sound and customize your TV package with optional add-ons
- ☒ No cable box required
- ☒ No contracts



EXCLUSIVE OFFER FOR BARS & RESTAURANTS

CALL 1-866-222-4938

VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \$Spectrum Business TV Essentials \$24.99/mo. offer requires subscription to Spectrum Business Internet. Additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com requires supported laptop/computer-based browser. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Number of channels may vary. All channels not available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2023 Charter Communications, Inc.

BAP-BR2303
SA2NF00J

Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8338 12 032 0111372



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 10 03112023 NNNNNNNN 01 999251



February 22, 2023
Invoice Number: 0115575022223
Account Number: **8338 12 030 0115575**
Security Code:
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice**Contact Us**

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

Summary

Service from 02/22/23 through 03/21/23
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 03/08/23	
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 22 02232023 NNNNNNNN 01 999402

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

February 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 0115575022223
Account Number: 8338 12 030 0115575
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812030011557500189985



Invoice Number: 0115575022223
 Account Number: 8338 12 030 0115575
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

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

8338 1200 NO RP 22 02232023 NNNNNNNN 01 999402

Charge Details

Previous Balance		189.98
EFT Payment	02/08	-189.98
Remaining Balance		\$0.00

Payments received after 02/22/23 will appear on your next bill.

Service from 02/22/23 through 03/21/23

Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Bundle Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
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

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

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



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





March 10, 2023
Invoice Number: 0135326031023
Account Number: **8338 12 030 0135326**
Security Code:
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

NEWS AND INFORMATION

NEW! Get a **FREE** mobile unlimited line when you buy Spectrum Business Voice! Call **1-866-281-2298** to learn how.

Summary

Service from 03/10/23 through 04/09/23
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 03/27/23	
Total Due by Auto Pay	\$57.98



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 10 03112023 NNNNNNNN 01 999252

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

March 10, 2023

KBAR RANCH II CDD

Invoice Number: 0135326031023
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: 0135326031023
 Account Number: 8338 12 030 0135326
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.net

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

8338 1200 NO RP 10 03112023 NNNNNNNN 01 999252

Charge Details

Previous Balance		57.98
EFT Payment	02/27	-57.98
Remaining Balance		\$0.00

Payments received after 03/10/23 will appear on your next bill.

Service from 03/10/23 through 04/09/23

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business	199.99
Internet Ultra	
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**

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Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 030 0135326



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 10 03112023 NNNNNNNN 01 999252



BUSINESS VOICE

\$29⁹⁹
/mo. per
line when
bundled
for 1 yr.*

**Plus get one
FREE MOBILE UNLIMITED LINE**

*for 1 Year when you buy Business Voice**

**The best value for small businesses.
Add Business Voice and save.**

Get even more value for your business with:

- ☒ Unlimited local and long-distance calling
- ☒ 35+ FREE advanced calling features
- ☒ Keep your existing phone number and equipment
- ☒ No contracts and no added taxes



CALL 1-866-553-7346
VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. *\$29.99 Voice offer includes Voice service only for 12 months & incl. one business phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada plus 2,000 long-distance minutes to Mexico. Limited time offer. Offer not available in all areas. Includes phone taxes, charges and fees. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 mobile unlimited line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet and Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer: Free Unlimited line must be ordered at same time as Business Internet and Business Voice purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited. Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-VM2303
SA2NF00M

Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 030 0135326



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 10 03112023 NNNNNNNN 01 999252



Invoice Number	2052546
Invoice Date	March 9, 2023
Purchase Order	215615296
Customer Number	155216
Project Number	215615296

Bill To

K-Bar Ranch II Community Development District
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	February 24, 2023
Current Invoice Total (USD)	952.00		

Prepare Engineer's Certificate, prepare for and attend February CDD meeting; follow up with City of Tampa regarding storm sewer and roadway maintenance; follow up regarding sidewalk damage during homebuilding; follow up regarding underdrain repair to curb inlet

Top Task 2023 2023 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.50	152.00	76.00
Stewart, Tonja L	4.00	219.00	876.00
Subtotal Professional Services	<u>4.50</u>		<u>952.00</u>

Top Task Subtotal	2023 FY General Consulting	952.00
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>952.00</u>
INVOICE TOTAL (USD)	952.00

Due upon receipt or in accordance with terms of the contract

RECEIVED
03/10/23

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

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
3/3/2023	9113

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

P.O. No.	Terms	Project
March 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
03/05/23

Thank you for your business.

Phone #
(727) 271-1395

Total	\$1,700.00
-------	------------

Suncoast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

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

Date	Invoice #
3/1/2023	05488
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
3/31/2023	

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

Thank you for your business.

RECEIVED
03/02/23

Total: \$1,525.00

Balance Due \$1,525.00

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



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 03/20/2023
Account: 211025392658

Current month's charges:	\$55.72
Total amount due:	\$55.72
Payment Due By:	04/10/2023

Your Account Summary

Previous Amount Due	\$57.29
Payment(s) Received Since Last Statement	-\$57.29
Current Month's Charges	\$55.72
Total Amount Due	\$55.72

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$55.72
Total amount due:	\$55.72
Payment Due By:	04/10/2023

Amount Enclosed \$ _____

614346958440

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

6143469584402110253926580000000055721

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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



ACCOUNT INVOICE

tampaelectric.com



Account: 211025392658
Statement Date: 03/20/2023
Current month's charges due 04/10/2023

Details of Charges – Service from 02/14/2023 to 03/14/2023

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	03/14/2023	865		680		185 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	185 kWh @ \$0.07990/kWh	\$14.78
Fuel Charge	185 kWh @ \$0.04832/kWh	\$8.94
Storm Protection Charge	185 kWh @ \$0.00400/kWh	\$0.74
Clean Energy Transition Mechanism	185 kWh @ \$0.00427/kWh	\$0.79
Florida Gross Receipt Tax		\$1.21
Electric Service Cost		\$48.21
Franchise Fee		\$3.16
Municipal Public Service Tax		\$4.35

Total Electric Cost, Local Fees and Taxes

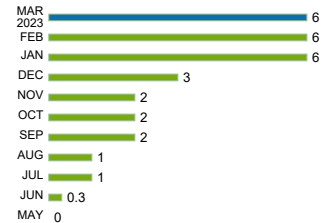
\$55.72

Total Current Month's Charges

\$55.72

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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.

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 03/20/2023
Account: 211025490809

Current month's charges:	\$58.48
Total amount due:	\$58.48
Payment Due By:	04/10/2023

Your Account Summary

Previous Amount Due	\$63.67
Payment(s) Received Since Last Statement	-\$63.67
Current Month's Charges	\$58.48
Total Amount Due	\$58.48

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025490809

Current month's charges:	\$58.48
Total amount due:	\$58.48
Payment Due By:	04/10/2023

Amount Enclosed \$ _____

614346958441

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

6143469584412110254908090000000058483

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211025490809
Statement Date: 03/20/2023
Current month's charges due 04/10/2023

Details of Charges – Service from 02/14/2023 to 03/14/2023

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	03/14/2023	1,759		1,583		176 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	176 kWh @ \$0.07990/kWh	\$14.06
Fuel Charge	176 kWh @ \$0.04832/kWh	\$8.50
Storm Protection Charge	176 kWh @ \$0.00400/kWh	\$0.70
Clean Energy Transition Mechanism	176 kWh @ \$0.00427/kWh	\$0.75
Florida Gross Receipt Tax		\$1.17
Electric Service Cost		\$46.93
Franchise Fee		\$3.07
Municipal Public Service Tax		\$4.25
State Tax		\$4.23

Total Electric Cost, Local Fees and Taxes

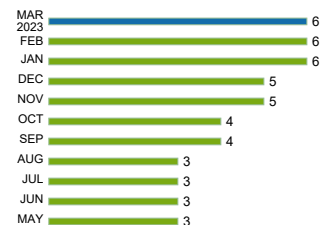
\$58.48

Total Current Month's Charges

\$58.48

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/20/2023
Account: 221005600376

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

Current month's charges:	\$65.33
Total amount due:	\$65.33
Payment Due By:	04/10/2023

Your Account Summary

Previous Amount Due	\$60.63
Payment(s) Received Since Last Statement	-\$60.63
Current Month's Charges	\$65.33
Total Amount Due	\$65.33

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Account: 221005600376

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Total amount due:	\$65.33
Payment Due By:	04/10/2023

Amount Enclosed \$ _____

664964046155

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

6649640461552210056003760000000065336

Contact Information

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ACCOUNT INVOICE

tampaelectric.com



Account: 221005600376
Statement Date: 03/20/2023
Current month's charges due 04/10/2023

Details of Charges – Service from 02/14/2023 to 03/14/2023

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	03/14/2023	3,640		3,355		285 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.71000	\$20.59
Energy Charge	285 kWh @ \$0.06847/kWh	\$19.51
Fuel Charge	285 kWh @ \$0.04525/kWh	\$12.90
Storm Protection Charge	285 kWh @ \$0.00373/kWh	\$1.06
Clean Energy Transition Mechanism	285 kWh @ \$0.00430/kWh	\$1.23
Florida Gross Receipt Tax		\$1.42
Electric Service Cost		\$56.71
Franchise Fee		\$3.71
Municipal Public Service Tax		\$4.91

Total Electric Cost, Local Fees and Taxes

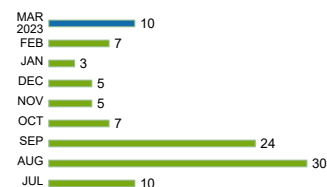
\$65.33

Total Current Month's Charges

\$65.33

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 03/21/2023
Account: 221008392039

Current month's charges:	\$1,716.89
Total amount due:	\$1,716.89
Payment Due By:	04/11/2023

Your Account Summary

Previous Amount Due	\$1,716.89
Payment(s) Received Since Last Statement	-\$1,716.89
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

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Payment Due By:	04/11/2023

Amount Enclosed \$ _____

657556699866

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

6575566998662210083920390000001716890

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ACCOUNT INVOICE

tampaelectric.com



Account: 221008392039
Statement Date: 03/21/2023
Current month's charges due 04/11/2023

Details of Charges – Service from 02/15/2023 to 03/15/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 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: 03/20/2023
Account: 221008777825

Current month's charges:	\$46.61
Total amount due:	\$46.61
Payment Due By:	04/10/2023

Your Account Summary

Previous Amount Due	\$47.40
Payment(s) Received Since Last Statement	-\$47.40
Current Month's Charges	\$46.61
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622988903012

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10580 KBAR RANCH PKWY
TAMPA, FL 33647

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

6229889030122210087778250000000046619

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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: 03/20/2023
Current month's charges due 04/10/2023

Details of Charges – Service from 02/14/2023 to 03/14/2023

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	03/14/2023	3,388		3,260		128 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	128 kWh @ \$0.07990/kWh	\$10.23
Fuel Charge	128 kWh @ \$0.04832/kWh	\$6.18
Storm Protection Charge	128 kWh @ \$0.00400/kWh	\$0.51
Clean Energy Transition Mechanism	128 kWh @ \$0.00427/kWh	\$0.55
Florida Gross Receipt Tax		\$1.01
Electric Service Cost		\$40.23
Franchise Fee		\$2.64
Municipal Public Service Tax		\$3.74

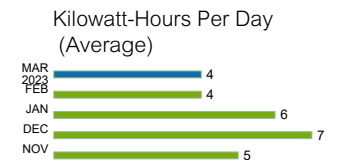
Total Electric Cost, Local Fees and Taxes

\$46.61

Total Current Month's Charges

\$46.61

Tampa Electric Usage History



Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.

K-Bar Ranch II CDD

3/7/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,502.97	3/21/2023	19292 Mossy Pine Dr	53100	4301
221019281875	\$ 1,418.68	3/21/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 57.23	3/21/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 68.17	3/21/2023	10541 K Bar Ranch Pkwy, K	53100	4301
211023511093	\$ 668.39	3/21/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 72.79	3/21/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 63.54	3/21/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 827.39	3/21/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 71.67	3/21/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 154.77	3/21/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,035.13	3/21/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 38.11	3/21/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,569.35	3/21/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 115.46	3/21/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 73.60	3/21/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 877.44	3/21/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,549.40	3/21/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,046.89	3/21/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,644.58	3/21/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total	\$ 18,855.56
--------------	---------------------

\$ 6,492.49	53100-4301	Utilities
\$ 1,418.68	53100-4304	Recreation
\$ 10,944.39	53100-4307	Street Lights
		TECO Credits

Total	\$ 18,855.56
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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 03/07/23
Account: 321000017111

Current month's charges:	\$18,855.56
Total amount due:	\$18,855.56
Payment Due By:	03/21/23

Your Account Summary

Previous Amount Due	\$18,651.19
Payment(s) Received Since Last Statement	-\$18,651.19
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$18,855.56
Total Amount Due	\$18,855.56

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:	\$18,855.56
Total amount due:	\$18,855.56
Payment Due By:	03/21/23

Amount Enclosed \$ _____

700250002522

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

7002500025223210000171110000018855562

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.

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Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
	211017791636	19292 MOSSY PINE DR TAMPA, FL 33647	\$1502.97
	211019281875	10820 MISTFLOWER LN, AMENITY TAMPA, FL 33647	\$1418.68
	211019923880	10820 MISTFLOWER LN, SIGN/GATE TAMPA, FL 33647	\$57.23
	211020399740	10821 MISTFLOWER LN TAMPA, FL 33647	\$68.17
	211023511093	K BAR RANCH SEGMENT E TAMPA, FL 33647	\$668.39
	211023511135	10541 K BAR RANCH PKWY, WELL TAMPA, FL 33647	\$72.79
	221003321017	10541 K BAR RANCH PKWY TAMPA, FL 33647	\$63.54
	221003637594	10711 MISTFLOWER LN TAMPA, FL 33647	\$827.39
	221005599891	10339 K BAR RANCH PKWY TAMPA, FL 33647	\$71.67
	221005600327	10340 K BAR RANCH PKWY TAMPA, FL 33647	\$154.77
	221005600335	HAWK VALLEY RANCH DR TAMPA, FL 33647	\$6035.13
	221005600350	10310 K BAR RANCH PK TAMPA, FL 33647	\$38.11
	221005600368	19290 BRIARBROOK DR TAMPA, FL 33647	\$2569.35
	221005629565	19294 MOSSY PINE DR, WELL TAMPA, FL 33647	\$115.46
	221007136783	10340 K BAR RANCH PKWY, GATE TAMPA, FL 33647	\$73.60
	221007621776	10820 MISTFLOWER LN TAMPA, FL 33647	\$877.44
	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: 03/02/23

Details of Charges – Service from 01/14/23 to 02/14/23

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	02/14/23	10,698		10,383		315 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000		
Energy Charge						315 kWh @ \$0.07990/kWh		
Fuel Charge						315 kWh @ \$0.04832/kWh		
Storm Protection Charge						315 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						315 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$68.72		
Franchise Fee						\$4.50		
Municipal Public Service Tax						\$5.98		
Total Electric Cost, Local Fees and Taxes							\$79.20	
Current Month's Electric Charges							\$79.20	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 01/14/23 to 02/14/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

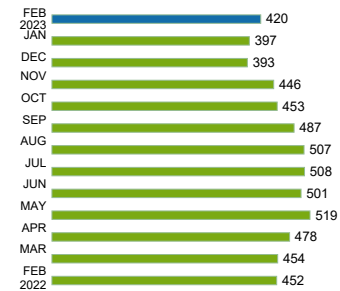
Service for: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	02/13/23	67,147		53,711		13,436 kWh	1	32 Days
1000778163	02/13/23	25.6		0		25.6 kW	1	32 Days
Daily Basic Service Charge		32 days @ \$1.08000				\$34.56		
Billing Demand Charge		26 kW @ \$14.13000/kW				\$367.38		
Energy Charge		13,436 kWh @ \$0.00736/kWh				\$98.89		
Fuel Charge		13,436 kWh @ \$0.04832/kWh				\$649.23		
Capacity Charge		26 kW @ -\$0.06000/kW				-\$1.56		
Storm Protection Charge		26 kW @ \$0.62000/kW				\$16.12		
Energy Conservation Charge		26 kW @ \$0.88000/kW				\$22.88		
Environmental Cost Recovery		13,436 kWh @ \$0.00084/kWh				\$11.29		
Clean Energy Transition Mechanism		26 kW @ \$1.12000/kW				\$29.12		
Florida Gross Receipt Tax						\$31.48		
Electric Service Cost						\$1,259.39		
Franchise Fee						\$82.49		
Municipal Public Service Tax						\$76.80		
Total Electric Cost, Local Fees and Taxes						\$1,418.68		
Current Month's Electric Charges						\$1,418.68		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Account: 211019923880
Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

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

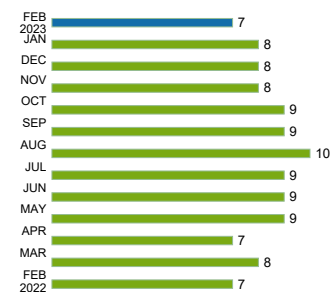
Rate Schedule: General Service - Non Demand

Meter Location: SIGN/GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	02/13/23	8,525		8,292		233 kWh	1	32 Days
Daily Basic Service Charge			32 days @ \$0.75000		\$24.00	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>FEB 2023</div><div>JAN</div><div>DEC</div><div>NOV</div><div>OCT</div><div>SEP</div><div>AUG</div><div>JUL</div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div>7</div><div>8</div><div>8</div><div>8</div><div>9</div><div>9</div><div></div><div>9</div></div></div>		
Energy Charge			233 kWh @ \$0.07990/kWh		\$18.62			
Fuel Charge			233 kWh @ \$0.04832/kWh		\$11.26			
Storm Protection Charge			233 kWh @ \$0.00400/kWh		\$0.93			
Clean Energy Transition Mechanism			233 kWh @ \$0.00427/kWh		\$0.99			
Florida Gross Receipt Tax					\$1.43			
Electric Service Cost					\$57.23			
Current Month's Electric Charges					\$57.23			

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211020399740
Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

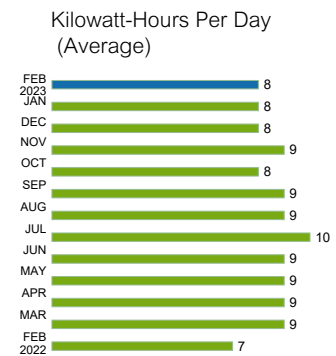
Service for: 10821 MISTFLOWER LN, TAMPA, FL 33647

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	02/13/23	6,968		6,722		246 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000	\$24.00	
Energy Charge						246 kWh @ \$0.07990/kWh	\$19.66	
Fuel Charge						246 kWh @ \$0.04832/kWh	\$11.89	
Storm Protection Charge						246 kWh @ \$0.00400/kWh	\$0.98	
Clean Energy Transition Mechanism						246 kWh @ \$0.00427/kWh	\$1.05	
Florida Gross Receipt Tax							\$1.48	
Electric Service Cost							\$59.06	
Franchise Fee							\$3.87	
Municipal Public Service Tax							\$5.24	
Total Electric Cost, Local Fees and Taxes							\$68.17	
Current Month's Electric Charges							\$68.17	

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 211023511093

Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

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	02/13/23	9,449		9,174		275 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000				\$24.00	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		275 kWh @ \$0.07990/kWh				\$21.97		
Fuel Charge		275 kWh @ \$0.04832/kWh				\$13.29		
Storm Protection Charge		275 kWh @ \$0.00400/kWh				\$1.10		
Clean Energy Transition Mechanism		275 kWh @ \$0.00427/kWh				\$1.17		
Florida Gross Receipt Tax						\$1.58		
Electric Service Cost						\$63.11		
Franchise Fee						\$4.13		
Municipal Public Service Tax						\$5.55		
Total Electric Cost, Local Fees and Taxes						\$72.79		
Current Month's Electric Charges						\$72.79		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221003321017

Statement Date: 03/02/23

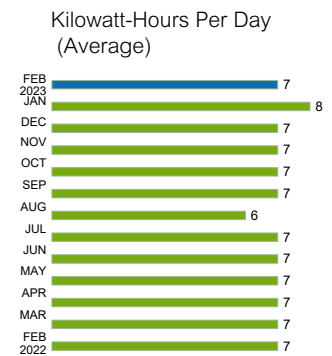
Details of Charges – Service from 01/13/23 to 02/13/23

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	02/13/23	10,945		10,728		217 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000	\$24.00	
Energy Charge						217 kWh @ \$0.07990/kWh	\$17.34	
Fuel Charge						217 kWh @ \$0.04832/kWh	\$10.49	
Storm Protection Charge						217 kWh @ \$0.00400/kWh	\$0.87	
Clean Energy Transition Mechanism						217 kWh @ \$0.00427/kWh	\$0.93	
Florida Gross Receipt Tax							\$1.38	
Electric Service Cost							\$55.01	
Franchise Fee							\$3.60	
Municipal Public Service Tax							\$4.93	
Total Electric Cost, Local Fees and Taxes							\$63.54	
Current Month's Electric Charges							\$63.54	

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 221003637594

Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

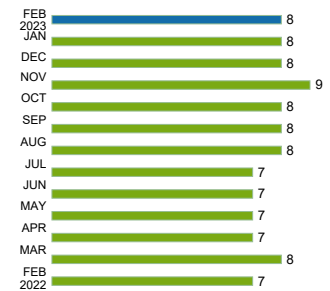
Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	02/13/23	11,532		11,289		243 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000		
						\$24.00		
Energy Charge						243 kWh @ \$0.07990/kWh		
						\$19.42		
Fuel Charge						243 kWh @ \$0.04832/kWh		
						\$11.74		
Storm Protection Charge						243 kWh @ \$0.00400/kWh		
						\$0.97		
Clean Energy Transition Mechanism						243 kWh @ \$0.00427/kWh		
						\$1.04		
Florida Gross Receipt Tax						\$1.47		
Electric Service Cost						\$58.64		
Franchise Fee						\$3.84		
Municipal Public Service Tax						\$5.21		
Total Electric Cost, Local Fees and Taxes						\$67.69		
Current Month's Electric Charges						\$67.69		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 01/13/23 to 02/13/23

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

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	02/13/23	13,452		13,184		268 kWh	1	32 Days																												
Daily Basic Service Charge			32 days @ \$0.75000			\$24.00	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><tr><th>Month</th><th>Average kWh/Day</th></tr><tr><td>FEB 2023</td><td>8</td></tr><tr><td>JAN</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 2022</td><td>8</td></tr></table>		Month	Average kWh/Day	FEB 2023	8	JAN	9	DEC	8	NOV	12	OCT	11	SEP	13	AUG	8	JUL	8	JUN	9	MAY	9	APR	8	MAR	8	FEB 2022	8
Month	Average kWh/Day																																			
FEB 2023	8																																			
JAN	9																																			
DEC	8																																			
NOV	12																																			
OCT	11																																			
SEP	13																																			
AUG	8																																			
JUL	8																																			
JUN	9																																			
MAY	9																																			
APR	8																																			
MAR	8																																			
FEB 2022	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						\$1.55																														
Electric Service Cost						\$62.12																														
Franchise Fee						\$4.07																														
Municipal Public Service Tax						\$5.48																														
Total Electric Cost, Local Fees and Taxes						\$71.67																														
Current Month's Electric Charges						\$71.67																														

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600327
Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

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	02/13/23	22,674		21,886		788 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000				\$24.00	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		788 kWh @ \$0.07990/kWh				\$62.96		
Fuel Charge		788 kWh @ \$0.04832/kWh				\$38.08		
Storm Protection Charge		788 kWh @ \$0.00400/kWh				\$3.15		
Clean Energy Transition Mechanism		788 kWh @ \$0.00427/kWh				\$3.36		
Florida Gross Receipt Tax						\$3.37		
Electric Service Cost						\$134.92		
Franchise Fee						\$8.84		
Municipal Public Service Tax						\$11.01		
Total Electric Cost, Local Fees and Taxes						\$154.77		
Current Month's Electric Charges						\$154.77		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600335

Statement Date: 03/02/23

Details of Charges – Service from 01/14/23 to 02/14/23

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

Rate Schedule: Lighting Service

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



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600350

Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

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

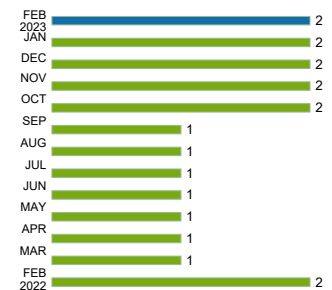
Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	02/13/23	1,496		1,438		58 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000		\$24.00
Energy Charge						58 kWh @ \$0.07990/kWh		\$4.63
Fuel Charge						58 kWh @ \$0.04832/kWh		\$2.80
Storm Protection Charge						58 kWh @ \$0.00400/kWh		\$0.23
Clean Energy Transition Mechanism						58 kWh @ \$0.00427/kWh		\$0.25
Florida Gross Receipt Tax								\$0.82
Electric Service Cost								\$32.73
Franchise Fee								\$2.14
Municipal Public Service Tax								\$3.24
Total Electric Cost, Local Fees and Taxes								\$38.11
Current Month's Electric Charges								\$38.11

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 221005600368

Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

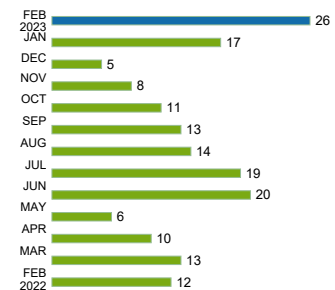
Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	02/13/23	26,508		25,691		817 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000		
Energy Charge						817 kWh @ \$0.07990/kWh		
Fuel Charge						817 kWh @ \$0.04832/kWh		
Storm Protection Charge						817 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						817 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$138.99		
Franchise Fee						\$9.10		
Municipal Public Service Tax						\$11.32		
Total Electric Cost, Local Fees and Taxes						\$159.41		
Current Month's Electric Charges						\$159.41		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 01/13/23 to 02/13/23

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: Lighting Service

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



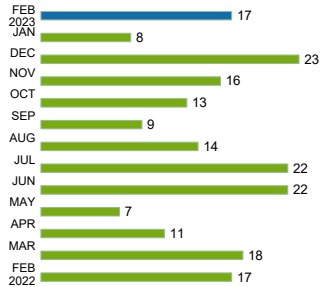
Account: 221005629565

Statement Date: 03/02/23

Details of Charges – Service from 01/14/23 to 02/14/23

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	02/14/23	25,534		24,992		542 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000				\$24.00	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge		542 kWh @ \$0.07990/kWh				\$43.31		
Fuel Charge		542 kWh @ \$0.04832/kWh				\$26.19		
Storm Protection Charge		542 kWh @ \$0.00400/kWh				\$2.17		
Clean Energy Transition Mechanism		542 kWh @ \$0.00427/kWh				\$2.31		
Florida Gross Receipt Tax						\$2.51		
Electric Service Cost						\$100.49		
Franchise Fee						\$6.58		
Municipal Public Service Tax						\$8.39		
Total Electric Cost, Local Fees and Taxes						\$115.46		
Current Month's Electric Charges						\$115.46		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007136783

Statement Date: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

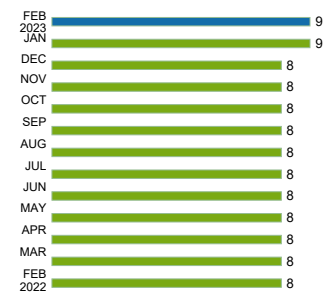
Service for: 10340 K BAR RANCH PKWY, GATE, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	02/13/23	8,932		8,652		280 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000		
						\$24.00		
Energy Charge						280 kWh @ \$0.07990/kWh		
						\$22.37		
Fuel Charge						280 kWh @ \$0.04832/kWh		
						\$13.53		
Storm Protection Charge						280 kWh @ \$0.00400/kWh		
						\$1.12		
Clean Energy Transition Mechanism						280 kWh @ \$0.00427/kWh		
						\$1.20		
Florida Gross Receipt Tax						\$1.60		
Electric Service Cost						\$63.82		
Franchise Fee						\$4.18		
Municipal Public Service Tax						\$5.60		
Total Electric Cost, Local Fees and Taxes						\$73.60		
Current Month's Electric Charges						\$73.60		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 221007621776
Statement Date: 03/02/23

Details of Charges – Service from 01/14/23 to 02/14/23

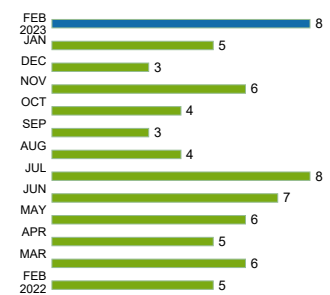
Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	02/14/23	7,394		7,135		259 kWh	1	32 Days
Daily Basic Service Charge						32 days @ \$0.75000		
Energy Charge						259 kWh @ \$0.07990/kWh		
Fuel Charge						259 kWh @ \$0.04832/kWh		
Storm Protection Charge						259 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						259 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$60.87		
Franchise Fee						\$3.99		
Municipal Public Service Tax						\$5.38		
Total Electric Cost, Local Fees and Taxes							\$70.24	
Current Month's Electric Charges							\$70.24	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 01/14/23 to 02/14/23

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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: 03/02/23

Details of Charges – Service from 01/14/23 to 02/14/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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: 03/02/23

Details of Charges – Service from 01/13/23 to 02/13/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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: 03/02/23

Details of Charges – Service from 01/14/23 to 02/14/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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		\$18,855.56

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.

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
MAR 13 2023

Advertising Run Dates		Advertiser Name	
03/ 8/23		K-BAR RANCH II CDD	
Billing Date		Sales Rep	Customer Account
03/08/2023		Deirdre Bonett	163527
Total Amount Due			Ad Number
\$344.00			0000275527

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/08/23	03/08/23	0000275527	Times	Legals CLS	Audit Review	1	2x41 L	\$340.00
03/08/23	03/08/23	0000275527	Tampabay.com	Legals CLS	Audit Review AffidavitMaterial	1	2x41 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	
03/ 8/23		K-BAR RANCH II CDD	
Billing Date		Sales Rep	Customer Account
03/08/2023		Deirdre Bonett	163527
Total Amount Due			Ad Number
\$344.00			0000275527

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 **Deirdre Bonett** 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: Audit Review** was published in said newspaper by print in the issues of: **3/8/23** 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

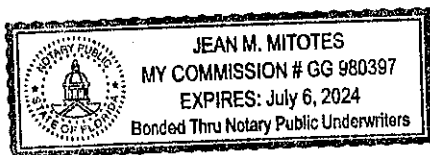
Sworn to and subscribed before me this **03/08/2023**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



NOTICE OF AUDIT REVIEW COMMITTEE MEETING
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the K-Bar Ranch II Community Development District will hold a meeting on Thursday, March 16, 2023 at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 such appeal is to be based.

Taylor Nielsen
 District Manager
 Run Date: 3/8/2023

0000275527

RECEIVED
 MAR 13 2023



INVOICE

Customer ID:**23-24608-23004**

Customer Name:

K BAR RANCH II CDD

Service Period:

03/01/23-03/31/23

Invoice Date:

02/24/2023

Invoice Number:

9914393-2206-6

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Customer Service: (813) 621-3055**Your Payment is Due****Mar 26, 2023**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$241.81**

If payment is received after
03/26/2023: **\$ 247.86**

Previous Balance

241.81

+

Payments

(241.81)

+

Adjustments

0.00

+

**Current Invoice
Charges**

241.81

=

**Total Account
Balance Due****241.81****DETAILS OF SERVICE****Details for Service Location:****K Bar Ranch II Cdd, 10820 Mistflower Lane, Tampa FL 33647****Customer ID: 23-24608-23004**

Description	Date	Ticket	Quantity	Amount
Container Maintenance Charge	03/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	03/01/23		1.00	176.26
8 Yard Dumpster 1X Week	03/01/23		1.00	45.80
Total Current Charges				241.81



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date

02/24/2023

Invoice Number

9914393-2206-6

Customer ID

(Include with your payment)

23-24608-23004**Payment Terms****Total Due****Amount**

Total Due by 03/26/2023

\$241.81

If Received after 03/26/2023

\$247.86

2206000232460823004099143930000002418100000024181 7

10290C88

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

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



WM

WM

EASY WAYS TO

Get More
with My WM

Scan to enroll in AutoPay & Paperless Billing,
manage your services, view your bill online, and
and see your pick up ETA, all in one place.

Scan the QR code
to get started today!

Visit wm.com/MyWM



☐ **Check Here to Change Contact Info**

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here**

If I enroll in Automatic Deducting money from my bank account, I understand that my bank could take 1-2 billing cycles to process the payment until payment is received. I agree to pay my bill by the due date on my invoice.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:**23-24608-23004**

Customer Name:

K BAR RANCH II CDD

Service Period:

04/01/23-04/30/23

Invoice Date:

03/23/2023

Invoice Number:

9921964-2206-5

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Customer Service: (813) 621-3055**Your Payment is Due****Apr 22, 2023**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$241.81**

If payment is received after
04/22/2023: **\$ 247.86**

Previous Balance

241.81

+

Payments

(241.81)

+

Adjustments

0.00

+

**Current Invoice
Charges**

241.81

=

**Total Account
Balance Due****241.81****DETAILS OF SERVICE****Details for Service Location:****K Bar Ranch II Cdd, 10820 Mistflower Lane, Tampa FL 33647****Customer ID: 23-24608-23004**

Description	Date	Ticket	Quantity	Amount
Container Maintenance Charge	04/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	04/01/23		1.00	176.26
8 Yard Dumpster 1X Week	04/01/23		1.00	45.80
Total Current Charges				241.81



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/23/2023	9921964-2206-5	23-24608-23004
Payment Terms	Total Due	Amount
Total Due by 04/22/2023	\$241.81	
If Received after 04/22/2023	\$247.86	

2206000232460823004099219640000002418100000024181 6

10290C96

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

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648





EASY WAYS TO

HOW TO READ YOUR INVOICE

Get More with My WM

Scan to enroll in AutoPay & Paperless Billing, manage your services, view your bill history and see your pick up ETA, all in one place.

Scan the QR code to get started today!



Visit wm.com/MyWM



☐ **Check Here to Change Contact Info**

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here**

If I enroll in Automatic Deducting money from my bank account, I understand that my bank could take 1-2 billing cycles to complete payment until payment is received by my bank.

Email	
Date	
Bank Account Holder Signature	

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

INVOICE #	INVOICE DATE
TM 494905	3/1/2023
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 33624

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch II CDD

Invoice Due Date: March 31, 2023

Invoice Amount: \$43,162.75

Description	Current Amount
Monthly Landscape Maintenance – March 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
03/13/23

IN COMMERCIAL LAND

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



INVOICE

INVOICE #	INVOICE DATE
TM 504210	3/23/2023
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: April 22, 2023

Invoice Amount: \$3,780.92

Description	Current Amount
2023 Playground Mulch Refresh	
Mulch Install	\$3,780.92

Excellence

Invoice Total

RECEIVED
03/23/23

\$3,780.92

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 504820	3/27/2023
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: April 26, 2023

Invoice Amount: \$7,509.56

Description	Current Amount
2023 Spring Annuals	
Annual Installation	\$7,509.56

RECEIVED
03/27/23

Invoice Total

\$7,509.56

Excellence
IN COMMERCIAL LANDSCAPING

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

Tab 7

This instrument should be
returned after recording to:

Andy Cohen, Esquire
Persson, Cohen & Mooney, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34240

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 3rd day of March, 2023, by **M/I HOMES OF TAMPA, LLC, a Florida limited liability company**, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantor"), in favor of **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes**, whose mailing address is 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, does hereby remise, release convey and confirm to Grantee and Grantee's successors and assigns forever, all of the right, title, interest, claim and demand of Grantor, if any, in and to the lot, piece or parcel of land situate, lying and being in Hillsborough County, Florida described on **Exhibit A** attached hereto and a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; that Grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever lawfully claiming or purporting to claim the same, or any part thereof, by through or under Grantor, but not otherwise; and that the land is free of all encumbrances except for zoning and land use regulations, property taxes for the current year (if not yet due and payable), easements, covenants, restrictions and other matters of record.

[Signature pages follow.]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above written.

WITNESSES:

Tatiana Pagan
Printed Name: Tatiana Pagan
Sonaly Reyes
Printed Name: Sonaly Reyes

M/I HOMES OF TAMPA, LLC,
a Florida limited liability company

By: R. Scott Griffith
Printed Name: R. Scott Griffith
Title: Vice President
"Grantor"

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March, 2023, by R. Scott Griffith as Vice President of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He is personally known to me or ☐ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.

[AFFIX NOTARIAL SEAL]

Nicole M. Hall
NOTARY PUBLIC, STATE OF Florida
Print Name: Nicole M. Hall



EXHIBIT A

Legal Description

Tracts G and L, as described in K-BAR RANCH PARCEL C, according to the map or plat thereof recorded in Plat Book 130, Pages 163-178 of the Public Records of Hillsborough County, Florida.

Tab 8

RECEIVED
MAR 10 2023

LIEN AND POSSESSION AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Scott Griffith as Vice President of M/I HOMES OF TAMPA, LLC (the "Owner"), who being by me first duly sworn, deposes on oath and states as follows:

1. Owner is the fee simple owner of that certain real property located and situated in Hillsborough County, Florida, being more particularly described as and Tracts G and L, as described in K-BAR RANCH PARCEL C, according to the map or plat thereof recorded in Plat Book 130, Pages 163-178 of the Public Records of Hillsborough County, Florida. (the "Property").

2. There have been no improvements, alterations or repairs to the Property within the past ninety (90) days for which the costs, or any part thereof, remain unpaid, or which will not be paid in the ordinary course of business.

3. There are no construction, materialmen's, or laborers' liens against the Property or any part thereof, all of the foregoing persons have been or will be paid when due, and no contractor, subcontractor, laborer, materialman, engineer or surveyor, or the employee of any of the foregoing, has a current lien on the Property or the right to a lien against the Property or any part thereof.

4. There is no party in possession of the Property other than the Owner, either with or without the consent of the Owner, and there are no leases, written or unwritten, with respect to any portion of the Property which would entitle any third party to possession of any part of the Property.

5. To the best knowledge of the undersigned, there are no easements or claims of easements affecting the Property not shown by the Public Records of Hillsborough County, Florida.

6. There are no judgments, claims, disputes, demands or other matters pending against Owner that could attach to the Property.

Dated: March 3rd, 2023

M/I HOMES OF TAMPA, LLC, a Florida limited liability company

By: , Vice President

STATE OF FLORIDA)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 3rd day of March, 2023, by R. Scott Griffin as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me ☐ OR produced a Florida Driver's License ☐ as identification.

(NOTARY SEAL)

Nicole M Hall
Notary Public

Nicole M Hall
(Type, Stamp or Print Name)

My commission expires:



BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **M/I Homes of Tampa, LLC**, a Florida limited liability company, whose address for purposes hereof is 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 (“Seller”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **K-Bar Ranch II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“District”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, this 3rd day of March, 2023 the following described property, assets and rights, to-wit:

The well and any improvements associated with the well, located on Tract L, as described in K-BAR RANCH PARCEL C, according to the map or plat thereof recorded in Plat Book 130, Pages 163-178 of the Public Records of Hillsborough County, Florida.


TO HAVE AN TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever.


AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets and that Seller has good right to sell said personal property and assets and such items are free and clear of all monetary liens and encumbrances.

[Signature page follows.]


IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name.

Witnesses:


Name: Tatiana Pagan
(Print or Type Name)


Name: Sorally Reyes
(Print or Type Name)

M/I Homes of Tampa, LLC,
a Florida limited liability company,

By: 
Name: R. Scott Griffith
Title: VP-land

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of March, 2023, by R. Scott Griffith as Vice President of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He/she is personally known to me or ☐ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.


Signature of Notary

Name: Nicole M Hall
(Print/Type Name)



Notary Public, State of Florida
My Commission Expires: _____

[AFFIX NOTARY SEAL OR STAMP]

Tab 9

System Proposal

Project	Date	Proposal #
	4/5/2023	5651

13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775
Fax: 888-596-8464
FL Lic. # EF20000544

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

Install Address
K-Bar Ranch CDD II ATTN: Susan Cali 10820 Mistflower Lane Tampa, FL 33647

[illegible]