



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
May 18, 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.
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District Counsel

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

Tonja Stewart	Stantec Consulting Services
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All cellular phones must be placed on mute while in the meeting room.

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

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

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

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

Board of Supervisors
K-Bar Ranch II Community
Development District

May 12, 2023

REVISED 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, May 18, 2023 at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report with Landscaper's Comments.... Tab 1
 - B. Consideration of Pine Lake Proposal..... Tab 2
 - C. Pine Lake Nursery Report Tab 3
 - D. Presentation of Aquatics Report Tab 4
 - E. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 5
 - F. District Counsel
 - i. Presentation of Attorney Fees Tab 6
 - G. District Engineer
 - H. District Manager
 - i. Review of District Manager Report Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 20, 2023 Tab 8
 - B. Consideration of Minutes of the 2nd Audit Meeting held on April 20, 2023. Tab 9
 - C. Consideration of Minutes of the Budget Workshop held on May 3, 2023 Tab 10
on May 3, 2023
 - D. Consideration of Operation and Maintenance Expenditures for April 2023..... Tab 11
 - E. Consideration of Resolution 2023-07, Approving FY 2023-2024 Proposed Budget and Setting Public Hearing..... Tab 12
- 5. BUSINESS ITEMS**
 - A. Consideration of FLCLASS investment option..... Tab 13
 - B. Ratification of the Auditor Selection, as recommended by Audit Committee..... Tab 14
 - C. Consideration of Ark SoftWash Proposals Tab 15
 - D. Consideration of Securiteam Gate Proposal..... Tab 16
 - E. Consideration of Securiteam Addendum USC
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Taylor Nielsen

District Manager

Cc: Andy Cohen, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



April 24, 2023
Rizzetta & Company
Jason Liggett-Landscape Specialist



Rizzetta & Company
Professionals in Community Management

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

General Updates, Recent & Upcoming Maintenance Events

- ❖ This will be the first report for Pine Lake Landscaping

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

1. Continue to treat the turf weed in the irrigated Bahia throughout kbar ranch parkway. Let's manage the amount of water that is being used to these areas to help with weed pressure.
2. Treat the grassy week behind the center island monument sign in the jasmine with a selective herbicide.(Pic 2)
3. Check the irrigation coverage on the inbound side of hawk valley in the Saint Augustine from the sidewalk to the pond.
4. During weekly visit police the annual bed for weeds throughout the district.
5. Check the irrigation coverage in the out bound side of the hawk valley entrance also.
6. Remove the dead from the foxtail fern in the center island at the hawk valley entrance.
7. Treat the oleander caterpillars on the inbound and outbound side of the Hawk Valley entrance check all other oleander throughout the district.
8. Improve the vigor in the Viburnum Odos on both sides of the entrance to Redwood Pointe.
9. Treat the turf weeds in the Saint Augustine on the inbound side of the redwood pointe entrance form the sidewalk to the pond bank.
10. Pocket prune the Podocarpus at the redwood pointe center island monument sign to allow the growth to fill in.
11. Make sure during pond mowing's that we are string trimming under the cypress trees. ON the inbound side of Kbar Ranch Parkway just past the black metal railing fence you can see the growth from under the trees
12. Treat the weeds in the crushed rock as you enter mistflower lane.
13. Make sure after mowing services are complete that we are spreading out any mow duff. Keep mowers on the highest setting for the mowing of the saint Augustine in the district.



Redwood Point, Wild Tamarind, Laurel Vista

- 14. Treat the weeds in the pavers near the call box at the briar brook main entrance.
- 15. Treat the turf weeds throughout the briar brook mail kiosk area to include the parcel next to the home.(Pic 15)



- 16. Treat the weeds in the Jack frost ligustrum in the bed next to the lift station at the briar brook mail kiosk area.
- 17. Treat the turf weeds on the outbound side of Briar Brook drive as you go to exit the community near the gate.(Pic 17)



- 18. Throughout the district check all the oleander stands for caterpillars and treat as needed.
- 19. Improve the vigor in all the loropetalum beds along mistflower lanes check for thrips.

- 20. Treat the turf weeds in the center island on mistflower lane from the Briar Brook entrance to the mossy pine entrance.
- 21. Treat the bed weeds in the center island and the mossy pine entrance make sure the beds are being soft edged.
- 22. Treat the turf weeds at the mossy pine mail kiosk just inside of the entrance.
- 23. Improve the vigor in the viburnum in the back of the mossy pine mail kiosk area.
- 24. Improve the vigor in the dwarf bottle brush at the mossy pine main entrance beds.
- 25. Treat the crack weeds in the center island pavers at the main entrance to sundrift on mistflower lane.
- 26. Treat the turf weeds throughout the mossy pine mail kiosk in the saint Augustine.
- 27. Treat the bed weeds around the main entrance to the gates to the mossy pine community.
- 28. Trim the viburnum odos at the old Spanish main entrance beds.
- 29. Remove the tall weeds in the Loropetalum going towards Kbar Ranch Parkway on Mistflower lane.(Pic 29)



Redwood Point, Wild Tamarind, Laurel Vista

30. Cutback the Fakahactee on mistflower lane going towards Kbar Ranch parkway in the recently taken over areas.

31. The oak trees are still not lifted on the Northside of Kbar Ranch Parkway just pass the eagle creek entrance.(Pic 31)



32. Treat the decline in the ligustrums around the pool area. Still a lot of leaf spot on this material .(Pic 32)



33. Treat the turf weeds throughout the Bermuda at the kbar ranch II pool area.(Pic 33)



34. On the outbound side of the mistflower lane before the traffic circle detail out the viburnum hedge on the east side of the roadway. Remove sucker growth growing the hedge.



Proposals

1. Provide the district a price to remove the oleanders at both the redwood pointe main entrance and the hawk valley entrance and price out to install 3 gallon Copperleaf in these areas.
2. Provide the district a cost to remove the oak tree in the center island on mistflower lane at the traffic circle include the price to stump grind the tree.



Tab 2



Proposal #2379

Kbar II 19438 Redwood

Date 5/2/2023

Customer

Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

John Amarosa would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at john@pinelakenurseryinc.com or 727-243-2852.

Grand Oak Remediation

Southern Live Oak Tree Trimming

Weight reduction prune to provide canopy elevations via limb removal back to lateral growth & performing heading cuts where necessary. Remove deadwood 2" or greater. The pruning of this Grand Oak will be managed by an ISA Certified Arborist.

Items	Quantity	Unit	Price
Tree Trimming	1.00	LS	
Southern Live Oak Tree Trimming:			\$4,135.00
PROJECT TOTAL:			\$4,135.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed

construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

current market prices

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

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


Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

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

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

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

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

By 
John Amarosa
Date 5/2/2023
Pine Lake Services, LLC

By _____
Date _____

Tab 3

From: [Jason Aleman](#)
To: [Abigail Jones](#); [John Amarosa](#)
Subject: [EXTERNAL]RE: K-Bar Ranch II CDD
Date: Thursday, May 11, 2023 4:11:53 PM
Attachments: [image002.png](#)
[image003.png](#)

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon Abigail.

We started on 5/1 and progressively servicing the property daily.

Irrigation: on 5/8 we did start the initial irrigation inspection and has been in the process since. At the end of the irrigation inspection. We will be submitting our report as well as any repairs that are needed. All within the 30 days of the contract. Tomorrow, 5/12, will start trimming where needed on plant material at the entrances to the gated areas, as well as weed control, which is weekly.

There was a large fallen tree located at the entrance of Mossy Lane, across from the club house. We sent Taylor the proposal, once he approved it, we did remove it the next day.

Pest and Fert: This team will be onsite doing an evaluation. Once the irrigation repairs are completed, if any are needed, an application of fertilizer and weed control would be applied. The Fertilizer will be a 20-0-10.

Is this how you would like a report?

Sincerely,

Jason Aleman
Account Manager



Pine Lake Nursery & Landscape, Inc.
Pine Lake Services, Inc.

Tab 4

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 4/16/23

CUSTOMER: K BAR Z

AQUATECH: D. Maio

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
EWR3, 121, 122	X			X				X	X		X	X	Ø	L	Ø		
EWR2, 102																	Sunny
FC105, 101,																	78°
103, 104, 200																	North 10mph
201, 202, 204																	
205, 203, 191																	
EC2, 192, 190																	
210, 22, 17, 213																	
211, 222, 221																	
FL220																	

OBSERVATIONS / RECOMMENDATIONS Treated exposed banks for emergent vegetation. Grasses, Brush, Pennywort, Primrose and alligator weed were main targets. Pond water levels very low

BLUE WATER AQUATICS

Aquatic & Environmental Services

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

WWW.BLUEWATERAQUATICSINC.COM

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

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 4/18/23

CUSTOMER: K-Bas II

AQUATECH: Doug

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>		✓			✓												
<u>SD113, 231</u>		✓			✓			✓									
																	<u>Sunny</u>
																	<u>76</u>

OBSERVATIONS / RECOMMENDATIONS All sites treated for invasive growth SD11-3, 231 for algae

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- Mitigation Services

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CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 4/21/23

CUSTOMER: KBAR 2

AQUATECH: D. Maio

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
EC9, EC8	X			X				X	X			X	X	X			
EC3, EC4	X			X				X	X			X					Sunny w/
EC5, EC7	X			X				X	X			X					clouds
																	87°
EC6	X			X			X										4 MPH SW

OBSERVATIONS / RECOMMENDATIONS Treated ponds for grasses, brush, cat tails and algae.

BLUE WATER AQUATICS

Aquatic & Environmental Services

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

WWW.BLUEWATERAQUATICSINC.COM

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- Noxious Tree & Brush Control
- Mitigation Services

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CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 4/27/23

CUSTOMER: K Bar 2
 AQUATECH: D. Maio
 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
																	90° Partly cloudy
																	SSE 7-10mph
San Drift	X			X	On foot trash pickup												

OBSERVATIONS / RECOMMENDATIONS Still actively gathering trash throughout
K BAR II
Final Visit

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
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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

Tab 5

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report

April 21- May 12, 2023

for May 2023 Meeting

Operations and Maintenance Report

Amenities Center

- Ice maker for kitchen was ordered beginning of May. Expect delivery by end of month.
- Windscreens ordered for tennis courts from Welch. Delivery 4-5 weeks. Early June delivery expected.
- Pickleball net damaged. Replacement net ordered.
- Window blinds installed in kitchen.
- Staff meeting held May 3.
- Water fountain/bottle filling station ordered a couple of weeks ago.
- Solar panel research done with 4 companies in the Tampa area has resulted in the following:
- ADT Solar- after lengthy conversation was told they don't do commercial only residential
- Tampa Bay Solar and PES Solar both stated because the CDD cannot take advantage of the big tax credit incentives when the numbers are crunched it almost always proves not worth it to 'businesses' like HOAs and CDDs. And lastly, Florida Power Services have been difficult to actually get a human being to talk to me but finally they have asked us in order to proceed with a site visit/ proposal/estimate they need copies of our electric bills for the past 12 months.
- Dance Instructor, Aruna still no April check or list of attendees per class. Email sent May 4 and spoken to in person Monday, May 10th.

Landscaping

- Fallen tree along Mistflower Lane removed 5/10. Also, at the same time the dead branches from the Grandfather Oak across the street from fallen tree were removed.
- Called Jason Aleman, Pine Lake rep to please inform staff to be more courteous and mindful in the bathroom, specifically the mens room.

Gates

- Repaired Briarbrook gate that was stuck open.
- Repaired Hawk Valley gates twice. When closed there was a large 3 ft gap.
- Residents have been complaining about gate remotes not working properly, especially at Sundrift. Emailed Securiteam on April 28, again on 30th.
-

Events/Activities

- Wed. Coffee hrs 9:30-11:30
- United Nations Potluck

Resident Request

Tab 6

RECEIVED
APR 21 2023



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

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman∞
Daniel P. Lewis

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

* Board Certified City, County and Local Government Law
** Of Counsel
∞ Also licensed in Colorado

Reply to: Venice

April 18, 2023

Taylor Nielsen, District Manager
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

RE: CPI Attorney Fees - K-Bar Ranch II Community Development District

Dear Taylor:

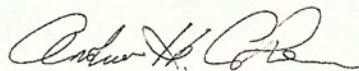
Pursuant to our fee agreement with the K-Bar Ranch II Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. While the applicable CPI for this year's adjustment is 6%, as I did last year, I have elected to reduce the CPI increase to 5%. We have all been affected by rapidly rising costs for goods and services, but I appreciate and recognize our long-standing relationship with the District and believe this reduced CPI increase is fair to both parties. The adjusted hourly rate we are requesting is as follows: \$320.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen", with a stylized flourish at the end.

Andrew H. Cohen

Signed electronically

AHC:mk

cc: Michele Emery, Chairperson

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** June 15 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

May 18

2023

K
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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 8

MINUTES OF MEETING

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

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, April 20, 2023 at 6:07 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	Board Supervisor, Chairman
Duzianthan Mohan	Board Supervisor, Vice Chairman
Greg Halstead	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary <i>(by phone)</i>
James Finley	Board Supervisor, Assistant Secretary

Also present:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel, Persson, Cohen & Mooney <i>(by phone)</i>
Tonja Stewart	District Engineer, Stantec <i>(by phone)</i>
Jeffrey Laflamme	Clubhouse Manager
Virgil Stoltz	Representative, Blue Water Aquatics

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 on towing policies, landscape requests, the budget, and budgeting requests of the community.

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

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report with Landscaper's Comments

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

B. Yellowstone Report

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

The Board requested an update on the Grand Oak the District has been working on getting back into good health, from the Landscaper/Landscape Inspector.

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

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

E. District Counsel

Mr. Cohen presented his report to the Board.

F. District Engineer

Ms. Stewart updated the Board.

G. District Manager

1. Review of District Manager Report.

Mr. Nielsen presented the District Manager Report to the Board and advised of the upcoming meetings to be held on May 3, 2023 at 6:00 pm for the Budget Workshop, and on May 18, 2023 at 6:00 pm for Board of Supervisors meeting.

<p>On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved for District Staff to get an appraisal done on the MI Homes property next to the Clubhouse, in order to evaluate price and consider a purchase offer, for K-Bar Ranch II Community Development District.</p>

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 March 16, 2023 and Operation and Maintenance Expenditures for March 2023

Mr. Nielsen presented the minutes of the Board of Supervisors meeting held on March 16, 2023 and the Operation and Maintenance Expenditures for March 2023 to the Board

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on March 16, 2023, and the Operation and Maintenance Expenditures for March 2023 (\$125,482.75) for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Acceptance of Parcel C Conveyance Package

Mr. Cohen presented the Parcel C Conveyance Package to the Board for acceptance.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Parcel C Conveyance Package, for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operator's Slab Proposal

Mr. Nielsen presented the Operator's Slab Proposal to the Board.

The Board requested additional information on proposal #5651 from Securiteam to include the reason for the concrete not being installed originally, and who should be covering these costs, with District Staff to evaluate options to correct this.

SEVENTH ORDER OS BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any supervisor requests.

On a Motion by Mr. Finley, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved for Supervisor Halstead to work with the District Manager to obtain cost estimates to add lighting to the pool in order to facilitate night swimming and create access to the tennis courts after hours, or additionally to evaluate cost of a new entrance directly to the courts from the parking lot, for K-Bar Ranch II Community Development District.

The Board requested District Staff get proposals and cost/benefit information on solar power options for the clubhouse electricity.

On a Motion by Mr. Mohan, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved for District Staff to purchase a new water fountain with bottle filling capability to replace the existing water fountain at the Amenity Center., for K-Bar Ranch II Community Development District.

EIGHTH 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 Ms. Emery, with all in favor, the Board of Supervisors adjourned the meeting at 7:47 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

MINUTES OF MEETING

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

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

The 2nd Audit Committee Meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on Thursday, April 20, 2023 at 6:00 p.m. held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	Board Supervisor, Chairman
Duzianthan Mohan	Vice President, Chairman
Greg Halstead	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary <i>(by phone)</i>
James Finley	Board Supervisor, Assistant Secretary

Also present:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
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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

Presentation of Audit Proposals

Mr. Nielsen presented the Audit Proposals to the Audit Committee for their consideration.

THIRD ORDER OF BUSINESS

Ranking of Proposals

Mr. Nielsen presented the proposals received for the annual audit services to the Audit Committee and collected a master scoring sheet from the committee. Grau & Associates was the highest-ranked bidder with a total of 376 points. Berger, Toombs, Elam, Gaines & Frank received a total of 346 points therefore were the lowest-ranked bidders.

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board selected Grau & Associates and Berger, Toombs, Elam, Gaines & Frank second choice, for the K-Bar Ranch II Community Development District.
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FOURTH ORDER OF BUSINESS Adjournment

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

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the audit committee adjourned the meeting at 6:07 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 10

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 Budget Workshop for the K-Bar Ranch II Community Development District was held on **Wednesday, May 3, 2023 at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	Board Supervisor, Chairman
Duzianthan Mohan	Board Supervisor, Vice Chairman <i>(by phone)</i>
Greg Halstead	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary <i>(by phone)</i>
James Finley	Board Supervisor, Assistant Secretary

Also present:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments on Budget line items and having a “virtual guard”.

THIRD ORDER OF BUSINESS

**Review the Proposed Budget
for FY 23/24**

Mr. Nielsen presented the Proposed Budget for FY 23/24 to the Board. The Board discussed the Proposed Budget.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen adjourned the Budget Workshop at 7:25 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 11

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 April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$121,486.71**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	100215	29946	Aquatic Service - Pond Treatment 03/23 10352 K Bar Ranch Pkwy - Account #2282015	\$ 3,705.00
City of Tampa Utilities	100229	2282015 3/23	03/23	\$ 5.50
City of Tampa Utilities	100229	2287182 3/23	10820 Mistflower Ln - Account #2287182 03/23	\$ 131.71
City of Tampa Utilities	100229	2333386 3/23	19339 Eagle Creek Ln - Account #2333386 03/23	\$ 47.34
Duzianthan Mohanadoss	100231	DM042023	Board of Supervisors Meeting 04/20/23	\$ 200.00
Florida Department of Revenue	100222	39-8017923158-4 03/23	Sales and Use Tax 03/23	\$ 167.52
Gregory Halstead	100216	GH031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
Gregory Halstead	100232	GH042023	Board of Supervisors Meeting 04/20/23	\$ 200.00
Horner Environmental Professionals, Inc.	100217	218946	Aquatic Maintenance - Parcels A,C,K,L,M 02/23	\$ 430.78
James E Finley Jr	100226	JF031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
James E Finley Jr	100233	JF042023	Board of Supervisors Meeting 04/20/23	\$ 200.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
K-Bar Ranch II CDD	041923 DC	041923 DC	Debit Card Replenishment	\$ 942.72
Michele Emery	100218	ME031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
Michele Emery	100234	ME042023	Board of Supervisors Meeting 04/20/23	\$ 200.00
Mo'zArts Artistic Designs, Inc.	100219	23-7210	Service Call - Entry Gate (Winsome Manor) 03/23	\$ 625.00
Persson, Cohen & Mooney, P.A.	100223	3402	Legal Services 03/23	\$ 3,707.65
Rizzetta & Company, Inc.	100214	INV0000078808	District Management Fees 04/23	\$ 5,138.75
Rizzetta & Company, Inc.	100213	INV0000078940	Personnel Reimbursement 03/31/23	\$ 6,536.51
Rizzetta & Company, Inc.	100221	INV0000078968	Out of Pocket Expenses 03/23	\$ 197.49
Rizzetta & Company, Inc.	100228	INV0000079443	Amenity Management & Personnel Reimbursement 04/23	\$ 7,893.78
Securiteam, Inc.	100225	13057032423	Service Call - Gate (Briarbrook) 04/23	\$ 4,257.13
Securiteam, Inc.	100224	13101021523	Service Call - Gate (Hawk Valley) 04/23	\$ 437.50

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	100235	13132022823	Service Call - Gate (Hawk Valley) 04/23	\$ 306.25
Securiteam, Inc.	100235	13173031523	Service Call - Gate (Briarbrook) 04/23	\$ 891.73
Securiteam, Inc.	100238	16665	Gate Video Monitoring Services 04/23	\$ 8,532.00
Spectrum	EFT	0089628031923 - 9628 03/23	10711 Mistflower Lane 03/23	\$ 169.97
Spectrum	EFT	0089636031923 - 9636	10541 K-Bar Ranch Pkwy 03/23	\$ 169.97
Spectrum	EFT	0089644041223- 9644 04/23 AUTOPAY	10339 K-Bar Ranch Parkway - Gate 04/23	\$ 149.97
Spectrum	EFT	0097324032923 - 7324 04/23 AUTOPAY	10340 K-Bar Ranch Parkway 04/23	\$ 169.97
Spectrum	EFT	0105242032123 - 5242 03/23	10820 Mistflower Lane - Amenity Center 03/23	\$ 289.95
Spectrum	EFT	0108063040123 - 8063 03/23 AUTOPAY	10528 Mistflower Ln 04/23	\$ 169.98
Spectrum	EFT	0111372041023 - 1372 04/23 AUTOPAY	10821 Mistflower Lane - Gate Entrance 04/23	\$ 189.98
Spectrum	EFT	0115575032223 - 5575 03/23	19292 Mossy Pine Dr 03/23	\$ 189.98

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	EFT	0135326041023 - 5326 04/23 AUTOPAY	10841 Mistflower Ln - Gate Phone 04/23	\$ 57.98
Stantec Consulting Services, Inc.	100227	2064938	Engineering Services 03/23	\$ 547.50
Suncoast Pool Service, Inc.	100239	9202	Pool Service 04/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100236	5289	Monthly Rust Control 12/22	\$ 1,525.00
Suncoast Rust Control, Inc.	100240	5596	Monthly Rust Control 03/23	\$ 1,525.00
TECO	EFT	211025392658 4/23	10841 Mistflower Lane, Gate 04/23	\$ 60.87
TECO	EFT	211025490809 4/23	10611 K-Bar Ranch Pkwy 04/23	\$ 66.93
TECO	EFT	221008392039 4/23	Parcel I - Street Lights 04/23	\$ 1,723.40
TECO	EFT	321000017111 Summary 03/23	Electric Summary 03/23	\$ 18,716.68
Times Publishing Company	100220	0000278940 03/26/23	Account #163527 Legal Advertising 03/23	\$ 532.00
Times Publishing Company	100230	0000281921 04/12/23	Account #163527 Legal Advertising 04/23	\$ 361.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100241	TM 506782A (Revised)	Monthly Landscape Maintenance 04/23	\$ 36,162.75
Yellowstone Landscape	100237	TM 514907	Install Mulch 04/23	\$ 9,424.91
Yellowstone Landscape	100237	TM 517207	Plant Replacement - Outbound of Mistflower 04/23	\$ 1,669.14
Yellowstone Landscape	100237	TM 517208	Flower Bed Relocation - Pkwy Median 04/23	<u>\$ 559.42</u>
Total				<u><u>\$ 121,486.71</u></u>

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 29946
DATE 03/31/2023
TERMS Net 45
DUE DATE 05/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
03/02/2023	Pond / Waterway Treatment	Aquatic Services - EC9 - West Indian Marsh Grass (Included) Treatment Report Attached	1	0.00	0.00
03/02/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
03/02/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
03/10/2023	Service Request	Aquatic Service Request - Pond 230 Algae (Included) Treatment Report Attached	1	0.00	0.00
03/30/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00

BALANCE DUE

RECEIVED
03/31/23 **\$3,705.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!



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: 04/12/2023

PAY NEW CHARGES BY: 05/03/2023



5191
K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

00002282015 0000000550

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

APR 17 2023

BILL DATE: 04/12/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

SERVICE TO: 04/06/2023

Amount Now Due
\$5.50

Your Account Number
2282015

Water Customer Class
COMMERCIAL

Water Usage History	
Months	Gallons (1000's)
APR	0
MAR	0
FEB	1
JAN	0
DEC	0
NOV	0
OCT	1
SEP	1
AUG	0
JUL	0
JUN	1
MAY	0
APR	0

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
17066993 IRR	25	25	29	0	0
LAST BILLING					5.50
LESS PAYMENTS					5.50CR
WATER BASE CHARGE 5/8"					5.00
TBW PASS-THROUGH					0.00
WATER SUBTOTAL					5.00
UTILITY TAX 10%					0.50

See Reverse Side for additional information

Pay This Amount \$5.50

PLEASE PAY BY DUE DATE OF 05/03/2023



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

Amount Now Due

\$131.71

Make Check Payable:
City of Tampa Utilities

Your Account Number

2287182



BILL DATE: 04/12/2023

PAY NEW CHARGES BY: 05/03/2023



5196
K-BAR RANCH COMMUNITY DEVELOP
C/O K-BAR RANCH 2 CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

00002287182 0000013171

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: 04/12/2023

APR 17 2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

SERVICE TO: 04/06/2023

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
19073747	WATER	277	275	29	2	1
19073745	WATER	919	899	29	20	15
LAST BILLING						121.25
LESS PAYMENTS						121.25CR
WATER BASE CHARGE 1 1/2"						50.00
WATER TIER 1 CHARGE						69.74
TBW PASS-THROUGH						0.00
WATER SUBTOTAL						119.74
UTILITY TAX 10%						11.97

Amount Now Due

\$131.71

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
APR	16
MAR	14
FEB	7
JAN	5
DEC	8
NOV	7
OCT	8
SEP	7
AUG	9
JUL	32
JUN	28
MAY	14
APR	10

See Reverse Side for
additional information

Pay This Amount

\$131.71

PLEASE PAY BY DUE DATE OF 05/03/2023



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

Amount Now Due

\$47.34

Make Check Payable:
City of Tampa Utilities

Your Account Number

2333386



BILL DATE: 04/12/2023

PAY NEW CHARGES BY: 05/03/2023



5192
K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

0000233386 0000004734

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: 04/12/2023

APR 17 2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

SERVICE TO: 04/06/2023

Amount Now Due
\$47.34

Your Account Number
2333386

Water Customer Class
COMMERCIAL

Water Usage History	
Months	Gallons (1000's)
APR	9
MAR	7
FEB	6
JAN	4
DEC	7
NOV	5
OCT	15
SEP	6
AUG	0
JUL	0
JUN	0
MAY	0
APR	0

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
22022674 IRR	131	119	30	12	9
LAST BILLING					36.88
LESS PAYMENTS					36.88CR
WATER BASE CHARGE 5/8"				1 Meter @ 5.00	5.00
IRRIGATION TIER 1 CHARGE				12.0 @ 3.17	38.04
TBW PASS-THROUGH				12.0 @ 0.00	0.00
WATER SUBTOTAL				43.04	
UTILITY TAX 10%					4.30

See Reverse Side for additional information

Pay This Amount

\$47.34

PLEASE PAY BY DUE DATE OF 05/03/2023

K-Bar Ranch II CDD

Meeting Date: April 20, 2023

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

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

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

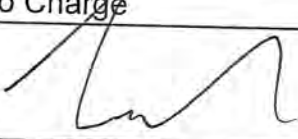
Time Over _____ (3) Hours:	
------------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 



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	\$2,233.60	.	167.52	167.52
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 MAR 2023	5. Total Amount of Tax Due 167.52
			6. Less Lawful Deductions	.
			7. Net Tax Due	167.52
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	167.52
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	167.52

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: 04/20/23
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	\$2,233.60	.	167.52	167.52
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 MAR 2023	5. Total Amount of Tax Due 167.2
			6. Less Lawful Deductions	.
			7. Net Tax Due	167.52
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	167.52
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	167.52

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: 04/20/23
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).	33.50
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).	33.50
16. Hope Scholarship Credits (included in Line 6)	16.	_____
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19. Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20. Rural or Urban High Crime Area Job Tax Credits	20.	_____
21. Other Authorized Credits	21.	_____

K-Bar Ranch II CDD**Meeting Date: March 16, 2023****SUPERVISOR PAY REQUEST**

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**RECEIVED**
03/20/23**EXTENDED MEETING TIMECARD**

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

Time Over _____ (3) Hours: Total at \$175 per Hour: **ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature:  _____



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

Invoice

Date	Invoice No.
3/16/2023	218946

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: February 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 03/31/23

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:

4/19/2023

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

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Clubhouse Supplies	Maintenance & Repair	Office Supplies
				001-57400-4731	001-57200-4734	001-57200-4705	001-57200-5101
Date	Vendor Name	Description	Amount				
03/15/23	Walmart	Clubhouse Supplies	(18.58)		(18.58)		
04/02/23	Bounce A Lot	Event - Easter	(217.00)	(217.00)			
04/03/23	GE Appliances	Water Pump	(114.95)			(114.95)	
04/07/23	Mail Chimp	Monthly Email Service	(26.50)				(26.50)
04/12/23	Home Depot	Maintenance & Repairs	(115.77)			(115.77)	
04/13/23	Amazon	Office Supplies - Copy Paper	(49.85)				(49.85)
04/13/23	Amazon	(10) Tablecloths, (6) Table Cloths	(363.84)		(363.84)		
04/17/23	Home Depot	Maintenance & Repairs	(36.23)			(36.23)	
	TOTAL	001-10102	(942.72)	(217.00)	(382.42)	(266.95)	(76.35)

DM Approval:

Taylor Nielsen

Date:

4/19/23

Give us feedback @ survey.walmart.com
Thank you! ID #:7SHK4VYNR1R

Walmart

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

STA 02740 OPN 000620 TEN 16 TRN 00006
HELIX REC'D 001112023060 70.00 0
SUBTOTAL 70.00
TOTAL 70.00
VISA TEND 70.00

US DEBIT
APPROVAL # 050754
REF # 1042000319
TRANS ID 303070749440450
VALIDATION 9C81
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

1CD 9072 0074 0424 1034 9087

Walmart

Become a member

Scan for free 30-day trial

03/19/23 16:49:20
CUSTOMER COPY

Give us feedback @ survey.walmart.com
Thank you! ID #:7SHJR1YP180

Walmart

013-994-6543 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 007074214144 F 4.24 0
BV CH1 11E 007074235462 F 4.24 0
BV DONUT 12 007074206601 F 4.24 0
CRUC BNT HOL 007074222240 F 3.24 0
SUBTOTAL 10.50
TOTAL 10.50
DEBIT TEND 10.50
CHANGE DUE 0.00

EFT DEBIT
10.50 TOTAL PURCHASE
US DEBIT
REF # 307400610204
NETWORK ID. 0056 APPR CODE 037762

US DEBIT
AID 0000000000000000
AAC F06070090FB2E540
*NO SIGNATURE REQUIRED
TERMINAL # SC010411

03/15/23 00:56:36

ITEMS SOLD 5

1CD 9470 0914 9579 6342 0031

Walmart

Become a member

Scan for free 30-day trial

03/15/23 00:56:52
CUSTOMER COPY

03/16

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

*paid on 4/3 \$217.00
(1 of 2)*

04/03

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)

Important Information - Please Read Below!

Lutz, FL 33549

813-996-2935

BounceALotInflatables.com

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

\$237.00 x 1 = \$237.00

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

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

(2 of 2)

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



GE APPLIANCES

CALL: 068909414

Date: 04/03/2023

Tech: Luis (041)

RECEIPT

Thank you for choosing GE Appliances Factory Service

KBAR RANCH 2

10820 MIST FLOWER LANE
TAMPA, FL 33647

MODEL	SERIAL	NOTES
UCC15NJCII	MM000435	RICE STUCK IN WATER PUMP PROPELLER. NOT DRAINING DUE TO BLOCKAGE .

DESCRIPTION	QTY	PRICE	TOTAL
Trip and Diagnosis	1	\$114.95	\$114.95
THIS IS NOT A BILL		TAX	\$0.00
		TOTAL	\$114.95
		PAID	-\$114.95
		BALANCE	\$0.00

Payment is being processed as an electronic funds transfer or draft drawn from my bank account. If the payment is returned to unpaid, I authorize you or your service provider to collect the payment amount plus my state's return item fee by electronic funds transfer(s) or draft(s) drawn from my bank account. If this payment is from a corporate account, I make these authorizations as an authorized corporate representative and agree that the entity will be bound by the NACHA operating rules.

Corporate accounts may be billed at a negotiated rate that differs from the amounts listed on this receipt. Please see corporate agreement for details.

GE Appliances, A Haier Company



C A F É



Profile

Haier

Hotpoint.

04/04

Clubhouse Manager

From: No Reply - Mailchimp <no-reply@mailchimp.com>
Sent: Friday, April 7, 2023 3:20 AM
To: Clubhouse Manager
Subject: Mailchimp Order



Your order has been processed.

Order MC20179875

Processed on Apr 07, 2023 03:19 am New York.

Essentials plan

\$26.50

1,500 contacts

Paid via Visa ending in **9958** which expires **03/2026**

\$26.50

on April 7, 2023

04/10

Balance as of April 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

**Details for Order #113-4542022-8612268**[Print this page for your records.](#)**Order Placed:** April 13, 2023**Amazon.com order number:** 113-4542022-8612268**Order Total: \$49.85****Not Yet Shipped****Items Ordered**

1 of: *Hammermill Printer Paper, Premium Inkjet & Laser Paper 24 Lb, 8.5 x 11 - 5 Ream (2,500 Sheets) - 97 Bright, Made in the USA, 166140C* **Price \$49.85**

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: \$49.85
Shipping & Handling: \$19.95
Free Shipping: -\$19.95

Total before tax: \$49.85
Estimated tax to be collected: \$0.00

Grand Total: \$49.85

04/17

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

**Details for Order #113-8560258-5281061**[Print this page for your records.](#)**Order Placed:** April 13, 2023**Amazon.com order number:** 113-8560258-5281061**Order Total: \$363.84****Not Yet Shipped****Items Ordered**

	Price
10 of: <i>Gee Di Moda Square Tablecloth - 70 x 70 Inch - Ivory Square Table Cloth for Square or Round Tables in Washable Polyester - Great for Buffet Table, Parties, Holiday Dinner, Wedding & More</i>	\$13.59
Sold by: GeeG (seller profile)	

Condition: New

6 of: <i>Fitable Faux Linen Tablecloths Rectangle 60 x 120 Inch - 2 Pack Neutral Table Clothes for 8 Foot Tables, Nature Faux Burlap Kitchen Table Cover for Dining, Party, Farmhouse, Banquet, Buffet</i>	\$37.99
Sold by: Fitable (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:	\$363.84
Shipping & Handling:	\$16.30
Free Shipping:	-\$16.30

Total before tax:	\$363.84
Estimated tax to be collected:	\$0.00

Grand Total:	\$363.84

04/17



**How doers
get more done.**

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

6311 00007 41132 04/17/23 05:54 PM
SALE CASHIER KAREN

040933125258 V 4X4 P CAP <A>
4"X4" VERANDA WHI VNL PYRMD POST TOP
6@3.88 23.28N
071497138224 SHRTCTBRUSH <A> 6.47N
WSTR 2.0 ANGLE SASH SHORT CUT BRUSH
020066387648 2X GLSALMD <A> 6.45N
PAINTERS TOUCH 2X GLOSS ALMOND

SUBTOTAL 36.23
SALES TAX 0.00

TAX EXEMPT TOTAL \$36.23

XXXXXXXXXXXX9958 DEBIT USD\$ 36.23

AUTH CODE 001960
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

6311 04/17/23 05:54 PM



6311 07 41132 04/17/2023 2169

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/16/2023

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 88864 82560
PASSWORD: 23217 82553



**How doers
get more done.**

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

6311 00051 19003 04/12/23 02:18 PM
SALE CASHIER JADEN

044600301129 CLXWIPES3X35 <A> 10.98N
CLX DISINFECT WIPES CITRUS 3X35CT
884392549749 TOT LOC <A> 25.98N
COMPLETE MAGNETIC LOCKING SYSTEM
030772061305 SELECT-A-SIZ <A,S> 24.98N
BOUNTY 12DR SAS WHITE
856174003916 180CT MINXT <A> 19.88N
180CT WHITE RODENT MINTX
073257014786 55G DRUM LNR <A> 24.97N
HDX 55 GAL 40CT CLEAR DRUM LINERS
019800001285 WINDEX 2-L <A> 8.98N
WINDEX GLASS REFILL 67.60Z

SUBTOTAL 115.77
SALES TAX 0.00

TAX EXEMPT TOTAL \$115.77

XXXXXXXXXXXX9958 DEBIT USD\$ 115.77

AUTH CODE 001783
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

6311 04/12/23 02:18 PM



6311 51 19003 04/12/2023 4918

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/11/2023

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 44606 38346
PASSWORD: 23212 38295

Mozart Artistic Designs, Inc.

4350 E US Highway 92
Plant City, FL 33566-7336 US
+1 8136528020
Mozartdesigns@outlook.com
www.mozartdesign.com



INVOICE

BILL TO
K-BAR RANCH II
K-Bar Ranch II CDD
c/o Rizzetta & Co
3434 Colwell Ave Ste 200
Tampa, FI 33614
TAMPA, FLA. 33614

INVOICE 23-7210
DATE 03/28/2023
TERMS Net 15
DUE DATE 04/12/2023

SALES PERSON
MOE

DATE	DESCRIPTION	AMOUNT
	WINSOME MANOR	
	THIS IS FOR THE REPLACEMENT OF THE HINGES ON THE ENTRY GATE LEAF.	625.00
	.	
	COMPLETED 3-28-23	

WINSOME MANOR-ENTRY GATE HINGE REPLACEMENT

BALANCE DUE

RECEIVED 03/30/23 \$625.00

We appreciate your business!

Estimate Summary	
Estimate 3197	625.00
This invoice 23-7210	\$625.00
Total invoiced	625.00

RECEIVED

APR - 6 2023

INVOICE

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

Invoice # 3402
Date: 04/03/2023
Due On: 05/03/2023

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	+ \$3,707.65	) - ( \$0.00	) = \$3,707.65

KBarRanch

Community Development District Services

Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	03/01/2023	Forward Parcel I deed to M/I counsel with correspondence in order to record deed. Forward additional original Parcel I conveyance documents to District Manager for CDD records.	0.25	\$305.00	\$76.25
Service	AHC	03/02/2023	Review Amazon agreement and provide redline. Exchange e-mails re: coordination of signature of utility easement for City of Tampa. Tele-conv. with Rizzetta landscape management and discuss landscape RFP issues. Review e-mail re: landscape RFP and respond.	1.00	\$305.00	\$305.00
Service	AHC	03/03/2023	Exchange e-mails re: City of Tampa Utility Easement and Parcel G plat.	0.25	\$305.00	\$76.25
Service	AHC	03/06/2023	Exchange e-mails re: signature of utility easement for City of Tampa. Review e-mail re: use of CDD common area.	0.25	\$305.00	\$76.25
Service	AHC	03/07/2023	Review landscape RFP and CDD Operating Rules. Review and reply to e-mails from District Manager re: questions for landscape RFP proposers.	0.75	\$305.00	\$228.75

Service	AHC	03/08/2023	Initial review of agenda packages for 3/15 audit committee meeting and CDD meeting.	0.25	\$305.00	\$76.25
Service	RAK	03/16/2023	Final review of agenda materials for audit and regular meetings.	0.70	\$305.00	\$213.50
Service	RAK	03/16/2023	Attendance at regularly scheduled audit meeting and regular meeting of the Board of Supervisors.	3.60	\$305.00	\$1,098.00
Service	AHC	03/16/2023	Exchange e-mails with District Manager re: questions related to landscape RFP.	0.25	\$305.00	\$76.25
Service	AHC	03/17/2023	Review summary from CDD meeting. Exchange e-mails with District Manager re: protest/award letters for landscape RFP.	0.25	\$305.00	\$76.25
Service	AHC	03/20/2023	Exchange e-mails re: new landscape contract and initial review of draft contract from District management.	0.25	\$305.00	\$76.25
Service	AHC	03/21/2023	Prepare award/denial letters for landscape RFP proposers and send certified return receipt and regular mail, as well as e-mail.	1.00	\$305.00	\$305.00
Service	AHC	03/23/2023	Prepare and mail certified and regular mail letter to Yellowstone re: landscape RFP denial and protest rights.	0.25	\$305.00	\$76.25
Service	AHC	03/28/2023	Review Parcel C conveyance documents and exchange e-mails with M/I, District management, M/I counsel and engineer re: conveyances. Prepare updated license agreement for provider at amenity center and e-mail to management. Exchange e-mails re: insurance coverage for vendor. Exchange e-mails with landscape management re: landscape RFP.	1.75	\$305.00	\$533.75
Service	RDJ	03/29/2023	Revise draft agreement for landscaping services with Pine Lake Services; review proposal regarding same.	1.25	\$305.00	\$381.25
Services Subtotal						\$3,675.25

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	03/21/2023	certified mail: Landscape & Irrigation Maintenance Services letters: certified mail	1.00	\$32.40	\$32.40
Expenses Subtotal					\$32.40
Subtotal					\$3,707.65

Total \$3,707.65
RECEIVED
 04/06/23

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3402	05/03/2023	\$3,707.65	\$0.00	\$3,707.65
Outstanding Balance				\$3,707.65
Total Amount Outstanding				\$3,707.65

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 #
4/1/2023	INV0000078808

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
3/31/2023	INV0000078940

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 #
3/31/2023	INV0000078968

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 #
4/14/2023	INV0000079443

Bill To:

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

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

[illegible]

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- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
04/04/2023	13057032423		Net 30	05/04/2023

QTY	Description
22	Service Labor - 1 hour minimum
1	4 bags 50 lb quickcrete cement
	Bonding agent
	4 rebars 3/8 x12 inch
	4 redheads 1/2 x 6 inch
1	Data and Signaling Circuit Surge Protector (ahartman - Andrew Hartman - Mar 24, 2023 1:43 PM Grabbed the operator from the amenity center closet. Ran conduits and wiring into the operator and terminated everything. Mounted arm and restored power after anchoring the operator. Ran operator and tested devices. Restored schedule in eMerge after testing was successful. Adjusted limits on swing gates. Tested and working. Texted Susan to let her know Installed barrier arm with Andrew tested works good ErikV - Erik Varno - Mar 20, 2023 2:42 PM Took old barrier arm down installed new conduit and built pad with cement Brought barrier arm to clubhouse. Need to dry cement ahartman - Andrew Hartman - Mar 20, 2023 1:35 PM ahartman - Andrew Hartman - Mar 20, 2023 8:40 AM Travel time 8:40 Arrival 9:10 Departure 1:35

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

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- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
04/04/2023	13057032423		Net 30	05/04/2023

QTY	Description
	<p>Worked with EV. Removed barrier arm operator and left in storage closet at the amenity center. Dug out and formed pad, mixed and poured concrete, troweled and raked pad. Taped and protected wiring and reconnected gate. Tested remotes and kiosk functions.</p> <p>Tested and working. Put caution tape and a cone out.</p> <p>DanielG - Daniel Gainza - 3/17/2023 3:26:03 PM -</p> <p>Check previous notes:</p> <p>Checked entry barrier arm. The cement base is too small and needs to be added to for proper fix. Anything else a band-aid. This is what I suggest</p> <p>Pull unit install bonding agent on old cement couple rebar and 4 bags of concrete quick dry. let it sit for at least 48hrs check weather it's not going to rain. It's raining today lightly. when return install barrier arm rewired then test.</p> <p>Parts 4 bags 50 lb quickcrete cement Bonding agent 4 rebars 3/8 x 12 inch 4 redheads 1/2 x 6 inch 2 guys half day to demo and install pad 2 guys half day to reinstall and test</p> <p>JonathonP - Jonathon Perez - Jan 30, 2023 12:49 PM The cement base where the liftmaster is located is not big enough to secure the lift master unit to the ground. It is only being held</p>

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

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- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
04/04/2023	13057032423		Net 30	05/04/2023

QTY	Description
	<p>down by two bolts (same side) in which if it is hit it will fall over. We need to pour more Cement large enough to drill new holes in the ground to secure all four corners. See attached pics for reference. The exit passenger gate box was flooded. Need to check voltage to see if it is getting enough power to hold the gate close. I am not sure if it is on a time schedule during the day that allows it to be open. When I pass my hand over the hand exit it turns green and it sends little power that activates the mag lock.(which is backwards) when it turns back to red the gate opens freely by a gust of wind.</p> <p>DanielG - Daniel Gainza - 1/24/2023 1:38:42 PM -</p> <p><<<< details >>>></p> <p>1- The Briarbrook Village Liftmaster is wobbling and the bar keeps falling off as a result. 2- the Pedestrian exit side gate maglock is not working at Briarbrook. Please investigate and repair.)</p>

RECEIVED
 04/04/23

	Subtotal	\$4,257.13
	Sales Tax (0.0%)	\$0.00
	Total	\$4,257.13
	Payments/Credits	\$0.00
	Balance Due	\$4,257.13

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
04/06/2023	13101021523		Net 30	05/06/2023

QTY	Description
2.5	Service Labor - 1 hour minimum (Gate busted sent email with pic's. Bypassed for now so barrier arm only on entry tested it DanielG - Daniel Gainza - 2/15/2023 7:01:00 AM - <<<details >>>> Entry Gate is holding open, reported a couple of days ago. I ckecked this morning, still open. Please investigate.)

<div>RECEIVED 04/06/23</div>	Subtotal	\$437.50
	Sales Tax (0.0%)	\$0.00
	Total	\$437.50
	Payments/Credits	\$0.00
	Balance Due	\$437.50

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
04/20/2023	13132022823		Net 30	05/20/2023

QTY	Description
1.75	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Feb 28, 2023 1:51 PM</p> <p>Gate was held open. Tested was u struck motor don't sound right . U tighten all parts on gate arm and top of motor set speed higher and ods higher. Talked with viking suggest motor replacement. Been saying this for awhile this need a cement raised and a new unit to be donej correctly</p> <p>DanielG - Daniel Gainza - 2/27/2023 2:23:38 PM -</p> <p><<< details >>></p> <p>Sunday around 9PM the gate opened for a guest and never close back. I sent cell relay command and gate try to close but 3 feet later open again. Right now the gate gate nad arm are holding open view CellRelay command.)</p>

	Subtotal	\$306.25
	Sales Tax (0.0%)	\$0.00
	Total	\$306.25
	Payments/Credits	\$0.00
	Balance Due	\$306.25

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- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
04/20/2023	13173031523		Net 30	05/20/2023

QTY	Description
1	Securitron M34R Recessed Maglock
2	Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Mar 15, 2023 1:50 PM
	<p>Logged into system and removed schedule holding PED gates open. Exit side gate wasn't working so replaced that mag and the gate went back to working properly again.</p> <p>Tested and working. Texted Susan to let her know.</p> <p>DanielG - Daniel Gainza - 3/15/2023 7:16:11 AM -</p> <p>Replace Pedestrian Gate's Maglock)</p>

	Subtotal	\$891.73
	Sales Tax (0.0%)	\$0.00
	Total	\$891.73
	Payments/Credits	\$0.00
	Balance Due	\$891.73

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 #
	04/01/2023	16665	05/01/2023	VID0167

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

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

RECEIVED
04/03/23



March 19, 2023
Invoice Number: 0089628031923
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 03/19/23 through 04/18/23
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 04/05/23	
Total Due by Auto Pay	\$169.97

NEWS AND INFORMATION

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

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 19 03202023 NNNNNNNN 01 998805

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

March 19, 2023

KBAR RANCH II CDD

Invoice Number: 0089628031923
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: 0089628031923
 Account Number: 8338 12 032 0089628
 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 03202023 NNNNNNNN 01 998805

Charge Details

Previous Balance		169.97
EFT Payment	03/05	-169.97
Remaining Balance		\$0.00

Payments received after 03/19/23 will appear on your next bill.

Service from 03/19/23 through 04/18/23

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: 0089628031923
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 03202023 NNNNNNNN 01 998805

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 0089628



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 19 03202023 NNNNNNNN 01 998805



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/mo when
bundled with
Internet[‡]



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ers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. ‡Spectrum Business TV Essentials additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please C.

BAP-TVE2303
SA2NF000

Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089628



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8338 1200 NO RP 19 03202023 NNNNNNNN 01 998805



EXCLUSIVE NEW OFFER

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\$29⁹⁹
per mo. per
line with
Internet



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- ☒ 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 0089628



Contact Us

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

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

8338 1200 NO RP 19 03202023 NNNNNNNN 01 998805





April 19, 2023
Invoice Number: 0089628041923
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 04/19/23 through 05/18/23
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 05/05/23	
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.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call **1-800-314-7195**.

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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 04202023 NNNNNNNN 01 998815

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

April 19, 2023

KBAR RANCH II CDD

Invoice Number: 0089628041923
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: 0089628041923
 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 04202023 NNNNNNNN 01 998815

Charge Details

Previous Balance		169.97
EFT Payment	04/05	-169.97
Remaining Balance		\$0.00

Payments received after 04/19/23 will appear on your next bill.

Service from 04/19/23 through 05/18/23

Spectrum Business™ Internet

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

Messages continued from page 1

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Billing 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.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.01, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.10.

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: 0089628041923
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 04202023 NNNNNNNN 01 998815

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



Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089628



Contact Us

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

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998815



**BUSINESS TV
ESSENTIALS**

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



**The best value for small businesses.
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- ☒ Stream 60+ popular entertainment, weather, and news channels
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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:

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8338 12 032 0089628



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\$29⁹⁹
per mo. per
line with
Internet



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

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- ☒ Unlimited data, talk, and text
- ☒ No contracts
- ☒ Taxes and fees included



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[^]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 0089628



Contact Us

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

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998815





April 12, 2023
Invoice Number: 0089644041223
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 04/12/23 through 05/11/23
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 04/29/23	
Total Due by Auto Pay	\$149.97

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

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call **1-800-314-7195**.

Keep your customers entertained with Spectrum Business TV Essentials! Call **1-855-259-8145** today.

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 04132023 NNNNNNNN 01 998802

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

April 12, 2023

KBAR RANCH II CDD

Invoice Number: 0089644041223
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: 0089644041223
 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 04132023 NNNNNNNN 01 998802

Charge Details

Previous Balance		149.97
EFT Payment	03/29	-149.97
Remaining Balance		\$0.00

Payments received after 04/12/23 will appear on your next bill.

Service from 04/12/23 through 05/11/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$109.98

Spectrum Business™ Voice

Phone number (813) 536-1058

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

Messages continued from page 1

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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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Continued on the next page....

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Invoice Number: 0089644041223
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 04132023 NNNNNNNN 01 998802

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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

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

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- ☒ 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



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

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**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



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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 04132023 NNNNNNNN 01 998802





March 29, 2023
Invoice Number: 0097324032923
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 03/29/23 through 04/28/23
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 04/16/23	
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.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call **1-800-314-7195**.

Keep your customers entertained with Spectrum Business TV Essentials! Call **1-855-259-8145** today.

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 29 03302023 NNNNNNNN 01 998863

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

March 29, 2023

Envera KBar Ranch II CDD

Invoice Number: 0097324032923
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: 0097324032923
 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 29 03302023 NNNNNNNN 01 998863

Charge Details

Previous Balance		169.97
EFT Payment	03/16	-169.97
Remaining Balance		\$0.00

Payments received after 03/29/23 will appear on your next bill.

Service from 03/29/23 through 04/28/23

Spectrum Business™ Internet

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

Messages continued from page 1

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Billing Information

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Invoice Number: 0097324032923
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

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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:

Envera KBar Ranch II CDD
8338 12 032 0097324

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

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

8338 1200 NO RP 29 03302023 NNNNNNNN 01 998863

**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

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BAP-TVE2303
SA2NF000

Account Number:
Security Code:

Envera KBar Ranch II CDD
8338 12 032 0097324

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

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

8338 1200 NO RP 29 03302023 NNNNNNNN 01 998863

**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
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Account Number:
Security Code:

Envera KBar Ranch II CDD
8338 12 032 0097324



Contact Us

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

8338 1200 NO RP 29 03302023 NNNNNNNN 01 998863



March 21, 2023
Invoice Number: 0105242032123
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 03/21/23 through 04/20/23
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 04/07/23</i>	
Total Due by Auto Pay	\$289.95

NEWS AND INFORMATION

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

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

NEW! Get a second mobile unlimited line **FREE** when you buy one mobile unlimited line! Call **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 21 03222023 NNNNNNNN 01 998690

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

March 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 0105242032123
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: 0105242032123
 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 03222023 NNNNNNNN 01 998690

Charge Details

Previous Balance		289.95
EFT Payment	03/07	-289.95
Remaining Balance		\$0.00

Payments received after 03/21/23 will appear on your next bill.

Service from 03/21/23 through 04/20/23

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.net

Spectrum Business™ Voice Total **\$119.97****Current Charges** **\$289.95****Total Due by Auto Pay** **\$289.95****Billing Information**

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

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

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

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

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

Continued on the next page....

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

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



Invoice Number: 0105242032123
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 03222023 NNNNNNNN 01 998690

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



Account Number:
Security Code:

K BAR RANCH II AMENITY
8338 12 032 0105242

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

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

8338 1200 NO RP 21 03222023 NNNNNNNN 01 998690

**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 AMENITY
8338 12 032 0105242

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

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

8338 1200 NO RP 21 03222023 NNNNNNNN 01 998690

**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:

K BAR RANCH II AMENITY
8338 12 032 0105242



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 21 03222023 NNNNNNNN 01 998690





April 1, 2023
Invoice Number: 0108063040123
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 04/01/23 through 04/30/23
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 04/18/23	
Total Due by Auto Pay	\$169.98

NEWS AND INFORMATION

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call **1-800-314-7195**.



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 04022023 NNNNNNNN 01 998862

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

April 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 0108063040123
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: 0108063040123
 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 04022023 NNNNNNNN 01 998862

Charge Details

Previous Balance		169.98
EFT Payment	03/18	-169.98
Remaining Balance		\$0.00

Payments received after 04/01/23 will appear on your next bill.

Service from 04/01/23 through 04/30/23

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.

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

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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





April 10, 2023
Invoice Number: 0111372041023
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

Summary

Service from 04/10/23 through 05/09/23
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 04/27/23	
Total Due by Auto Pay	\$189.98

NEWS AND INFORMATION

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call **1-800-314-7195**.

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

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 04112023 NNNNNNNN 01 999235

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

April 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 0111372041023
Account Number: 8338 12 032 0111372
Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay

\$189.98

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032011137200189985

Invoice Number: 0111372041023
 Account Number: 8338 12 032 0111372
 Security Code:

K BAR RANCH II CDD-GATE

Contact Us

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

8338 1200 NO RP 10 04112023 NNNNNNNN 01 999235

Charge Details

Previous Balance		189.98
EFT Payment	03/27	-189.98
Remaining Balance		\$0.00

Payments received after 04/10/23 will appear on your next bill.

Service from 04/10/23 through 05/09/23

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**

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



Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8338 12 032 0111372



Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 10 04112023 NNNNNNNN 01 999235



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 04112023 NNNNNNNN 01 999235





March 22, 2023
Invoice Number: 0115575032223
Account Number: **8338 12 030 0115575**
Security Code:
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary Service from 03/22/23 through 04/21/23 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 04/08/23	
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 22 03232023 NNNNNNNN 01 999660

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

March 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 0115575032223
Account Number: 8338 12 030 0115575
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

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

833812030011557500189985



Invoice Number: 0115575032223
 Account Number: 8338 12 030 0115575
 Security Code:

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

8338 1200 NO RP 22 03232023 NNNNNNNN 01 999660

Charge Details

Previous Balance		189.98
EFT Payment	03/08	-189.98
Remaining Balance		\$0.00

Payments received after 03/22/23 will appear on your next bill.

Service from 03/22/23 through 04/21/23

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

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: 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**.



April 10, 2023
Invoice Number: 0135326041023
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

Summary

Service from 04/10/23 through 05/09/23
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 04/27/23	
Total Due by Auto Pay	\$57.98

NEWS AND INFORMATION

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

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If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call **1-800-314-7195**.

NEW! Get a **FREE** mobile unlimited line when you buy Spectrum Business Voice! Call **1-866-281-2298** 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 10 04112023 NNNNNNNN 01 999236

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

April 10, 2023

KBAR RANCH II CDD

Invoice Number: 0135326041023
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: 0135326041023
 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 04112023 NNNNNNNN 01 999236

Charge Details

Previous Balance		57.98
EFT Payment	03/27	-57.98
Remaining Balance		\$0.00

Payments received after 04/10/23 will appear on your next bill.

Service from 04/10/23 through 05/09/23

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**

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

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



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 04112023 NNNNNNNN 01 999236



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 04112023 NNNNNNNN 01 999236



Invoice Number	2064938
Invoice Date	April 10, 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	March 24, 2023
Current Invoice Total (USD)	547.50		

Follow up regarding storm sewer maintenance; prepare engineer's certificate

Top Task	2023	2023 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	2.50	219.00	547.50
Subtotal Professional Services	<u>2.50</u>		<u>547.50</u>

Top Task Subtotal	2023 FY General Consulting	547.50
-------------------	----------------------------	--------

Total Fees & Disbursements	547.50
INVOICE TOTAL (USD)	547.50

Due upon receipt or in accordance with terms of the contract

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

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

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

Thank you.

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
4/1/2023	9202

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

P.O. No.	Terms	Project
April 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
04/03/23

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 #
1/1/2023	05289
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
1/31/2023	

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.			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

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 #
4/1/2023	05596
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/1/2023	

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 03/31/23	
			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: 04/19/2023
Account: 211025392658

Current month's charges:	\$60.87
Total amount due:	\$60.87
Payment Due By:	05/10/2023

Your Account Summary

Previous Amount Due	\$55.72
Payment(s) Received Since Last Statement	-\$55.72
Current Month's Charges	\$60.87
Total Amount Due	\$60.87

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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

Yard project? Avoid damage and fines

Learn more at TampaElectric.com/811



CALL



WAIT two
business days



Start
DIGGING!

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:	\$60.87
Total amount due:	\$60.87
Payment Due By:	05/10/2023

Amount Enclosed \$

647680224157

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

6476802241572110253926580000000060870

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.

Storm Surcharge – The charge that will recover the cost of storms charged to the storm reserve.

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: 04/19/2023
Current month's charges due 05/10/2023

Details of Charges – Service from 03/15/2023 to 04/13/2023

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	04/13/2023	1,056		865		191 kWh	1	30 Days

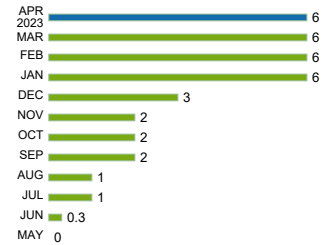
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	191 kWh @ \$0.07990/kWh	\$15.26
Fuel Charge	191 kWh @ \$0.05239/kWh	\$10.01
Storm Protection Charge	191 kWh @ \$0.00400/kWh	\$0.76
Clean Energy Transition Mechanism	191 kWh @ \$0.00427/kWh	\$0.82
Storm Surcharge	191 kWh @ \$0.01061/kWh	\$2.03
Florida Gross Receipt Tax		\$1.32
Electric Service Cost		\$52.70
Franchise Fee		\$3.45
Municipal Public Service Tax		\$4.72
Total Electric Cost, Local Fees and Taxes		\$60.87

Total Current Month's Charges

\$60.87

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.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023
Account: 211025490809

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

Current month's charges:	\$66.93
Total amount due:	\$66.93
Payment Due By:	05/10/2023

Your Account Summary

Previous Amount Due	\$58.48
Payment(s) Received Since Last Statement	-\$58.48
Current Month's Charges	\$66.93
Total Amount Due	\$66.93

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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

Yard project? Avoid damage and fines

Learn more at TampaElectric.com/811



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025490809

Current month's charges:	\$66.93
Total amount due:	\$66.93
Payment Due By:	05/10/2023

Amount Enclosed \$ _____

647680224158

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

6476802241582110254908090000000066933

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.

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

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

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

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

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(A convenience fee will be charged to your bank account or credit card.)

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

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: 211025490809
Statement Date: 04/19/2023
Current month's charges due 05/10/2023

Details of Charges – Service from 03/15/2023 to 04/13/2023

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	04/13/2023	1,957		1,759		198 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	198 kWh @ \$0.07990/kWh	\$15.82
Fuel Charge	198 kWh @ \$0.05239/kWh	\$10.37
Storm Protection Charge	198 kWh @ \$0.00400/kWh	\$0.79
Clean Energy Transition Mechanism	198 kWh @ \$0.00427/kWh	\$0.85
Storm Surcharge	198 kWh @ \$0.01061/kWh	\$2.10
Florida Gross Receipt Tax		\$1.34
Electric Service Cost		\$53.77
Franchise Fee		\$3.52
Municipal Public Service Tax		\$4.80
State Tax		\$4.84

Total Electric Cost, Local Fees and Taxes

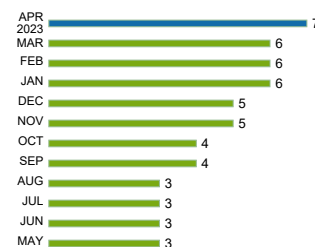
\$66.93

Total Current Month's Charges

\$66.93

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/20/2023
Account: 221008392039

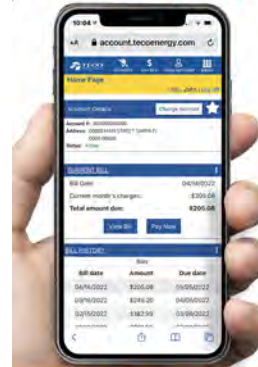
K BAR RANCH II CDD
K BAR RANCH PARCEL I
TAMPA, FL 33647

Current month's charges:	\$1,723.40
Total amount due:	\$1,723.40
Payment Due By:	05/11/2023

Your Account Summary

Previous Amount Due	\$1,716.89
Payment(s) Received Since Last Statement	-\$1,716.89
Current Month's Charges	\$1,723.40
Total Amount Due	\$1,723.40

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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Yard project? Avoid damage and fines

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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: 221008392039

Current month's charges:	\$1,723.40
Total amount due:	\$1,723.40
Payment Due By:	05/11/2023

Amount Enclosed \$ _____

651383899719

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

6513838997192210083920390000001723403

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

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

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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.

Storm Surcharge – The charge that will recover the cost of storms charged to the storm reserve.

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.

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- 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.

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ACCOUNT INVOICE

tampaelectric.com



Account: 221008392039
Statement Date: 04/20/2023
Current month's charges due 05/11/2023

Details of Charges – Service from 03/16/2023 to 04/14/2023

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	779 kWh @ \$0.03511/kWh	\$27.35
Fixture & Maintenance Charge	41 Fixtures	\$669.12
Lighting Pole / Wire	41 Poles	\$859.36
Lighting Fuel Charge	779 kWh @ \$0.05169/kWh	\$40.27
Storm Protection Charge	779 kWh @ \$0.01466/kWh	\$11.42
Clean Energy Transition Mechanism	779 kWh @ \$0.00036/kWh	\$0.28
Storm Surcharge	779 kWh @ \$0.00326/kWh	\$2.54
Florida Gross Receipt Tax		\$2.10
Franchise Fee		\$105.61
Municipal Public Service Tax		\$5.35

Lighting Charges

\$1,723.40

Total Current Month's Charges

\$1,723.40

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.

K-Bar Ranch II CDD

4/5/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,499.45	4/20/2023	19292 Mossy Pine Dr	53100	4301
221019281875	\$ 1,351.83	4/20/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 54.23	4/20/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 65.32	4/20/2023	10541 K Bar Ranch Pkwy, K	53100	4301
211023511093	\$ 668.39	4/20/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 71.52	4/20/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 55.87	4/20/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 821.65	4/20/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 66.73	4/20/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 135.93	4/20/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,035.13	4/20/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 34.29	4/20/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,535.50	4/20/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 143.45	4/20/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 68.01	4/20/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 868.51	4/20/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,549.40	4/20/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,046.89	4/20/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,644.58	4/20/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total	\$ 18,716.68
--------------	---------------------

\$ 6,420.46	53100-4301	Utilities
\$ 1,351.83	53100-4304	Recreation
\$ 10,944.39	53100-4307	Street Lights
		TECO Credits

Total	\$ 18,716.68
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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 04/05/23

Account: 321000017111

Current month's charges:	\$18,716.68
Total amount due:	\$18,716.68
Payment Due By:	04/20/23

Your Account Summary

Previous Amount Due	\$18,855.56
Payment(s) Received Since Last Statement	-\$18,855.56
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$18,716.68
Total Amount Due	\$18,716.68

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:	\$18,716.68
Total amount due:	\$18,716.68
Payment Due By:	04/20/23

Amount Enclosed \$ _____

701000001711

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

7010000017113210000171110000018716689

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.

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Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
	211017791636	19292 MOSSY PINE DR TAMPA, FL 33647	\$1499.45
	211019281875	10820 MISTFLOWER LN, AMENITY TAMPA, FL 33647	\$1351.83
	211019923880	10820 MISTFLOWER LN, SIGN/GATE TAMPA, FL 33647	\$54.23
	211020399740	10821 MISTFLOWER LN TAMPA, FL 33647	\$65.32
	211023511093	K BAR RANCH SEGMENT E TAMPA, FL 33647	\$668.39
	211023511135	10541 K BAR RANCH PKWY, WELL TAMPA, FL 33647	\$71.52
	221003321017	10541 K BAR RANCH PKWY TAMPA, FL 33647	\$55.87
	221003637594	10711 MISTFLOWER LN TAMPA, FL 33647	\$821.65
	221005599891	10339 K BAR RANCH PKWY TAMPA, FL 33647	\$66.73
	221005600327	10340 K BAR RANCH PKWY TAMPA, FL 33647	\$135.93
	221005600335	HAWK VALLEY RANCH DR TAMPA, FL 33647	\$6035.13
	221005600350	10310 K BAR RANCH PK TAMPA, FL 33647	\$34.29
	221005600368	19290 BRIARBROOK DR TAMPA, FL 33647	\$2535.50
	221005629565	19294 MOSSY PINE DR, WELL TAMPA, FL 33647	\$143.45
	221007136783	10340 K BAR RANCH PKWY, GATE TAMPA, FL 33647	\$68.01
	221007621776	10820 MISTFLOWER LN TAMPA, FL 33647	\$868.51
	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: 03/31/23

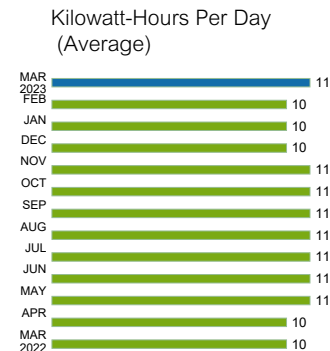
Details of Charges – Service from 02/15/23 to 03/15/23

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	03/15/23	11,008		10,698		310 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000		
Energy Charge						310 kWh @ \$0.07990/kWh		
Fuel Charge						310 kWh @ \$0.04832/kWh		
Storm Protection Charge						310 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						310 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$65.70		
Franchise Fee						\$4.30		
Municipal Public Service Tax						\$5.68		
Total Electric Cost, Local Fees and Taxes						\$75.68		
Current Month's Electric Charges						\$75.68		

Tampa Electric Usage History



Details of Charges – Service from 02/15/23 to 03/15/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	646 kWh @ \$0.03511/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: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

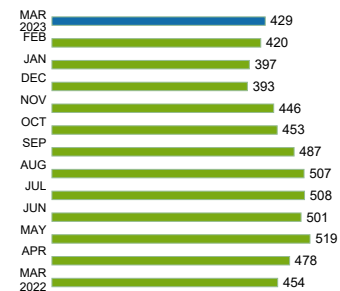
Service for: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	03/14/23	79,594		67,147		12,447 kWh	1	29 Days
1000778163	03/14/23	26.25		0		26.25 kW	1	29 Days
Daily Basic Service Charge		29 days @ \$1.08000		\$31.32				
Billing Demand Charge		26 kW @ \$14.13000/kW		\$367.38				
Energy Charge		12,447 kWh @ \$0.00736/kWh		\$91.61				
Fuel Charge		12,447 kWh @ \$0.04832/kWh		\$601.44				
Capacity Charge		26 kW @ -\$0.06000/kW		-\$1.56				
Storm Protection Charge		26 kW @ \$0.62000/kW		\$16.12				
Energy Conservation Charge		26 kW @ \$0.88000/kW		\$22.88				
Environmental Cost Recovery		12,447 kWh @ \$0.00084/kWh		\$10.46				
Clean Energy Transition Mechanism		26 kW @ \$1.12000/kW		\$29.12				
Florida Gross Receipt Tax				\$29.97				
Electric Service Cost				\$1,198.74				
Franchise Fee				\$78.52				
Municipal Public Service Tax				\$74.57				
Total Electric Cost, Local Fees and Taxes						\$1,351.83		
Current Month's Electric Charges						\$1,351.83		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Account: 211019923880
Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

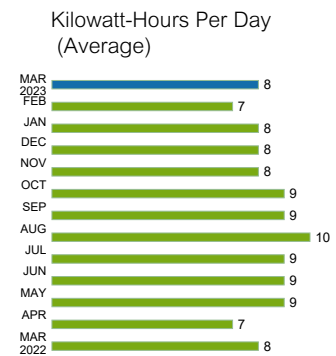
Service for: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: SIGN/GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	03/14/23	8,753		8,525		228 kWh	1	29 Days
Daily Basic Service Charge			29 days @ \$0.75000			\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>MAR 20238</div><div>FEB7</div><div>JAN8</div><div>DEC8</div><div>NOV8</div><div>OCT9</div><div>SEP9</div><div>AUG</div></div>	
Energy Charge			228 kWh @ \$0.07990/kWh			\$18.22		
Fuel Charge			228 kWh @ \$0.04832/kWh			\$11.02		
Storm Protection Charge			228 kWh @ \$0.00400/kWh			\$0.91		
Clean Energy Transition Mechanism			228 kWh @ \$0.00427/kWh			\$0.97		
Florida Gross Receipt Tax						\$1.36		
Electric Service Cost						\$54.23		
Current Month's Electric Charges						\$54.23		

Tampa Electric Usage History



Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211020399740
Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

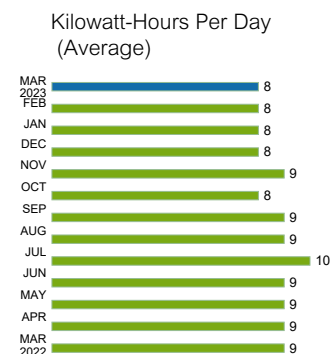
Service for: 10821 MISTFLOWER LN, TAMPA, FL 33647

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	03/14/23	7,213		6,968		245 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000		
Energy Charge						245 kWh @ \$0.07990/kWh		
Fuel Charge						245 kWh @ \$0.04832/kWh		
Storm Protection Charge						245 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						245 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$56.62		
Franchise Fee						\$3.71		
Municipal Public Service Tax						\$4.99		
Total Electric Cost, Local Fees and Taxes						\$65.32		
Current Month's Electric Charges						\$65.32		

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 211023511093

Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	407 kWh @ \$0.03511/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: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

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	03/14/23	9,733		9,449		284 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000				\$21.75	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		284 kWh @ \$0.07990/kWh				\$22.69		
Fuel Charge		284 kWh @ \$0.04832/kWh				\$13.72		
Storm Protection Charge		284 kWh @ \$0.00400/kWh				\$1.14		
Clean Energy Transition Mechanism		284 kWh @ \$0.00427/kWh				\$1.21		
Florida Gross Receipt Tax						\$1.55		
Electric Service Cost						\$62.06		
Franchise Fee						\$4.06		
Municipal Public Service Tax						\$5.40		
Total Electric Cost, Local Fees and Taxes						\$71.52		
Current Month's Electric Charges						\$71.52		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221003321017

Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

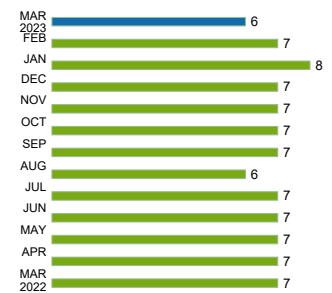
Service for: 10541 K BAR RANCH PKWY, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	03/14/23	11,131		10,945		186 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000	\$21.75	
Energy Charge						186 kWh @ \$0.07990/kWh	\$14.86	
Fuel Charge						186 kWh @ \$0.04832/kWh	\$8.99	
Storm Protection Charge						186 kWh @ \$0.00400/kWh	\$0.74	
Clean Energy Transition Mechanism						186 kWh @ \$0.00427/kWh	\$0.79	
Florida Gross Receipt Tax							\$1.21	
Electric Service Cost							\$48.34	
Franchise Fee							\$3.17	
Municipal Public Service Tax							\$4.36	
Total Electric Cost, Local Fees and Taxes							\$55.87	
Current Month's Electric Charges							\$55.87	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 221003637594
Statement Date: 03/31/23

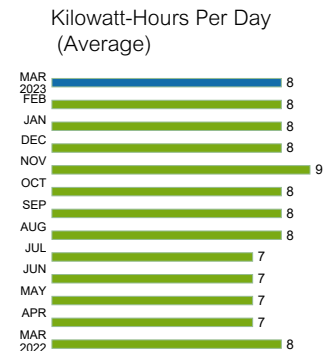
Details of Charges – Service from 02/14/23 to 03/14/23

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	03/14/23	11,756		11,532		224 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000		
Energy Charge						224 kWh @ \$0.07990/kWh		
Fuel Charge						224 kWh @ \$0.04832/kWh		
Storm Protection Charge						224 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						224 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$53.67		
Franchise Fee						\$3.52		
Municipal Public Service Tax						\$4.76		
Total Electric Cost, Local Fees and Taxes						\$61.95		
Current Month's Electric Charges						\$61.95		

Tampa Electric Usage History



Details of Charges – Service from 02/14/23 to 03/14/23

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	432 kWh @ \$0.03511/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: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

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	03/14/23	13,706		13,452		254 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000				\$21.75	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		254 kWh @ \$0.07990/kWh				\$20.29		
Fuel Charge		254 kWh @ \$0.04832/kWh				\$12.27		
Storm Protection Charge		254 kWh @ \$0.00400/kWh				\$1.02		
Clean Energy Transition Mechanism		254 kWh @ \$0.00427/kWh				\$1.08		
Florida Gross Receipt Tax						\$1.45		
Electric Service Cost						\$57.86		
Franchise Fee						\$3.79		
Municipal Public Service Tax						\$5.08		
Total Electric Cost, Local Fees and Taxes						\$66.73		
Current Month's Electric Charges						\$66.73		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600327
Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

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	03/14/23	23,361		22,674		687 kWh	1	29 Days																												
Daily Basic Service Charge			29 days @ \$0.75000			\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><tr><th>Month</th><th>Average kWh</th></tr><tr><td>MAR 2023</td><td>24</td></tr><tr><td>FEB</td><td>25</td></tr><tr><td>JAN</td><td>19</td></tr><tr><td>DEC</td><td>20</td></tr><tr><td>NOV</td><td>11</td></tr><tr><td>OCT</td><td>6</td></tr><tr><td>SEP</td><td>7</td></tr><tr><td>AUG</td><td>18</td></tr><tr><td>JUL</td><td>19</td></tr><tr><td>JUN</td><td>20</td></tr><tr><td>MAY</td><td>22</td></tr><tr><td>APR</td><td>16</td></tr><tr><td>MAR</td><td>23</td></tr></table>		Month	Average kWh	MAR 2023	24	FEB	25	JAN	19	DEC	20	NOV	11	OCT	6	SEP	7	AUG	18	JUL	19	JUN	20	MAY	22	APR	16	MAR	23
Month	Average kWh																																			
MAR 2023	24																																			
FEB	25																																			
JAN	19																																			
DEC	20																																			
NOV	11																																			
OCT	6																																			
SEP	7																																			
AUG	18																																			
JUL	19																																			
JUN	20																																			
MAY	22																																			
APR	16																																			
MAR	23																																			
Energy Charge			687 kWh @ \$0.07990/kWh			\$54.89																														
Fuel Charge			687 kWh @ \$0.04832/kWh			\$33.20																														
Storm Protection Charge			687 kWh @ \$0.00400/kWh			\$2.75																														
Clean Energy Transition Mechanism			687 kWh @ \$0.00427/kWh			\$2.93																														
Florida Gross Receipt Tax						\$2.96																														
Electric Service Cost						\$118.48																														
Franchise Fee						\$7.76																														
Municipal Public Service Tax						\$9.69																														
Total Electric Cost, Local Fees and Taxes						\$135.93																														
Current Month's Electric Charges						\$135.93																														

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600335

Statement Date: 03/31/23

Details of Charges – Service from 02/15/23 to 03/15/23

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

Rate Schedule: Lighting Service

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

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

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600350

Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

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

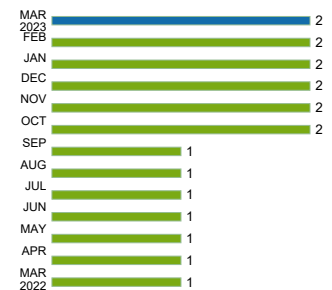
Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	03/14/23	1,547		1,496		51 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000	\$21.75	
Energy Charge						51 kWh @ \$0.07990/kWh	\$4.07	
Fuel Charge						51 kWh @ \$0.04832/kWh	\$2.46	
Storm Protection Charge						51 kWh @ \$0.00400/kWh	\$0.20	
Clean Energy Transition Mechanism						51 kWh @ \$0.00427/kWh	\$0.22	
Florida Gross Receipt Tax							\$0.74	
Electric Service Cost							\$29.44	
Franchise Fee							\$1.93	
Municipal Public Service Tax							\$2.92	
Total Electric Cost, Local Fees and Taxes							\$34.29	
Current Month's Electric Charges							\$34.29	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 221005600368

Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

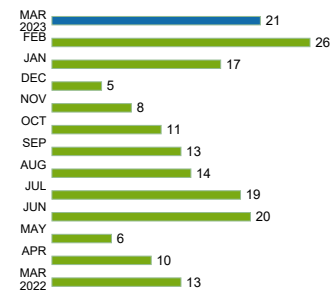
Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	03/14/23	27,130		26,508		622 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000		
Energy Charge						622 kWh @ \$0.07990/kWh		
Fuel Charge						622 kWh @ \$0.04832/kWh		
Storm Protection Charge						622 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						622 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$109.39		
Franchise Fee						\$7.17		
Municipal Public Service Tax						\$9.00		
Total Electric Cost, Local Fees and Taxes						\$125.56		
Current Month's Electric Charges						\$125.56		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 02/14/23 to 03/14/23

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1046 kWh @ \$0.03511/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: 03/31/23

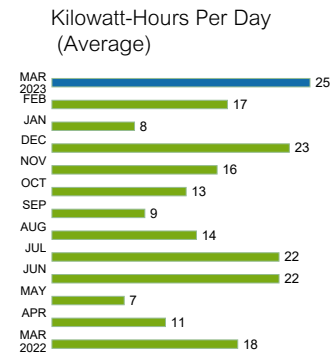
Details of Charges – Service from 02/15/23 to 03/15/23

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	03/15/23	26,268		25,534		734 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000		\$21.75
Energy Charge						734 kWh @ \$0.07990/kWh		\$58.65
Fuel Charge						734 kWh @ \$0.04832/kWh		\$35.47
Storm Protection Charge						734 kWh @ \$0.00400/kWh		\$2.94
Clean Energy Transition Mechanism						734 kWh @ \$0.00427/kWh		\$3.13
Florida Gross Receipt Tax								\$3.13
Electric Service Cost								\$125.07
Franchise Fee								\$8.19
Municipal Public Service Tax								\$10.19
Total Electric Cost, Local Fees and Taxes								\$143.45
Current Month's Electric Charges								\$143.45

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



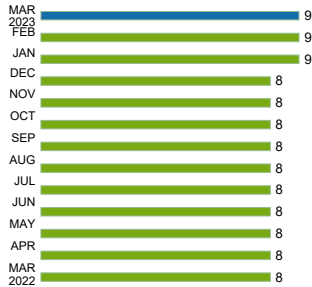
Account: 221007136783

Statement Date: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

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	03/14/23	9,194		8,932		262 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						262 kWh @ \$0.07990/kWh		
Fuel Charge						262 kWh @ \$0.04832/kWh		
Storm Protection Charge						262 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						262 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$58.98		
Franchise Fee						\$3.86		
Municipal Public Service Tax						\$5.17		
Total Electric Cost, Local Fees and Taxes						\$68.01		
Current Month's Electric Charges						\$68.01		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007621776
Statement Date: 03/31/23

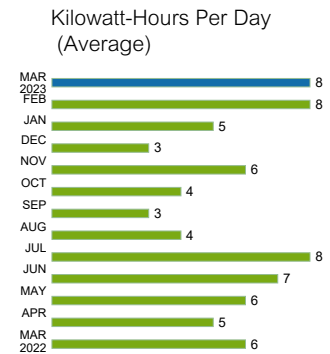
Details of Charges – Service from 02/15/23 to 03/15/23

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	03/15/23	7,614		7,394		220 kWh	1	29 Days
Daily Basic Service Charge						29 days @ \$0.75000		
Energy Charge						220 kWh @ \$0.07990/kWh		
Fuel Charge						220 kWh @ \$0.04832/kWh		
Storm Protection Charge						220 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						220 kWh @ \$0.00427/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$53.11		
Franchise Fee						\$3.48		
Municipal Public Service Tax						\$4.72		
Total Electric Cost, Local Fees and Taxes							\$61.31	
Current Month's Electric Charges							\$61.31	

Tampa Electric Usage History



Details of Charges – Service from 02/15/23 to 03/15/23

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	459 kWh @ \$0.03511/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: 03/31/23

Details of Charges – Service from 02/15/23 to 03/15/23

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	703 kWh @ \$0.03511/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: 03/31/23

Details of Charges – Service from 02/14/23 to 03/14/23

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	475 kWh @ \$0.03511/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: 03/31/23

Details of Charges – Service from 02/15/23 to 03/15/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 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		\$18,716.68

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
APR - 3 2023

Advertising Run Dates	Advertiser Name	
03/26/23	K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account
03/26/2023	Jean Mitotes	163527
Total Amount Due		Ad Number
\$532.00		0000278940

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/26/23	03/26/23	0000278940	Times	Legals CLS	RFP for Annual Auditing Services	1	2x49 L	\$528.00
03/26/23	03/26/23	0000278940	Tampabay.com	Legals CLS	RFP for Annual Auditing Services AffidavitMaterial	1	2x49 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	
03/26/23	K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account
03/26/2023	Jean Mitotes	163527
Total Amount Due		Ad Number
\$532.00		0000278940

RECEIVED
04/03/23

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

K-BAR RANCH II CDD

3434 COLWELL AVE #200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

RECEIVED

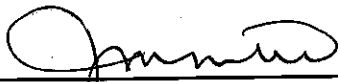
Tampa Bay Times APR - 3 2023
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP for Annual Auditing Services** was published in said newspaper by print in the issues of: **3/26/23** 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.



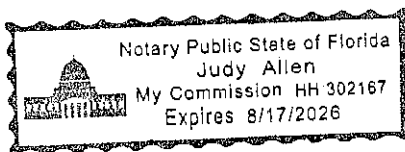
Signature Affiant

Sworn to and subscribed before me this **03/26/2023**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
 REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The K-Bar Ranch II Community Development District (the "District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for each of the fiscal years ending September 30, 2023, 2024, 2025, 2026 and 2027. The District is a local unit of special-purpose government created under Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida and has an operating and debt service budget of approximately \$1,068,091.28.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under applicable, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions, will be available from the District Manager, Taylor Nielsen, at tnielsen@rizzetta.com or (813) 533-2950 ext. 9475.

Proposers must provide one (1) electronic copy and one (1) hard copy of their proposal, using only the following delivery methods, UPS or FedEx to Taylor Nielsen, District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services- K-Bar Ranch II Community Development District." Proposals must be received by Friday, April 14, 2023 at 12:00 p.m., at the office of the District Manager. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at tnielsen@rizzetta.com.

K-Bar Ranch II Community Development District
 Taylor Nielsen, District Manager

Run Date: 3/26/2023

0000278940

Tampa Bay Times

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Times Publishing Company

DEPT 3396

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
04/12/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
04/12/2023	Jean Mitotes	163527	
Total Amount Due		Ad Number	
\$361.00		0000281921	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/12/23	04/12/23	0000281921	Times	Legals CLS	Notice of BOS + 2nd Audit Meeting	1	2x43 L	\$357.00
04/12/23	04/12/23	0000281921	Tampabay.com	Legals CLS	Notice of BOS + 2nd Audit Meeting	1	2x43 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
04/12/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
04/12/2023	Jean Mitotes	163527	
Total Amount Due		Ad Number	
\$361.00		0000281921	

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PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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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

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of BOS + 2nd Audit Meeting** was published in said newspaper by print in the issues of: **4/12/23** 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 **04/12/2023**

Signature of Notary Public

Personally known X 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, April 20, 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 and discuss proposals and establish an auditor for the District.

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.

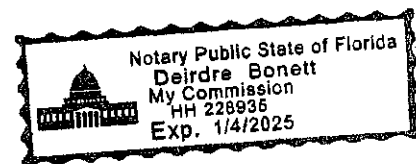
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida 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: 4/12/2023

0000281921





INVOICE

INVOICE #	INVOICE DATE
TM 506782A	4/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch II CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch II CDD

Invoice Due Date: May 1, 2023

Invoice Amount: \$36,162.75

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$39,662.75
Monthly Base Pay \$4399.86	(-\$3,500.00)
Irrigation Part 4 \$788.42	
Addendums 1-7 \$22106.75	
Addendum 8 \$2829.50	
Addendum 9 \$2998.00	
Addendum 10-\$4916.00	
Credit Applied for -\$3500.00	

Excellence
IN COMMERCIAL LANDSCAPING

Invoice Total **\$36,162.75**

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

From: [Raley, Robin](#)
To: [CDD Invoice](#)
Cc: [Powell, Jessica](#)
Subject: K-Bar Ranch II CDD [EXTERNAL]Yellowstone Landscape Invoice TM 506782A
Date: Friday, April 7, 2023 11:07:26 AM
Attachments: [TM 506782A.pdf](#)

NOTICE: This email originated from outside of the organization.

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

Good morning,

Please see the attached revised invoice from Yellowstone Landscape. Invoice 494905 was sent the beginning of March for \$43,162.75. There was a reduction of \$3500.00 it was paid by check 100209. Because of that we credited your new amount by the \$3500.00

Thank you.

Robin Raley / *Accounting Technician*
Yellowstone Landscape

3235 North State Street, PO Box 849, Bunnell, FL 32110

Ph: 386.437.6211 ext. 159 | www.yellowstonelandscape.com

Yellowstone Landscape is now accepting credit card payments online. Please visit <https://www.yellowstonelandscape.com/payment-portal> to access our CardX payment portal.



INVOICE

INVOICE #	INVOICE DATE
TM 514907	4/12/2023
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: May 12, 2023

Invoice Amount: \$9,424.91

Description	Current Amount
Mulch Quote #2	
Mulch Install	\$9,424.91

Invoice Total **\$9,424.91**

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



INVOICE

INVOICE #	INVOICE DATE
TM 517207	4/19/2023
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: May 19, 2023

Invoice Amount: \$1,669.14

Description	Current Amount
Loropetlum Replacement @ Outbound of Mistflower	
Landscape Enhancement	\$1,438.43
Irrigation	\$230.71

Invoice Total **\$1,669.14**

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



INVOICE

INVOICE #	INVOICE DATE
TM 517208	4/19/2023
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: May 19, 2023

Invoice Amount: \$559.42

Description	Current Amount
Pkwy Median Flower Bed Relocation	
Landscape Enhancement	\$423.71
Irrigation	\$135.71

Invoice Total **\$559.42**

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IN COMMERCIAL LANDSCAPING

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

Tab 12

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the K-Bar Ranch II Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 17, 2023
HOUR:	6:00 p.m.
LOCATION:	10820 Mistflower Ln. Tampa, FL 33647

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Tampa, Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF MAY 2023.

ATTEST:

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

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2023/2024

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2023/2024



Rizzetta & Company

K-Bar Ranch II Community Development District

kbarranchiicdd.org

**Proposed Budget for
Fiscal Year 2023-2024**

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Proposed Budget
Kbar Ranch II Community Development District
General Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 1,690,749	\$ 1,690,749	\$ 1,680,257	\$ 10,492	\$ 1,664,033	\$ (16,224)	
TOTAL REVENUES	\$ 1,709,016	\$ 1,727,283	\$ 1,680,257	\$ 47,026	\$ 1,664,033	\$ (16,224)	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,709,016	\$ 1,727,283	\$ 1,680,257	\$ 47,026	\$ 1,664,033	\$ (16,224)	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 3,342	\$ 6,684	\$ 3,000	\$ (3,684)	\$ 13,000	\$ 10,000	12 meetings plus 1 budget workshop - paying board members
Financial & Administrative							
Administrative Services	\$ 2,410	\$ 4,820	\$ 4,820	\$ -	\$ 5,061	\$ 241	contract price 5% inc
District Management	\$ 10,781	\$ 21,562	\$ 21,563	\$ 1	\$ 22,352	\$ 789	contract price 5% inc
District Engineer	\$ 3,694	\$ 7,388	\$ 11,000	\$ 3,612	\$ 11,000	\$ -	\$10,600 spent last FY - billed hourly - District employee not Rizzetta
Disclosure Report	\$ 6,000	\$ 6,000	\$ 5,000	\$ (1,000)	\$ 5,000	\$ -	contract price - annual bond reporting required by trustee
Trustees Fees	\$ 6,916	\$ 10,040	\$ 6,000	\$ (4,040)	\$ 10,040	\$ 4,040	contract price (bond accounts)
Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,460	\$ 260	contract price 5% inc
Financial & Revenue Collections	\$ 2,600	\$ 5,200	\$ 5,200	\$ -	\$ 5,460	\$ 260	contract price 5% inc
Accounting Services	\$ 9,641	\$ 19,282	\$ 19,282	\$ -	\$ 20,246	\$ 964	contract price 5% inc
Auditing Services	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ 4,700	\$ (1,300)	contract price - annual audit (required)
Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ 900	\$ -	\$ 900	\$ -	contract price - bond compliance reporting (required)
Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,143	\$ 93	EGIS FY 23-24 proposal (expecting ~15% inc)
Legal Advertising	\$ 4,086	\$ 8,172	\$ 1,500	\$ (6,672)	\$ 7,000	\$ 5,500	\$6,975 spent last FY - required for meeting notices/public hearings
Bank Fees	\$ 357	\$ 714	\$ 500	\$ (214)	\$ 750	\$ 250	\$513 spent last FY - Square payment acc. Fees
Dues, Licenses & Fees	\$ 243	\$ 243	\$ 1,175	\$ 932	\$ 500	\$ (675)	DEO fees
Website Hosting, Maintenance, Backup (and Email)	\$ 2,402	\$ 2,738	\$ 2,753	\$ 15	\$ 3,002	\$ 249	contract price - RTS+Domains+Website ADA
Legal Counsel							
District Counsel	\$ 21,322	\$ 42,644	\$ 25,000	\$ (17,644)	\$ 30,000	\$ 5,000	\$29,210 spent last FY - billed hourly
Administrative Subtotal	\$ 82,177	\$ 150,320	\$ 121,943	\$ (28,377)	\$ 147,614	\$ 25,671	
EXPENDITURES - FIELD OPERATIONS							
Security Operations							
Gate and Security Maintenance	\$ 18,699	\$ 37,398	\$ 44,520	\$ 7,122	\$ 40,000	\$ (4,520)	Gate repairs, camera repairs, clubhouse monitoring repairs + any new additions
Security Monitoring Services	\$ 57,804	\$ 115,608	\$ 102,384	\$ (13,224)	\$ 115,000	\$ 12,616	contract price (\$102,384) for monitoring gates + new gate for parcel G
Electric Utility Services							
Utility Services	\$ 36,665	\$ 73,330	\$ 40,000	\$ (33,330)	\$ 80,663	\$ 40,663	\$56,052 spent last FY
Street Lights	\$ 70,816	\$ 141,632	\$ 169,000	\$ 27,368	\$ 169,000	\$ -	\$123,176 spent last FY - added phases - TECO inc. expected ~10% + parcel G
Utility - Recreation Facilities	\$ 7,573	\$ 15,146	\$ 35,000	\$ 19,854	\$ 35,000	\$ -	\$24,114 spent last FY
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 1,692	\$ 3,384	\$ 5,000	\$ 1,616	\$ 5,000	\$ -	contract price subject to increases
Water-Sewer Combination Services							
Utility Services	\$ 811	\$ 1,622	\$ 3,000	\$ 1,378	\$ 2,500	\$ (500)	\$1,589 spent last FY
Stormwater Control							
Aquatic Maintenance	\$ 22,230	\$ 44,460	\$ 47,000	\$ 2,540	\$ 59,090	\$ 12,090	contract price - 3% increase beginning Oct 2023 = \$45,794 + parcel G \$13,296
Lake/Pond Bank Maintenance	\$ 4,600	\$ 9,200	\$ 18,000	\$ 8,800	\$ 18,000	\$ -	\$0 spent last FY (repair/maintain erosion of banks)
Wetland Monitoring & Maintenance	\$ 2,154	\$ 4,308	\$ 5,200	\$ 892	\$ 5,200	\$ -	Horner Contract (required mitigation)
General Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	EGIS FY 23-24 proposal (expecting ~15% inc)
Property Insurance	\$ 28,300	\$ 28,300	\$ 27,666	\$ (634)	\$ 42,450	\$ 14,784	EGIS FY 23-24 proposal (expecting ~50% inc high water mark)
Rust Prevention	\$ 10,550	\$ 21,100	\$ 16,800	\$ (4,300)	\$ 19,140	\$ 2,340	contract price (irrigation well maintenance)
Entry & Walls Maintenance	\$ 6,000	\$ 12,000	\$ 8,000	\$ (4,000)	\$ 8,000	\$ -	\$2,334 spent last FY (maintain entry monuments)
Landscape Maintenance	\$ 246,323	\$ 492,646	\$ 529,000	\$ 36,354	\$ 386,310	\$ (142,690)	contract price + parcel G \$37,612
Well Repairs	\$ 19,254	\$ 38,508	\$ 5,000	\$ (33,508)	\$ 10,000	\$ 5,000	\$0 spent last FY
Holiday Decorations	\$ 16,750	\$ 16,750	\$ 20,000	\$ 3,250	\$ 20,000	\$ -	\$16,750 spent this past season, will have one more entrance to include next year
Irrigation Repairs	\$ 13,384	\$ 26,768	\$ 25,000	\$ (1,768)	\$ 25,000	\$ -	\$11,933 spent last FY
Landscape - Mulch	\$ 33,031	\$ 66,062	\$ 45,000	\$ (21,062)	\$ 45,460	\$ 460	contract budget price + parcel G \$6,960
Landscape Annuals	\$ 14,173	\$ 28,346	\$ 34,000	\$ 5,654	\$ 43,450	\$ 9,450	contract budget price + parcel G \$2,500
Landscape Replacement Plants, Shrubs, Trees	\$ 5,336	\$ 10,672	\$ 75,000	\$ 64,328	\$ 40,000	\$ (35,000)	\$65,673 spent last FY
Landscape Inspection Services	\$ 4,000	\$ 8,000	\$ 9,600	\$ 1,600	\$ 10,800	\$ 1,200	contract price, increase for cost of living and new additions to CDD property scope
Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$0 spent last FY - top choice ant treatment for amenity area
Wildlife Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	new item for consideration - hog trapping (need ~15k if we want to hire a trapper)
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$2700 spent last FY
Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Street Sign Repair & Replacement	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Roadway Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Parks & Recreation							
Management Contract	\$ 84,159	\$ 168,318	\$ 190,316	\$ 21,998	\$ 208,966	\$ 18,650	amenity center staff 2 full time 2 part time+ cost of living inc./end of year raises
Pool Permits	\$ -	\$ -	\$ 275	\$ 275	\$ 275	\$ -	\$275 spent last FY
Clubhouse Maintenance & Repair	\$ 2,920	\$ 5,840	\$ 2,500	\$ (3,340)	\$ 2,500	\$ -	\$1,091 spent last FY
Pool Service Contract	\$ 9,600	\$ 19,200	\$ 18,000	\$ (1,200)	\$ 20,400	\$ 2,400	contract price, cost increase from inflation price on all pool chemicals & fuel
Pool Repairs & Maintenance	\$ 240	\$ 480	\$ 2,000	\$ 1,520	\$ 2,000	\$ -	\$641 spent last FY
Facility A/C & Heating Maintenance & Repair	\$ 793	\$ 1,586	\$ 1,500	\$ (86)	\$ 1,500	\$ -	\$2,119 spent last FY
Telephone, Internet, Cable	\$ 2,199	\$ 4,398	\$ 3,500	\$ (898)	\$ 4,500	\$ 1,000	\$3,909 spent last FY (includes for gate call boxes)
Clubhouse Supplies	\$ 1,724	\$ 3,448	\$ 2,000	\$ (1,448)	\$ 3,000	\$ 1,000	\$3,233 spent last FY (hospitality items, coffee, water, ice maker, etc)
Furniture Repair/Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 2,500	\$ 1,500	\$2,879 spent last FY (pool furniture repairs)

Proposed Budget
Kbar Ranch II Community Development District
General Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
Utility Golf Cart	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 15,000	\$ 5,000	10k budget previous FY to purchase cart for maintenance staff
Pest Control & Termite Bond	\$ 420	\$ 840	\$ 2,873	\$ 2,033	\$ 2,873	\$ -	Sentricon System + General Pest (Anti-Pesto)
Office Supplies	\$ 1,285	\$ 2,570	\$ 4,000	\$ 1,430	\$ 2,000	\$ (2,000)	\$1,620 spent last FY (ink/computer/work supplies)
Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$0 spent last FY
Playground Equipment and Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$271 spent last FY
Lighting Replacement	\$ 626	\$ 1,252	\$ 650	\$ (602)	\$ 1,000	\$ 350	\$340 spent last FY (landscape lighting and building lighting)
Dog Waste Station Supplies	\$ 211	\$ 422	\$ 1,500	\$ 1,078	\$ 1,500	\$ -	woods)
Special Events							
Clubhouse Programs/Events	\$ 3,839	\$ 7,678	\$ 10,000	\$ 2,322	\$ 8,000	\$ (2,000)	\$5,495 spent last FY
Contingency							
Miscellaneous Contingency	\$ 13,343	\$ 26,686	\$ 5,000	\$ (21,686)	\$ 5,000	\$ -	\$2,470 spent last FY
Capital Outlay	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 30,000	\$ 10,000	Board to consider: Dumpster Enclosure wall 5k? + court lights 25k?
Field Operations Subtotal	\$ 747,573	\$ 1,446,755	\$ 1,558,314	\$ 111,559	\$ 1,516,419	\$ (41,895)	
TOTAL EXPENDITURES	\$ 829,750	\$ 1,597,075	\$ 1,680,257	\$ 83,182	\$ 1,664,033	\$ (16,224)	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 879,266	\$ 130,208	\$ -	\$ 130,208	\$ -	\$ (0)	

Proposed Budget
Kbar Ranch II Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 607	\$ 607	\$ -	\$ 607	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 100,000	\$ 75,000	
8								
9	TOTAL REVENUES	\$ 25,607	\$ 25,607	\$ 25,000	\$ 607	\$ 100,000	\$ 75,000	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 25,607	\$ 25,607	\$ 25,000	\$ 607	\$ 100,000	\$ 75,000	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ 25,607	\$ 25,607	\$ 25,000	\$ (607)	\$ 100,000	\$ 75,000	
22								
23	TOTAL EXPENDITURES	\$ 25,607	\$ 25,607	\$ 25,000	\$ (607)	\$ 100,000	\$ 75,000	
24								
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26								

K-Bar Ranch II Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2017A-1	Series 2017A-3	Series 2021	Budget for 2023/2024
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$272,557.83	\$394,614.14	\$337,071.23	\$1,004,243.21
TOTAL REVENUES	\$272,557.83	\$394,614.14	\$337,071.23	\$1,004,243.21
EXPENDITURES				
Financial & Administrative				
Debt Service Obligation	\$272,557.83	\$394,614.14	\$337,071.23	\$1,004,243.21
Financial & Administrative Subtotal	\$272,557.83	\$394,614.14	\$337,071.23	\$1,004,243.21
TOTAL EXPENDITURES	\$272,557.83	\$394,614.14	\$337,071.23	\$1,004,243.21
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

Hillsborough County ollection Costs (2%) and Early payment Discounts (4%)

6.00%

Gross assessments

\$1,067,740.30

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,764,033.10
Collection Cost @	2%	\$37,532.62
Early Payment Discount @	4%	\$75,065.24
2023/2024 Total		<u>\$1,876,630.96</u>

2022/2023 O&M Budget	\$1,705,257.00
2023/2024 O&M Budget	\$1,764,033.10

Total Difference	<u><u>\$58,776.10</u></u>
------------------	---------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2017A-1 Debt Service - Villa (Phase 1)	\$970.45	\$970.45	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,276.32	\$1,331.81	\$55.49	4.35%
Total	\$2,246.77	\$2,302.26	\$55.49	2.47%
Series 2017A-1 Debt Service - SF 50' (Phase 1)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$2,025.93	\$2,097.09	\$71.16	3.51%
Total	\$3,195.15	\$3,266.31	\$71.16	2.23%
Series 2017A-1 Debt Service - SF 65' (Phase 1)	\$1,519.98	\$1,519.98	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,588.14	\$2,671.06	\$82.92	3.20%
Total	\$4,108.12	\$4,191.04	\$82.92	2.02%
Series 2017A-3 Debt Service - SF 50' (Phase 2)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$2,025.93	\$2,097.09	\$71.16	3.51%
Total	\$3,195.15	\$3,266.31	\$71.16	2.23%
Series 2017A-3 Debt Service - SF 65' (Phase 2)	\$1,519.98	\$1,519.98	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,588.14	\$2,671.06	\$82.92	3.20%
Total	\$4,108.12	\$4,191.04	\$82.92	2.02%
Series 2017A-3 Debt Service - SF 40' (Phase 3)	\$970.45	\$970.45	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,651.13	\$1,714.45	\$63.33	3.84%
Total	\$2,621.58	\$2,684.90	\$63.33	2.42%
Series 2021 Debt Service - SF 50' (Parcel I)	\$1,169.94	\$1,169.94	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$2,339.12	\$2,097.09	-\$242.03	-10.35%
Total	\$3,509.06	\$3,267.03	-\$242.03	-6.90%
Series 2021 Debt Service - SF 50' (Parcel G)	\$1,169.94	\$1,169.94	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$151.90	\$2,097.09	\$1,945.19	1280.53%
Total	\$1,321.84	\$3,267.03	\$1,945.19	147.16%
Series 2021 Debt Service - SF 65' (Parcel D)	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,995.29	\$2,671.06	-\$324.23	-10.82%
Total	\$4,516.21	\$4,191.98	-\$324.23	-7.18%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**Fiscal Year 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$1,764,033.10
Collection Cost @	2%	\$37,532.62
Early Payment Discount @	4%	\$75,065.24
2023/2024 Total		<u>\$1,876,630.96</u>

2022/2023 O&M Budget	\$1,705,257.00
2023/2024 O&M Budget	\$1,764,033.10

Total Difference	<u><u>\$58,776.10</u></u>
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	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2022/2023</u>	<u>2023/2024</u>	<u>\$</u>	<u>%</u>
Series 2021 Debt Service - SF 65' (Parcel G)	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$151.90	\$2,671.06	\$2,519.15	1658.38%
Total	\$1,672.82	\$4,191.98	\$2,519.15	150.59%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMINISTRATIVE BUDGET		\$147,613.95	TOTAL FIELD/RESERVE BUDGET		\$1,616,419.15
COLLECTION COSTS @	2%	\$3,140.72	COLLECTION COSTS @	2%	\$34,391.90
EARLY PAYMENT DISCOUNT @	4%	\$6,281.44	EARLY PAYMENT DISCOUNT @	4%	\$68,783.79
TOTAL ADMIN. ASSESSMENT		<u>\$157,036.12</u>	TOTAL FIELD/RESERVE ASSESSMENT		<u>\$1,719,594.84</u>

UNITS ASSESSED					ALLOCATION OF ADMINISTRATIVE COSTS					ALLOCATION OF FIELD & RESERVE COSTS					PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2017A-1 DEBT SERVICE ⁽¹⁾	SERIES 2017A-3 DEBT SERVICE ⁽²⁾	SERIES 2021 DEBT SERVICE ⁽³⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	2017A-1 DEBT SERVICE ⁽⁴⁾	2017A-3 DEBT SERVICE ⁽⁴⁾	2021 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Villa - Phase 1	56	56			1.00	56.00	6.56%	\$10,297.45	\$183.88	0.60	33.60	3.74%	\$64,283.92	\$1,147.93	\$1,331.81	\$970.45	\$0.00	\$0.00	\$2,302.26
SF 50' - Phase 1	71	70			1.00	71.00	8.31%	\$13,055.70	\$183.88	1.00	71.00	7.90%	\$135,838.04	\$1,913.21	\$2,097.09	\$1,169.22	\$0.00	\$0.00	\$3,266.31
SF 65' - Phase 1	101	101			1.00	101.00	11.83%	\$18,572.19	\$183.88	1.30	131.30	14.61%	\$251,204.72	\$2,487.18	\$2,671.06	\$1,519.98	\$0.00	\$0.00	\$4,191.04
SF 50' - Phase 2	190		190		1.00	190.00	22.25%	\$34,937.78	\$183.88	1.00	190.00	21.14%	\$363,510.26	\$1,913.21	\$2,097.09	\$0.00	\$1,169.22	\$0.00	\$3,266.31
SF 65' - Phase 2	80		80		1.00	80.00	9.37%	\$14,710.64	\$183.88	1.30	104.00	11.57%	\$198,974.04	\$2,487.18	\$2,671.06	\$0.00	\$1,519.98	\$0.00	\$4,191.04
SF 40' - Phase 3	78		78		1.00	78.00	9.13%	\$14,342.88	\$183.88	0.80	62.40	6.94%	\$119,384.42	\$1,530.57	\$1,714.45	\$0.00	\$970.45	\$0.00	\$2,684.90
SF 50' - Parcel I & G	183			183	1.00	183.00	21.43%	\$33,650.60	\$183.88	1.00	183.00	20.36%	\$350,117.77	\$1,913.21	\$2,097.09	\$0.00	\$0.00	\$1,169.94	\$3,267.03
SF 65' - Parcel D & G	95			95	1.00	95.00	11.12%	\$17,468.89	\$183.88	1.30	123.50	13.74%	\$236,281.67	\$2,487.18	\$2,671.06	\$0.00	\$0.00	\$1,520.92	\$4,191.98
SUB - TOTAL	854	227	348	278		854.00	100.00%	\$157,036.12			898.80	100%	\$1,719,594.84						

Less: Collection Costs (2%) and Discounts (4%)

(\$9,422.17)

(\$103,175.69)

Net Revenue to be Collected

\$147,613.95\$1,616,419.15⁽¹⁾ The total lots with Series 2017A-1 debt outstanding is 227 units for Phase 1 of Assessment Area One. 1 lot was paid off.⁽²⁾ The total lots with Series 2017A-3 debt outstanding is 348 units for Phase 2 & 3 of Assessment Area One.⁽³⁾ The total lots with Series 2021 debt outstanding is 278 units for Parcels D, G, & I of Assessment Area Two.⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2017A-1, 2017A-3, & 2021 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.⁽⁵⁾ Annual assessment that would appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 13



Florida Cooperative Liquid Asset Securities System

Get to know FLCLASS

FLCLASS (Florida Cooperative Liquid Asset Securities System) is an intergovernmental investment pool authorized under Section 218.415, Florida Statutes, and was created by an interlocal agreement by and among State public agencies - (the "Interlocal") as described in Section 163.01, Florida Statutes.

FLCLASS' objective is safety, liquidity and competitive yields which is offered to ALL public agencies in Florida:

- Maximize Safety: FLCLASS is rated 'AAAm' by Standard and Poor's.
- Competitive Yield: **FLCLASS Daily: 4.99%**
- Same Day Liquidity: Convenience of a checking account without the transaction fees.
- Transparent Governance by a Board of your peers
- Interest Paid Daily

Board of Trustees



Ken Burke
Clerk of Court and Comptroller
Pinellas County



Karen Rushing
Clerk of Court and Comptroller
Sarasota County



Jim Cooke
City Treasurer/ Clerk
City of Tallahassee



Cindy Valentine
Chief Financial Officer
Orange County Tax Collector



Louis J. Boglioli III
Financial Services Director
City of Stuart



Dario Guerra
Executive Director, Treasury
Miami-Dade Public Schools

If you would like to speak to an FLCLASS representative, please contact Matt Tight at matt.tight@flclass.com or call (407) 588-9667.

*As of April 15, 2023. Past performance is not an indicator of future performance or results. Any financial and/or investment decision may incur losses. Any financial and/or investment decision should be made only after considerable research, consideration and involvement with an experienced professional engaged for the specific purpose. Daily yield is the dividend factor multiplied by the number of days in the year. Yields can vary over time. **Standard & Poor's Ratings in no way guarantee favorable performance results and should not be construed as safety in an investment.** You may incur fees associated with wires and/or ACH transactions by your bank, but there will be no fees charged from FLCLASS for such transactions. FLCLASS is administered by PUBLIC TRUST ADVISORS.



Florida Cooperative Liquid Assets Securities System

Invest with FLCLASS!

Investing with FLCLASS could mean more for your local community;
Use the FLCLASS investment calculator to see just how much you could have earned.

Amount Invested

Start Date

End Date

You would have earned
\$102,458.99
on your investment if you started on
March 1, 2023

FLCLASS Investment Income Earned				
As of Date	Time	\$10M	\$25M	\$50M
Mar 1 - Mar 31	1 month	\$40,984	\$102,459	\$204,918
Jan 1 - Mar 31	3 months	\$116,610	\$291,525	\$583,050
Oct 1 - Mar 31	6 months	\$213,321	\$533,303	\$1,066,605

Months listed are in the years of 2022/2023

FLCLASS Daily Yields as of Month-End

Month	Year	Month-End Yield
March	2023	4.9499%
February	2023	4.7712%
January	2023	4.5825%
December	2022	4.5071%
November	2022	4.0354%
October	2022	3.3101%
September	2022	2.9962%
August	2022	2.2570%
July	2022	1.9557%
June	2022	1.4029%
May	2022	0.8586%
April	2022	0.5079%

For more information on both historical yields and annualized performance, visit www.flclass.com/rates or scan the below QR code:



Source: Public Trust Advisors® Data unaudited. Values presented may not add up precisely to absolute figures due to rounding. Performance results for FLCLASS are shown net of all fees and expenses and reflect the reinvestment of interest and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. FLCLASS is not a bank. An investment in FLCLASS is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the FLCLASS prime-style local government investment pool seeks to preserve the value of your investment at \$1.00 per share, it cannot guarantee it will do so. Please review the FLCLASS Information Statement before investing. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.** Please visit www.flclass.com/rates-disclaimer for more information.

Cities/Towns

City of Bartow
City of Boca Raton
City of Bradenton
City of Cape Coral
City of Clearwater
City of Cocoa
City of Cocoa Beach
City of Delray Beach
City of Dunedin
City of Edgewater
City of Fellsmere
City of Ft. Lauderdale
City of Frostproof
City of Hollywood
City of Holly Hill
City of Indian Rocks Beach
City of Lake Worth Beach
City of Largo
City of Leesburg
City of Madeira Beach
City of Maitland
City of Mary Esther
City of Miami Beach
City of Naples
City of New Smyrna Beach
City of Oldsmar
City of Panama City Beach
City of Parkland
City of Pensacola
City of Pinellas Park
City of Plant City
City of Pompano Beach
City of Port Richey
City of Port St. Lucie
City of Riviera Beach
City of South Bay
City of Stuart
City of St. Pete Beach
City of Sunrise
City of Tallahassee

Cities/Town (Cont.)

City of West Palm Beach
Town of Hillcrest Heights
Town of Indian Shores
Town of Jupiter
Town of Jupiter Island
Town of Lady Lake
Town of Longboat Key
Town of McIntosh
Town of Medley
Town of Ocean Breeze
Town of Shalimar
Village of Islamorada
Village of Wellington

Counties

Bay County
Calhoun County
Citrus County
Clay County
Collier County
Escambia County
Hendry County
Hernando County
Highlands County
Indian River County
Lee County
Madison County
Martin County
Monroe County
Okaloosa County
Osceola County
Palm Beach County
Pasco County
Pinellas County
Putnam County
Sarasota County
Seminole County
St. Lucie County
Volusia County
Wakulla County

School Districts

City of Cape Coral Charter School
Authority
Liza Jackson Charter School
School Board of Escambia County
School Board of Lee County
School Board of Manatee County
School Board of Miami-Dade
School Board of Orange County
School Board of Pasco County
School Board of Polk County

Special Districts

Bahia Lakes CDD
Barefoot Bay Rec. District
Bayshore Fire District
Brevard County Sheriff
Coral Springs Improvement District
Concord Station CDD
Escambia County Housing Finance
Authority
Fishhawk Ranch CDD
Greyhawk Landing CDD
Hillsborough County Aviation Authority
Immokalee Water & Sewer District
Indian Trail Improvement District
Juvenile Welfare Board of Pinellas
Keys Aqueduct Authority
Keys Energy
Keys Mosquito District
Lehigh Acres Municipal Improvement
District
Leon County Consolidated Dispatch
Agency
Leon County Sheriff
Madison County Sheriff
Meadow Pointe III CDD
Meadow Point IV CDD
Metro-Plan Orlando
Osceola County Sheriff

Special Districts (Cont.)

Paseo CDD
Pinellas County Housing Finance
Authority
Seven Oaks CDD
Spring Lake Improvement District
South Walton Mosquito District
St. Lucie County Fire District
Tampa-Hillsborough Expressway
Authority
The Health Care District of Palm Beach
County
Triple Creek CDD
The Villages CDD
Waterlefe CDD
West Coast Inland Navigation Dist.
West Manatee Fire District

Tax Collectors

Alachua County Tax Collector
Brevard County Tax Collector
Highlands County Tax Collector
Indian River County Tax Collector
Orange County Tax Collector
Pasco County Tax Collector
Putnam County Tax Collector

Health Services

UF Shands Teaching Hospitals
Central Florida Health

Higher Education

University of North Florida
Lake Sumter State College

Trusted Accounts

Fiduciary Trust Company International
US Bank
Wells Fargo



Tab 14



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

May 11, 2023

To Board of Supervisors
K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide K-Bar Ranch II Community Development District, Hillsborough County, Florida ("the District") for the fiscal years ended September 30, 2023, 2024, 2025, 2026 and 2027. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of K-Bar Ranch II Community Development District as of and for the fiscal years ended September 30, 2023, 2024, 2025, 2026 and 2027. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,700 for the September 30, 2023 audit. The fees for fiscal year 2024, 2025, 2026 and 2027 will not exceed \$4,800, \$4,900, \$5,000 and \$5,100, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to K-Bar Ranch II Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Racquel McIntosh

RESPONSE:

This letter correctly sets forth the understanding of K-Bar Ranch II Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Tab 15

PROPOSAL

ACCEPT

DECLINE

Proposal Expires: May 26, 2023

Proposal Prepared For:

K Bar 2 Clubhouse

10820 Mistflower Lane

Tampa, FL 33647

Proposal Prepared By:

ARK SoftWash

1936 Bruce B Downs Blvd Suite #340

Wesley Chapel, FL 33544

813-807-7638

813-807-7638



info@arksoftwash.com

www.arksoftwash.com

Introduction

Dear Michelle,

It was a pleasure meeting you, and seeing all of the great things you have planned!

ARK SoftWash would be honored to help keep your facilities looking like NEW and more importantly our solution is guaranteed to completely treat any damaging growths such as bacteria, algae, moss, or lichen.

After our onsite evaluation, we've enclosed a proposal for treatment to effectively remove the growth on your exterior surfaces. Depending on your selections we estimate that it can take one to several working days to completely treat the infestation, remove the growth, and sanitize the exterior surfaces. Please consult with your Territory Mgr for a more accurate estimation on the time needed to complete the project.

Feel free to reach out if you have any questions or would like any detailed explanations of this Evaluation and a further breakdown of the proposed services.

Respectfully Submitted,

Aaron Bennett
ARK SoftWash
813-807-7638

Sample Commercial Work




Sample Work




THE ALTERNATIVE TO PRESSURE WASHING!






Sample Work



THE ALTERNATIVE TO PRESSURE WASHING!





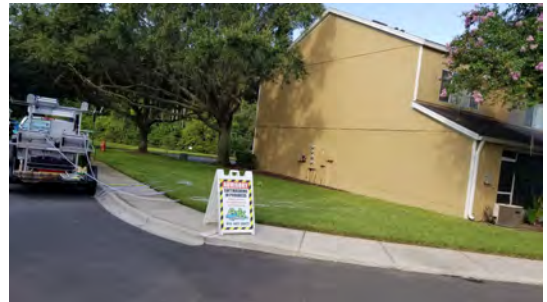
Sample Work



THE ALTERNATIVE TO PRESSURE WASHING!









Proposal

Presented To:
K Bar 2 Clubhouse
Michelle Emery
10820 Mistflower Lane
Tampa, FL 33647
K Bar Ranch
813-991-8789 Cell
kbar2cddmemery@gmail.com

Service location:
10820 Mistflower Lane
Tampa, FL 33647

Description	Amount
K Bar 2 Clubhouse SoftWash Treatment - Pavers, Sidewalks and Monuments	
Pool Pavers (Lower Level Pool Deck) - SoftWash	\$1,929.75
SoftWash all of the pavers on the pool level inside of the locked gate including under the cabanas	
Concrete Walkway (Inside Gate/Pool Area)	\$281.25
SoftWash all of the sidewalks inside the locked gate entering the pool	
Pool Pavers (Upper Level above Pool Deck) - SoftWash	\$542.70
SoftWash all of the pavers on the entry level around all of clubhouse on both sides of the locked gate.	
Concrete Walkway (Outside Gate/Pool Area)	\$603.00
SoftWash all of the sidewalks in the front of the Clubhouse up to the point the sidewalk curves out to the 2nd entry, about where the tennis courts end.	
SoftWash the median pavers directly in front of Clubhosue.	
Playground Equipment	\$249.17
Playground Equipment - Donation Treatment	\$-249.17
SoftWash - Each Individual Community Monuments	\$300.00
SoftWash - The Community Monument Entry Ways. To include Surrounding curbing Gatebox median/island	

All entry Gate Columns

\$300 per Monument, you select and tell us which ones you want done.

SoftWash - Main Community Monument and Towers	\$1,200.00
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SoftWash the main Community Monument and towers in the median and opposite roadside.

SoftWash - Clubhouse Monument	\$100.00
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SoftWash the Monument directly in front of the Clubhouse

If there are multiple items above you can select the items you would like us to do after clicking “Accept” at top right of this proposal.

Customer Reviews

Don't take our word for it! Here is what others have to say regarding our exacting standards and exceptional service at Ark SoftWash:



Hugh Shannon

1 review



Positive: Professionalism, Quality, Value

Ark Soft Wash was just what I needed to remove the green algae from my white framed screened patio structure. The algae growth and pollen film is completely gone and the screen structure looks brand new once again. Ark Soft Wash cleaned my gutters and windows and achieved the same dazzling results. They protected the shrubs and patio furniture and cleaned up after the job was completed. I highly recommend Ark Soft Wash, their service and professional manner is exceptional.



Andrew Fowler

1 review



Positive: Professionalism, Quality, Responsiveness, Value

Way better than pressure washing. My roof was covered in algae and even moss, so I was worried that pressure washing might damage my shingles. I called ARK and they came out and gave me a detailed estimate. We decided to go with them and the results speak for themselves. Like a new roof, Thanks to ARK!



Clifford Walsh

Local Guide · 35 reviews



Positive: Professionalism, Quality

Amazing service, that has made my house look great. Ark was very responsive, and not only does good work, but comes out and does a quality inspection after to confirm everything is perfect.



Doris Sanchez

1 review



Positive: Professionalism, Quality, Responsiveness, Value

Ark Softwash did an amazing job on the roof of our extended back porch/lanai. It was night and day from grimy to bright white. It looks brand new. They didn't even have to walk on my roof. I highly recommend them for all your roof or exterior cleaning needs.



Eric Bunch

22 reviews · 1 photo



Positive: Professionalism, Quality, Responsiveness, Value

Aaron and Rick are amazing. Their process followed exactly as they told us. The quote was incredibly detailed, they showed up with everything clean and looking good. When they started they are so detailed and thorough. My favorite part is they stopped half way to evaluate their process and how it is looking. I had them clean a historic building that is roughly 120 years old so we wanted to make sure there were no issues and they rose to the occasion. They taped up all the spots that could be effected by water, they were very specific of what part of the building had chemicals on it and rinsed areas several times to avoid any contamination. Even if a car drove by they would stop to assure no overspray got on anything.

Agreement

TERMS OF SERVICE

Description of Binding Agreement

These terms and conditions serve as a binding agreement between the property owner/manager, hereby identified as "client" and ARK SoftWash and its owners, employees, and subcontractors, hereby identified as "company," for the execution or services in exchange for payment for residential or commercial exterior cleaning services to include pressure washing, low-pressure washing and concrete sealing. The services that ARK Soft Wash provide to you are subject to the following terms and we reserve the right to update the terms and conditions any time without notice to you. You can review the terms and conditions by reviewing the Terms of Service on our website, requesting them via email communications, or by reviewing any dedicated information that ARK SoftWash has prepared.

Authorization(s)

Client agrees to allow company on the property for the purposes of completing cleaning and sealing services requested. Client understands that the cleaning and sealing service will be completed in the time frame given during the estimate. Due to unforeseen circumstances such as bad weather, the cleaning and sealing service may need to be moved to the next available business day. Client understands that ARK SoftWash will do their best to accommodate for a quick reschedule but must work around other scheduled clients and weather. ARK SoftWash also has the permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered by the Territory Manager conducting Quality Checks. Client agrees to allow company to utilize their water source via outdoor spigot, if necessary, which will be turned on and easily accessible on the date of service. If on well water, or if in an area with low water pressure or volume, client agrees to inform the company. If client's water source is not sufficient for cleaning service, they must inform ARK SoftWash so we can adequately prepare to bring water to cover the required flow. We will only hook up to your spigot for water and the only item to be touched by the crew members. Per their required training, they must take before and after photos. ARK SoftWash will not be held accountable for previously damaged spigots. Client will be informed of any previously noted damage and asked to sign an acknowledgment of existing conditions to the property on the date of service. ARK SoftWash will not be held accountable for any issues within or outside not in the home that is not related to the cleaning and sealing service.

Risks and Releases of Liability Acknowledgement

ARK SoftWash technicians are well trained in the equipment used in the cleaning industry and take extreme precautions in making sure ARK SoftWash does not cause harm to your property. ARK SoftWash uses safe techniques with the use of low-pressure on delicate surfaces such as siding. However, damage can be uncovered with delicate surfaces due to poor maintenance, neglect to the property and or low-grade building materials. Routine maintenance per manufacturer's recommendations on the property's surfaces should be implemented by client to avoid any potential defects. Prior to washing the property any areas of concern need to be addressed by the client to insure a watertight seal. This will prevent damage from occurring. The client assumes all the risks and takes responsibility for any damage that occurs due to improper maintenance, improper installation, and improper engineering of property. On the dates of service, ARK SoftWash will note any significant pre-existing damage at the property on the estimate sheet with the client and have them sign. If client is unable to sign at time of noted damage, ARK SoftWash will take geo-tagged photos of noted damage and keep record of date and time. If any new damage is found during the cleaning process, the company will cease service until the client can see the damage and acknowledge its existence then give permission to continue service. Client understands that the company has set procedures to ensure plant life around the area of cleaning is protected. Client understands that our cleaning solution could be scheduled during midday sun and there could be potential for leaf burn as water can get on and around the plant during the cleaning process. If any issues arise with plant life around the area of cleaning, the company will evaluate to see if plant life suffered from leaf burn and will recover or if it has been killed. ARK SoftWash will then determine a plan of action after evaluation of plant life is determined.

Siding Wash Acknowledgement

Client understands that any blemish, flaw or existing oxidation will be more noticeable after cleaning. Vinyl sided properties that have not been maintained or get significant sun exposure will be susceptible to oxidation. Signs of oxidation are as follows: chalky white powder on siding and the clear luster removed. Please understand if your property suffers from oxidation, you may see this difference after a cleaning. When a property is covered with debris, those blemishes may not stand out as much as it would be after it has been cleaned. Most of the time those issues are pointed out to the client during estimate inspection or during the cleaning process. Client understands that ARK SoftWash may not find every flaw and is not reliable if it is more noticeable after wash unless it is found to be of negligence on ARK SoftWash's end. Client understands that we require that all outside electrical outlets and fixtures are covered and/or shut off before arrival to complete washing service as an additional precaution. Client understands we are not reliable for any unacknowledged flaw and will do our best to point this out at the date of cleaning. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the siding. Client understands that if their home is severely covered in grime that they could potentially have issues with weep holes. If you notice a faint rusty color on your siding, there is no need for alarm. If you have vinyl siding, you have something called weep holes. These holes are made by the manufacturers to allow ventilation and allow any condensation to drain out. With that said, these holes make a nice little home for bugs. Debris and dirt get up inside the holes and behind the siding. When we do the wash, our solution pulls the dirt and debris, sometimes left-over water and bug "juices" drain from these holes after we complete the wash as it goes through the drying process. The rust color/ light faint colors you see are bug feces, debris, mold etc. We see this occur on sections of siding that had the heaviest buildup. This will come off with the morning dew, garden hose or rain. It is not a stain and it is not permanent. Typically, anyone that calls regarding this usually sees a huge difference after the morning dew. If the weep hole runs are heavy, we will return to do a full rinse down after a visual inspection. Client understands that during the wash service they will receive a basic window cleaning. This is different from windows being completed with a purified water-fed pole system. A basic window wash will get debris off windows, but you could be left with water spots due to the mineral levels of dissolved solids in the water supply. If you are looking for a "squeaky-clean" shine on windows, you will want to get the added window cleaning service which is completed with a purified water-fed pole system. All water is run through a filter to ensure nothing remains in the water that could leave water spots or streaks. We recommend our clients to remove their screens to allow any debris between the window and screen to be rinsed away in a house wash. If you are getting your windows cleaned with our purified water-fed pole system, client understands they are required to remove screens before work. If screens are not removed, ARK SoftWash will not remove them. Screens are delicate and if they are brittle, they can break. ARK SoftWash does not remove screens due to this reason.

Roof Wash Acknowledgement

When ARK SoftWash completes a roof wash service, client understands that all roofs react to our solution differently and results will vary. Our solution is guaranteed to completely kill any damaging growths such as bacteria, algae, moss, or lichen. Client understands that the roof will show results of a cleaning but in some instances, it may take more time to completely remove the dead growths. This happens due to many factors such as age of roof, type of shingle, location, and the amount of buildup. It is understood that there is potential to have some light brown areas that remain after treatment. These light brown areas are dead algae which before treatment were black streaks. If this occurs, client understands it will take some time for the remaining dead algae to come off with assistance of natural elements such as sun exposure and rain. We request clients wait 4 to 6 weeks for the brown areas to fade. If after 4 to 6 weeks, the brown areas remain, we request you contact us immediately, so we can reschedule a touch-up treatment. In all instances Our Territory Mgrs. will perform a Quality Check review on the roof, ourselves. If the roof has moss or lichen growth it will take some time for those to completely fall off. Since we do not use high pressure, we let our solution do the work. If the growth is deep into the shingle, it will take time for it to remove. Those growths will turn white when treated with our solution. The client understands that the growths will dry out and fall off as the natural elements such as wind and rain assist with the removal process. If after 4 to 6 weeks, the growth remains, we request that the client reaches out to company so we can reschedule a touch-up treatment. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the roof.

5 Year Spot-Free Roof Limited Warranty Terms

ARK SoftWash's 5 Year Spot-Free Roof Warranty works like this: If we have to come out to re-treat inside of 5 years, we clean only what is stained and at a prorated rate of 50% the quoted retail price. This excludes the first 12 months of the warranty where all touch-up and warranty treatments are 100% free. This warranty excludes all roofs with pitches below a 4/12 grade, cedar shake or metal roofs, or roofs with tree limbs within six feet. The warranty is 100% transferable to the next homeowner. We reserve the right to schedule, at our discretion, two spot-treat treatments to thwart growth on troubled areas of the roof.

On the Day of Service for Specific Sections:

1. Please have a water spigot activated and accessible.
2. Please have all windows and doors shut tightly where possible
3. While ARK SoftWash has implemented procedures and processes to cover electrical outlets, we suggest the client shut off power to all exterior outlets that are not covered with exterior covers.

Exclusions & Limitations:

1. A down payment of 50% is required to secure your commercial cleaning service. The down payment is refundable up to 50% if the service is canceled up to 7 days before the first day of service. If service is canceled inside of that 7-day window 0% of the down payment is refundable.
2. A \$50 processing fee will be assessed for any returned checks.
3. The final 50% is required at the completion of the job.
4. If water intrusion occurs, ARK SoftWash will not be held responsible. We make every effort to prevent this but due to unavoidable issues such as bad seals around windows and doors and cracks in concrete foundations,
5. Notify the company if there are any surfaces on or near the areas of service that cannot have any form of our cleaning solution on them. If we are failed to be notified of this, ARK SoftWash is not responsible for any ill effect on any surfaces.

Content Release & Use

Client agrees to allow ARK SoftWash to utilize any photos, videos, reviews, or descriptions of the property in the context of advertising for ARK SoftWash. ARK SoftWash will use these photos, videos, or descriptions without any compensation to the client. The media will be solely used for advertising and training purposes. The client agrees not to seek punitive action in a civil court or law regarding the use of the above media. We will not include sensitive information such as addresses or names. The client agrees to allow ARK SoftWash to display a sign for marketing on their property, but more importantly, to inform guests that surfaces have been cleaned in the last 72 hours and to be aware that surfaces may be slick. The signs will be placed off the walking paths, and tastefully so they are not distracting, but are visible.

Payment Terms

Payment is due upon completion of work unless other arrangements were made between the client and ARK SoftWash. If a different arrangement occurs, this will be documented and signed by both parties. We accept all forms of payment to include cash, check, credit or account. If paying with credit, we accept payment through our credit card processor link or the office for privacy and security of our client's information. Any invoice or scheduled payment over 7 days past due will be subject to a late fee of 16%. If payment is not received within, 30 days of past due, ARK SoftWash reserves the right to file a civil claim to collect outstanding debt. Any legal fees incurred will be added to the unpaid balance of the client. ARK SoftWash also reserves the right to refuse to continue business with clients who are currently past due or who have been 30+ days past due more than once. This contract is binding. If client and ARK SoftWash have a net 30 days payment schedule, client must have payment submitted to the company by 30-day grace period. Any invoice or scheduled payment that is past due 30 days after date of agreement, is subject to a 16% late fee. If payment is not received within 60 days of past due, ARK SoftWash reserves the right to file a civil claim and collect outstanding debt. Any legal fees incurred will be added to the unpaid balance of the client. ARK SoftWash also reserves the right to refuse to continue business with a client who is currently past due, or who has been 30+ days past due more than once. This contract is binding.

Acceptance of Terms

By accepting a quote, the client agrees to all the terms and conditions in this agreement. You authorize ARK SoftWash to do the work as specified on the quote. You release ARK SoftWash from property damage unless negligence or willful misconduct caused it. ARK SoftWash is not responsible for damage to siding, paint, wood, trim or windows that was previously noted as damaged or found during the pre-inspection walk through, and thus noted on the estimate sheet. ARK SoftWash will be obligated under our terms and conditions for any damage that was a direct result of operator error, negligence, or willful misconduct. Damages must be discovered and reported to ARK SoftWash within 3 days of completion of service in that section. ARK SoftWash will be allowed 30 calendar days from the date of written receipt to inspect the premises and have the sole option in repairing or contracting repair to any damages that were the result of negligence.

Plant and Property Protection



PLANT AND PROPERTY PROTECTION



We take our responsibility of protecting your property and landscape seriously. Our 3 Step Process describes how we systematically protect these surfaces during our projects.

DIVERT

We have a dedicated technician and hose to heavily dilute the ground, landscaping and plants to keep them thoroughly hydrated.

DILUTE

We use several different methods such as tyvek and umbrellas to divert any solution away from any delicate or sensitive areas.

DECONTAMINATE

After we've treated everything, we go back and apply a Plant Wash to all vegetation to balance the PH and put vital nutrients back into the soil.

QUESTIONNAIRE

FOR SERVICE PROVIDERS

OTHERS



DO YOU HAVE INSURANCE AND IF SO, HOW MUCH COVERAGE DO YOU HAVE?

Ideally a service provider with coverage up to 1 million dollars is standard to protect your property, and their own. No coverage means you are assuming all of the risk.



2 MILLION

DO YOU OFFER A WARRANTY FOR YOUR SERVICES AND IF SO, FOR HOW LONG?

Warranties will keep the service provider accountable for the quality of their cleaning, and are better than guarantees. 5-Year roof warranties are ideal.



5 YEARS

ARE YOU CERTIFIED AND IF SO, HOW OFTEN DO YOU TAKE CLASSES TO REMAIN CERTIFIED?

Technology and regulations often change and it's important to stay up to date to remain compliant.



ANNUALLY

ARE ALL TECHNICIANS BACKGROUND CHECKED, AND CAN YOU PROVIDE VERIFICATION?

Providers should always ensure that employees who enter a customer's property do not have a prior record of a predatory nature (sexual, theft, narcotics).



THE SEAL

DO YOU HAVE ANY RESIDENTIAL OR COMMERCIAL REFERENCES I CAN CHECK?

Reviews are available online for established companies, but there's nothing wrong with asking for a really good reference to ask how their experience was.



ABSOLUTELY

POST TREATMENT QUALITY CHECKS

Reviews are available online for established companies, but there's nothing wrong with asking for a really good reference to ask how their experience was.



YOU BET

SoftWash Systems Unique Solutions



ARE OUR CLEANING SOLUTIONS UNIQUE?

SoftWash Systems chemical products are:

No one else in the industry goes to this extent!

- Proprietary
- Own Formulas & Recipes
- Meet EU Standards
- 100% Biodegradable
- Third-Party Tested (2023)
- EPA Registered (2023)
- Water Based
- 100% Phosphate free

Toner 12 - Disinfectant - Sodium Hypochlorite

Tera Wash - Degreaser - 2-butoxyethanol

Green Wash - Detergent - Potassium hydroxide

Restore - Conditioner - UV inhibitor - Brightens Surfaces

Final Wash - Protective Wax - 1-Propanaminium, 3-amino-N-(carboxymethyl)- N,Ndimethyl-, N-C8-18 (even numbered) acyl derivs., hydroxides, inner salts

Rain Fresh - Cover Scent - Alcohol(C9-11)EO(>5-10) - Isopropanol

Together We Accomplish More



THE ALTERNATIVE TO PRESSURE WASHING!



Community Involvement



5K RADD RUN & FAMILY FESTIVAL

We Sponsor a local 5K fun run and family festival in our Wesley Chapel Community. We really enjoy getting to meet and know the members of our community better.

ORLANDO CURE BOWL

We proudly donate to the Cure Bowl! These funds directly benefit the Breast Cancer Research Foundation, whose mission is committed to exclusively funding cancer research.



PLAYGROUNDS

We proudly offer a No Charge treatment and Sanitization for our community Playgrounds where our kids laugh and play!

WE GET INVOLVED

IN OUR COMMUNITY

Nothing makes us prouder than being there for our community

What To Expect



WHAT TO EXPECT?

PLANTS

Our cleaning solution is strong enough to clean your roof, kill all existing algae, and keep algae from coming back for up to 5 years. Some plants directly in the drip line of the roof will defoliate slightly, while some may defoliate completely. This condition, though unsightly, is typically temporary. 90% of the affected plants recover within 90 days. A similar condition occurs when cleaning driveways and walks. The grass on either side of the concrete can turn brown as far out as six inches. The discoloration usually diminishes after edging or mowing one to two times.

To minimize the risk of landscape damage, during the service, we will take precautions to protect your landscaping. In our experience, these steps have been highly effective in reducing the stress effects on your landscaping from our cleaning solutions. We strive to achieve little to no plant damage, but sometimes it is unavoidable due to variables outside of our control such as post service watering, pre-existing health of landscaping, species of plants, etc. Due to these variables that are out of our control, we are unable to guarantee no plants will be harmed. But we do guarantee to work with you to reach a fair resolution.

PAINTED SURFACES

Our soft washing process utilizes a light spray stream to apply our chemical lighter than the stream of your garden hose. However, while having your exterior surfaces cleaned, you could experience some paint flaking. This is a result of poor surface preparation before painting (fungus is not completely removed and the paint is applied over it). When the algae grows again, it separates the new layer of paint from the old, causing flaking. Another rare condition we observe is a change of paint pigment on the painted surface. The faulty paint (usually brown or blue in color) will sometimes turn green. At times, even this does not uncover the problem. It is important to remember that this is a rare condition and a problem with the paint itself. We do not assume liability for this condition. However, at your request, the Authorized Professional will be there to help and advise.

Walkways

Our soft wash walkway cleaning will not look as good as a pressure washing until the residue of the dead algae is rinsed away by several hard rains. We do not rinse at the time of cleaning in order to allow the cleaning solution sufficient time to soak into the pores of the driveway. This permits us to kill 100% of the algae on your drive. After the rain, your drive will look as good as one pressure washed, lasting four to six times longer.

THE ALTERNATIVE TO PRESSURE WASHING!





WHAT TO EXPECT?

OIL & RUST STAINS

ARK SoftWash can clean and/or lighten rust and oil stains in most cases. However, this service is not included in our standard cleaning package. If you would like more information about this service, please call your ARK SoftWash representative for a quote. Remember, not all oil and rust stains clean completely, even with pressure washing. Before having this service done at your home, please ask the technician to clean a sample area for your approval.

BRASS FIXTURES

From time to time we come in contact with tarnished brass home fixtures. When our chemical comes in contact with this tarnished brass, it will turn the brass green in some areas. Our chemicals will not react adversely if the brass has been properly maintained. If you experience discoloration or would like some recommendations on how to care for your brass, feel free to call ARK SoftWash for assistance.

WINDOW CLEANING

ARK SoftWash technicians will rinse your windows during and after the treatment process. Still, some sediments may settle on your windows. Also, if you have hard water, your windows may dry with spots. If you are concerned about spotted windows you may want to schedule your window cleaning service after our cleaning. If you notice any areas that were not rinsed, please call ARK SoftWash.

DOORS & WINDOWS

It is the customer's responsibility to inform the ARK SoftWash technician about any leaks or gaps around doors and windows. ARK SoftWash does not assume liability for damage caused by our cleaning solution if it leaks into the home or business. Weather stripping should be checked and added if needed before beginning service.

DEDICATED TO PROVIDING EXCEPTIONAL SERVICE!

We're committed to being the leading Soft Washing company in the region and promise professional service and a great experience.

THE ALTERNATIVE TO PRESSURE WASHING!



Certificate of Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/25/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater FL 33756		CONTACT NAME: PHONE (A/C, Hs, Ext): (727) 412-7765 FAX (A/C, No): (727) 608-1526 E-MAIL ADDRESS: FCIA@frankcrum.com	
INSURED Ark Nature and Outdoors, LLC, DBA: Ark Softwash, LLC 3138 Valley Vista Cir Lakeland FL 33812		INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster Specialty Insurance Co 44520 INSURER B: Progressive Express 10193 INSURER C: Mount Vernon Fire Insurance Co 26522 INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 22/23

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL (NSD)	SUBR (WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BAK903501	01/14/2022	01/14/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED <input type="checkbox"/> AUTOS ONLY HIRED <input type="checkbox"/> AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED <input type="checkbox"/> AUTOS ONLY			955334134	01/14/2022	01/14/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 100,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Inland Marine Contractor's Equipment			C12557530	01/14/2022	01/14/2023	Scheduled Equipment \$36,718

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Residential and Commercial Roof and exterior cleaning using Soft Wash Systems

Automatic Additional Insured for ongoing operations is included in regards to the General Liability coverage per the attached form #CG 20 10 07 04.
 Automatic Primary and Non-Contributory provision is included in regards to the General Liability coverage per the attached form #CG 20 10 07 04.
 Automatic Waiver is included in regards to the General Liability coverage per the attached form #CG 24 04 05 09.

CERTIFICATE HOLDER

Ask the Seal LLC
 3001 N. Rocky Point Dr E Suite

Tampa

FL 33607

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THE ALTERNATIVE TO PRESSURE WASHING!



W 9 Form



Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. ARK Nature and Outdoors LLC	
2 Business name/disregarded entity name, if different from above DBA ARK SoftWash	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 1936 Bruce B. Downs Blvd. Suite #340	Requester's name and address (optional)
6 City, state, and ZIP code Wesley Chapel FL, 33544	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
8	2	-	4	1	2	3	7	8	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Aaron Bennett</i>	Date ► 03/09/2022
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THE ALTERNATIVE TO PRESSURE WASHING!



In Closing

Thanks for reviewing this proposal Michelle. We truly value our customers and we'll provide you a high quality service that you'll remember! If you're not 100% convinced of that then I encourage you to review this proposal again. And please don't hesitate to contact us. You can call us at 813-807-7638, reply to the email which has this proposal link in it, or send an email directly to info@arksoftwash.com.

Thank you once again for the opportunity to present our service and pricing to you.

Best Regards,

Aaron Bennett
ARK SoftWash
813-807-7638
info@arksoftwash.com

PROPOSAL

ACCEPT

DECLINE

Proposal Expires: May 26, 2023

Proposal Prepared For:

K Bar 2 Clubhouse

10820 Mistflower Lane

Tampa, FL 33647

Proposal Prepared By:

ARK SoftWash

1936 Bruce B Downs Blvd Suite #340

Wesley Chapel, FL 33544

813-807-7638

813-807-7638



info@arksoftwash.com

www.arksoftwash.com

Introduction

Dear Michelle,

It was a pleasure meeting you, and seeing all of the great things you have planned!

ARK SoftWash would be honored to help keep your facilities looking like NEW and more importantly our solution is guaranteed to completely treat any damaging growths such as bacteria, algae, moss, or lichen.

After our onsite evaluation, we've enclosed a proposal for treatment to effectively remove the growth on your exterior surfaces. Depending on your selections we estimate that it can take one to several working days to completely treat the infestation, remove the growth, and sanitize the exterior surfaces. Please consult with your Territory Mgr for a more accurate estimation on the time needed to complete the project.

Feel free to reach out if you have any questions or would like any detailed explanations of this Evaluation and a further breakdown of the proposed services.

Respectfully Submitted,

Aaron Bennett
ARK SoftWash
813-807-7638

Sample Commercial Work




Sample Work




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Sample Work



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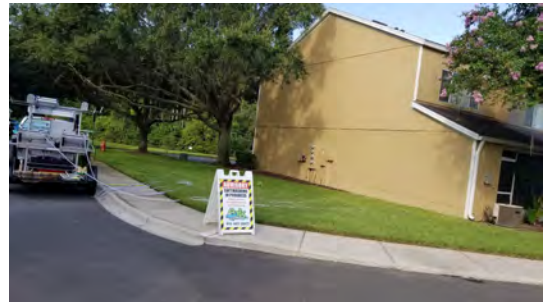
Sample Work



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Proposal

Presented To:
K Bar 2 Clubhouse
Michelle Emery
10820 Mistflower Lane
Tampa, FL 33647
K Bar Ranch
813-991-8789 Cell
kbar2cddmemery@gmail.com

Service location:
10820 Mistflower Lane
Tampa, FL 33647

Description	Amount
K Bar 2 Clubhouse SoftWash Treatment - Roof, Siding and windows	
<hr/>	
Asphalt Shingle Roof	\$1,840.00
SoftWash Main Clubhouse Roof	
<hr/>	
Metal Roof - Pool Cabanas (5)	\$774.80
SoftWash All Pool Cabana Roofs	
4 Regular size 1 Larger size	
<hr/>	
Siding - Block/Brick	\$800.00
SoftWash the siding around the entire clubhouse	
Windows (32) at \$320 are included with siding purchase at no additional charge.	

If there are multiple items above you can select the items you would like us to do after clicking “Accept” at top right of this proposal.

Customer Reviews

Don't take our word for it! Here is what others have to say regarding our exacting standards and exceptional service at Ark SoftWash:



Hugh Shannon

1 review



Positive: Professionalism, Quality, Value

Ark Soft Wash was just what I needed to remove the green algae from my white framed screened patio structure. The algae growth and pollen film is completely gone and the screen structure looks brand new once again. Ark Soft Wash cleaned my gutters and windows and achieved the same dazzling results. They protected the shrubs and patio furniture and cleaned up after the job was completed. I highly recommend Ark Soft Wash, their service and professional manner is exceptional.



Andrew Fowler

1 review



Positive: Professionalism, Quality, Responsiveness, Value

Way better than pressure washing. My roof was covered in algae and even moss, so I was worried that pressure washing might damage my shingles. I called ARK and they came out and gave me a detailed estimate. We decided to go with them and the results speak for themselves. Like a new roof, Thanks to ARK!



Clifford Walsh

Local Guide · 35 reviews



Positive: Professionalism, Quality

Amazing service, that has made my house look great. Ark was very responsive, and not only does good work, but comes out and does a quality inspection after to confirm everything is perfect.



Doris Sanchez

1 review



Positive: Professionalism, Quality, Responsiveness, Value

Ark Softwash did an amazing job on the roof of our extended back porch/lanai. It was night and day from grimy to bright white. It looks brand new. They didn't even have to walk on my roof. I highly recommend them for all your roof or exterior cleaning needs.



Eric Bunch

12 reviews · 1 photo



Positive: Professionalism, Quality, Responsiveness, Value

Aaron and Rick are amazing. Their process followed exactly as they told us. The quote was incredibly detailed, they showed up with everything clean and looking good. When they started they are so detailed and thorough. My favorite part is they stopped half way to evaluate their process and how it is looking. I had them clean a historic building that is roughly 120 years old so we wanted to make sure there were no issues and they rose to the occasion. They taped up all the spots that could be affected by water, they were very specific of what part of the building had chemicals on it and rinsed areas several times to avoid any contamination. Even if a car drove by they would stop to assure no overspray got on anything.

Agreement

TERMS OF SERVICE

Description of Binding Agreement

These terms and conditions serve as a binding agreement between the property owner/manager, hereby identified as "client" and ARK SoftWash and its owners, employees, and subcontractors, hereby identified as "company," for the execution or services in exchange for payment for residential or commercial exterior cleaning services to include pressure washing, low-pressure washing and concrete sealing. The services that ARK Soft Wash provide to you are subject to the following terms and we reserve the right to update the terms and conditions any time without notice to you. You can review the terms and conditions by reviewing the Terms of Service on our website, requesting them via email communications, or by reviewing any dedicated information that ARK SoftWash has prepared.

Authorization(s)

Client agrees to allow company on the property for the purposes of completing cleaning and sealing services requested. Client understands that the cleaning and sealing service will be completed in the time frame given during the estimate. Due to unforeseen circumstances such as bad weather, the cleaning and sealing service may need to be moved to the next available business day. Client understands that ARK SoftWash will do their best to accommodate for a quick reschedule but must work around other scheduled clients and weather. ARK SoftWash also has the permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered by the Territory Manager conducting Quality Checks. Client agrees to allow company to utilize their water source via outdoor spigot, if necessary, which will be turned on and easily accessible on the date of service. If on well water, or if in an area with low water pressure or volume, client agrees to inform the company. If client's water source is not sufficient for cleaning service, they must inform ARK SoftWash so we can adequately prepare to bring water to cover the required flow. We will only hook up to your spigot for water and the only item to be touched by the crew members. Per their required training, they must take before and after photos. ARK SoftWash will not be held accountable for previously damaged spigots. Client will be informed of any previously noted damage and asked to sign an acknowledgment of existing conditions to the property on the date of service. ARK SoftWash will not be held accountable for any issues within or outside not in the home that is not related to the cleaning and sealing service.

Risks and Releases of Liability Acknowledgement

ARK SoftWash technicians are well trained in the equipment used in the cleaning industry and take extreme precautions in making sure ARK SoftWash does not cause harm to your property. ARK SoftWash uses safe techniques with the use of low-pressure on delicate surfaces such as siding. However, damage can be uncovered with delicate surfaces due to poor maintenance, neglect to the property and or low-grade building materials. Routine maintenance per manufacturer's recommendations on the property's surfaces should be implemented by client to avoid any potential defects. Prior to washing the property any areas of concern need to be addressed by the client to insure a watertight seal. This will prevent damage from occurring. The client assumes all the risks and takes responsibility for any damage that occurs due to improper maintenance, improper installation, and improper engineering of property. On the dates of service, ARK SoftWash will note any significant pre-existing damage at the property on the estimate sheet with the client and have them sign. If client is unable to sign at time of noted damage, ARK SoftWash will take geo-tagged photos of noted damage and keep record of date and time. If any new damage is found during the cleaning process, the company will cease service until the client can see the damage and acknowledge its existence then give permission to continue service. Client understands that the company has set procedures to ensure plant life around the area of cleaning is protected. Client understands that our cleaning solution could be scheduled during midday sun and there could be potential for leaf burn as water can get on and around the plant during the cleaning process. If any issues arise with plant life around the area of cleaning, the company will evaluate to see if plant life suffered from leaf burn and will recover or if it has been killed. ARK SoftWash will then determine a plan of action after evaluation of plant life is determined.

Siding Wash Acknowledgement

Client understands that any blemish, flaw or existing oxidation will be more noticeable after cleaning. Vinyl sided properties that have not been maintained or get significant sun exposure will be susceptible to oxidation. Signs of oxidation are as follows: chalky white powder on siding and the clear luster removed. Please understand if your property suffers from oxidation, you may see this difference after a cleaning. When a property is covered with debris, those blemishes may not stand out as much as it would be after it has been cleaned. Most of the time those issues are pointed out to the client during estimate inspection or during the cleaning process. Client understands that ARK SoftWash may not find every flaw and is not reliable if it is more noticeable after wash unless it is found to be of negligence on ARK SoftWash's end. Client understands that we require that all outside electrical outlets and fixtures are covered and/or shut off before arrival to complete washing service as an additional precaution. Client understands we are not reliable for any unacknowledged flaw and will do our best to point this out at the date of cleaning. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the siding. Client understands that if their home is severely covered in grime that they could potentially have issues with weep holes. If you notice a faint rusty color on your siding, there is no need for alarm. If you have vinyl siding, you have something called weep holes. These holes are made by the manufacturers to allow ventilation and allow any condensation to drain out. With that said, these holes make a nice little home for bugs. Debris and dirt get up inside the holes and behind the siding. When we do the wash, our solution pulls the dirt and debris, sometimes left-over water and bug "juices" drain from these holes after we complete the wash as it goes through the drying process. The rust color/ light faint colors you see are bug feces, debris, mold etc. We see this occur on sections of siding that had the heaviest buildup. This will come off with the morning dew, garden hose or rain. It is not a stain and it is not permanent. Typically, anyone that calls regarding this usually sees a huge difference after the morning dew. If the weep hole runs are heavy, we will return to do a full rinse down after a visual inspection. Client understands that during the wash service they will receive a basic window cleaning. This is different from windows being completed with a purified water-fed pole system. A basic window wash will get debris off windows, but you could be left with water spots due to the mineral levels of dissolved solids in the water supply. If you are looking for a "squeaky-clean" shine on windows, you will want to get the added window cleaning service which is completed with a purified water-fed pole system. All water is run through a filter to ensure nothing remains in the water that could leave water spots or streaks. We recommend our clients to remove their screens to allow any debris between the window and screen to be rinsed away in a house wash. If you are getting your windows cleaned with our purified water-fed pole system, client understands they are required to remove screens before work. If screens are not removed, ARK SoftWash will not remove them. Screens are delicate and if they are brittle, they can break. ARK SoftWash does not remove screens due to this reason.

Roof Wash Acknowledgement

When ARK SoftWash completes a roof wash service, client understands that all roofs react to our solution differently and results will vary. Our solution is guaranteed to completely kill any damaging growths such as bacteria, algae, moss, or lichen. Client understands that the roof will show results of a cleaning but in some instances, it may take more time to completely remove the dead growths. This happens due to many factors such as age of roof, type of shingle, location, and the amount of buildup. It is understood that there is potential to have some light brown areas that remain after treatment. These light brown areas are dead algae which before treatment were black streaks. If this occurs, client understands it will take some time for the remaining dead algae to come off with assistance of natural elements such as sun exposure and rain. We request clients wait 4 to 6 weeks for the brown areas to fade. If after 4 to 6 weeks, the brown areas remain, we request you contact us immediately, so we can reschedule a touch-up treatment. In all instances Our Territory Mgrs. will perform a Quality Check review on the roof, ourselves. If the roof has moss or lichen growth it will take some time for those to completely fall off. Since we do not use high pressure, we let our solution do the work. If the growth is deep into the shingle, it will take time for it to remove. Those growths will turn white when treated with our solution. The client understands that the growths will dry out and fall off as the natural elements such as wind and rain assist with the removal process. If after 4 to 6 weeks, the growth remains, we request that the client reaches out to company so we can reschedule a touch-up treatment. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the roof.

5 Year Spot-Free Roof Limited Warranty Terms

ARK SoftWash's 5 Year Spot-Free Roof Warranty works like this: If we have to come out to re-treat inside of 5 years, we clean only what is stained and at a prorated rate of 50% the quoted retail price. This excludes the first 12 months of the warranty where all touch-up and warranty treatments are 100% free. This warranty excludes all roofs with pitches below a 4/12 grade, cedar shake or metal roofs, or roofs with tree limbs within six feet. The warranty is 100% transferable to the next homeowner. We reserve the right to schedule, at our discretion, two spot-treat treatments to thwart growth on troubled areas of the roof.

On the Day of Service for Specific Sections:

1. Please have a water spigot activated and accessible.
2. Please have all windows and doors shut tightly where possible
3. While ARK SoftWash has implemented procedures and processes to cover electrical outlets, we suggest the client shut off power to all exterior outlets that are not covered with exterior covers.

Exclusions & Limitations:

1. A down payment of 50% is required to secure your commercial cleaning service. The down payment is refundable up to 50% if the service is canceled up to 7 days before the first day of service. If service is canceled inside of that 7-day window 0% of the down payment is refundable.
2. A \$50 processing fee will be assessed for any returned checks.
3. The final 50% is required at the completion of the job.
4. If water intrusion occurs, ARK SoftWash will not be held responsible. We make every effort to prevent this but due to unavoidable issues such as bad seals around windows and doors and cracks in concrete foundations,
5. Notify the company if there are any surfaces on or near the areas of service that cannot have any form of our cleaning solution on them. If we are failed to be notified of this, ARK SoftWash is not responsible for any ill effect on any surfaces.

Content Release & Use

Client agrees to allow ARK SoftWash to utilize any photos, videos, reviews, or descriptions of the property in the context of advertising for ARK SoftWash. ARK SoftWash will use these photos, videos, or descriptions without any compensation to the client. The media will be solely used for advertising and training purposes. The client agrees not to seek punitive action in a civil court or law regarding the use of the above media. We will not include sensitive information such as addresses or names. The client agrees to allow ARK SoftWash to display a sign for marketing on their property, but more importantly, to inform guests that surfaces have been cleaned in the last 72 hours and to be aware that surfaces may be slick. The signs will be placed off the walking paths, and tastefully so they are not distracting, but are visible.

Payment Terms

Payment is due upon completion of work unless other arrangements were made between the client and ARK SoftWash. If a different arrangement occurs, this will be documented and signed by both parties. We accept all forms of payment to include cash, check, credit or account. If paying with credit, we accept payment through our credit card processor link or the office for privacy and security of our client's information. Any invoice or scheduled payment over 7 days past due will be subject to a late fee of 16%. If payment is not received within, 30 days of past due, ARK SoftWash reserves the right to file a civil claim to collect outstanding debt. Any legal fees incurred will be added to the unpaid balance of the client. ARK SoftWash also reserves the right to refuse to continue business with clients who are currently past due or who have been 30+ days past due more than once. This contract is binding. If client and ARK SoftWash have a net 30 days payment schedule, client must have payment submitted to the company by 30-day grace period. Any invoice or scheduled payment that is past due 30 days after date of agreement, is subject to a 16% late fee. If payment is not received within 60 days of past due, ARK SoftWash reserves the right to file a civil claim and collect outstanding debt. Any legal fees incurred will be added to the unpaid balance of the client. ARK SoftWash also reserves the right to refuse to continue business with a client who is currently past due, or who has been 30+ days past due more than once. This contract is binding.

Acceptance of Terms

By accepting a quote, the client agrees to all the terms and conditions in this agreement. You authorize ARK SoftWash to do the work as specified on the quote. You release ARK SoftWash from property damage unless negligence or willful misconduct caused it. ARK SoftWash is not responsible for damage to siding, paint, wood, trim or windows that was previously noted as damaged or found during the pre-inspection walk through, and thus noted on the estimate sheet. ARK SoftWash will be obligated under our terms and conditions for any damage that was a direct result of operator error, negligence, or willful misconduct. Damages must be discovered and reported to ARK SoftWash within 3 days of completion of service in that section. ARK SoftWash will be allowed 30 calendar days from the date of written receipt to inspect the premises and have the sole option in repairing or contracting repair to any damages that were the result of negligence.

Plant and Property Protection



PLANT AND PROPERTY PROTECTION



We take our responsibility of protecting your property and landscape seriously. Our 3 Step Process describes how we systematically protect these surfaces during our projects.

DIVERT

We have a dedicated technician and hose to heavily dilute the ground, landscaping and plants to keep them thoroughly hydrated.

DILUTE

We use several different methods such as tyvek and umbrellas to divert any solution away from any delicate or sensitive areas.

DECONTAMINATE

After we've treated everything, we go back and apply a Plant Wash to all vegetation to balance the PH and put vital nutrients back into the soil.

QUESTIONNAIRE

FOR SERVICE PROVIDERS

OTHERS



DO YOU HAVE INSURANCE AND IF SO, HOW MUCH COVERAGE DO YOU HAVE?

Ideally a service provider with coverage up to 1 million dollars is standard to protect your property, and their own. No coverage means you are assuming all of the risk.



2 MILLION

DO YOU OFFER A WARRANTY FOR YOUR SERVICES AND IF SO, FOR HOW LONG?

Warranties will keep the service provider accountable for the quality of their cleaning, and are better than guarantees. 5-Year roof warranties are ideal.



5 YEARS

ARE YOU CERTIFIED AND IF SO, HOW OFTEN DO YOU TAKE CLASSES TO REMAIN CERTIFIED?

Technology and regulations often change and it's important to stay up to date to remain compliant.



ANNUALLY

ARE ALL TECHNICIANS BACKGROUND CHECKED, AND CAN YOU PROVIDE VERIFICATION?

Providers should always ensure that employees who enter a customer's property do not have a prior record of a predatory nature (sexual, theft, narcotics).



THE SEAL

DO YOU HAVE ANY RESIDENTIAL OR COMMERCIAL REFERENCES I CAN CHECK?

Reviews are available online for established companies, but there's nothing wrong with asking for a really good reference to ask how their experience was.



ABSOLUTELY

POST TREATMENT QUALITY CHECKS

Reviews are available online for established companies, but there's nothing wrong with asking for a really good reference to ask how their experience was.



YOU BET

SoftWash Systems Unique Solutions



ARE OUR CLEANING SOLUTIONS UNIQUE?

SoftWash Systems chemical products are:

No one else in the industry goes to this extent!

- Proprietary
- Own Formulas & Recipes
- Meet EU Standards
- 100% Biodegradable
- Third-Party Tested (2023)
- EPA Registered (2023)
- Water Based
- 100% Phosphate free

Toner 12 - Disinfectant - Sodium Hypochlorite

Tera Wash - Degreaser - 2-butoxyethanol

Green Wash - Detergent - Potassium hydroxide

Restore - Conditioner - UV inhibitor - Brightens Surfaces

Final Wash - Protective Wax - 1-Propanaminium, 3-amino-N-(carboxymethyl)- N,Ndimethyl-, N-C8-18 (even numbered) acyl derivs., hydroxides, inner salts

Rain Fresh - Cover Scent - Alcohol(C9-11)EO(>5-10) - Isopropanol

Together We Accomplish More



THE ALTERNATIVE TO PRESSURE WASHING!



Community Involvement



5K RADD RUN & FAMILY FESTIVAL

We Sponsor a local 5K fun run and family festival in our Wesley Chapel Community. We really enjoy getting to meet and know the members of our community better.

ORLANDO CURE BOWL

We proudly donate to the Cure Bowl! These funds directly benefit the Breast Cancer Research Foundation, whose mission is committed to exclusively funding cancer research.



PLAYGROUNDS

We proudly offer a No Charge treatment and Sanitization for our community Playgrounds where our kids laugh and play!

WE GET INVOLVED

IN OUR COMMUNITY

Nothing makes us prouder than being there for our community

What To Expect



WHAT TO EXPECT?

PLANTS

Our cleaning solution is strong enough to clean your roof, kill all existing algae, and keep algae from coming back for up to 5 years. Some plants directly in the drip line of the roof will defoliate slightly, while some may defoliate completely. This condition, though unsightly, is typically temporary. 90% of the affected plants recover within 90 days. A similar condition occurs when cleaning driveways and walks. The grass on either side of the concrete can turn brown as far out as six inches. The discoloration usually diminishes after edging or mowing one to two times.

To minimize the risk of landscape damage, during the service, we will take precautions to protect your landscaping. In our experience, these steps have been highly effective in reducing the stress effects on your landscaping from our cleaning solutions. We strive to achieve little to no plant damage, but sometimes it is unavoidable due to variables outside of our control such as post service watering, pre-existing health of landscaping, species of plants, etc. Due to these variables that are out of our control, we are unable to guarantee no plants will be harmed. But we do guarantee to work with you to reach a fair resolution.

PAINTED SURFACES

Our soft washing process utilizes a light spray stream to apply our chemical lighter than the stream of your garden hose. However, while having your exterior surfaces cleaned, you could experience some paint flaking. This is a result of poor surface preparation before painting (fungus is not completely removed and the paint is applied over it). When the algae grows again, it separates the new layer of paint from the old, causing flaking. Another rare condition we observe is a change of paint pigment on the painted surface. The faulty paint (usually brown or blue in color) will sometimes turn green. At times, even this does not uncover the problem. It is important to remember that this is a rare condition and a problem with the paint itself. We do not assume liability for this condition. However, at your request, the Authorized Professional will be there to help and advise.

Walkways

Our soft wash walkway cleaning will not look as good as a pressure washing until the residue of the dead algae is rinsed away by several hard rains. We do not rinse at the time of cleaning in order to allow the cleaning solution sufficient time to soak into the pores of the driveway. This permits us to kill 100% of the algae on your drive. After the rain, your drive will look as good as one pressure washed, lasting four to six times longer.

THE ALTERNATIVE TO PRESSURE WASHING!





WHAT TO EXPECT?

OIL & RUST STAINS

ARK SoftWash can clean and/or lighten rust and oil stains in most cases. However, this service is not included in our standard cleaning package. If you would like more information about this service, please call your ARK SoftWash representative for a quote. Remember, not all oil and rust stains clean completely, even with pressure washing. Before having this service done at your home, please ask the technician to clean a sample area for your approval.

BRASS FIXTURES

From time to time we come in contact with tarnished brass home fixtures. When our chemical comes in contact with this tarnished brass, it will turn the brass green in some areas. Our chemicals will not react adversely if the brass has been properly maintained. If you experience discoloration or would like some recommendations on how to care for your brass, feel free to call ARK SoftWash for assistance.

WINDOW CLEANING

ARK SoftWash technicians will rinse your windows during and after the treatment process. Still, some sediments may settle on your windows. Also, if you have hard water, your windows may dry with spots. If you are concerned about spotted windows you may want to schedule your window cleaning service after our cleaning. If you notice any areas that were not rinsed, please call ARK SoftWash.

DOORS & WINDOWS

It is the customer's responsibility to inform the ARK SoftWash technician about any leaks or gaps around doors and windows. ARK SoftWash does not assume liability for damage caused by our cleaning solution if it leaks into the home or business. Weather stripping should be checked and added if needed before beginning service.

DEDICATED TO PROVIDING EXCEPTIONAL SERVICE!

We're committed to being the leading Soft Washing company in the region and promise professional service and a great experience.

THE ALTERNATIVE TO PRESSURE WASHING!



Certificate of Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/25/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater FL 33756		CONTACT NAME: PHONE (A/C, Hs, Ext): (727) 412-7765 FAX (A/C, No): (727) 608-1526 E-MAIL ADDRESS: FCIA@frankcrum.com	
INSURED Ark Nature and Outdoors, LLC, DBA: Ark Softwash, LLC 3138 Valley Vista Cir Lakeland FL 33812		INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster Specialty Insurance Co 44520 INSURER B: Progressive Express 10193 INSURER C: Mount Vernon Fire Insurance Co 26522 INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 22/23

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BAK903501	01/14/2022	01/14/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED <input type="checkbox"/> AUTOS ONLY HIRED <input type="checkbox"/> AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED <input type="checkbox"/> AUTOS ONLY			955334134	01/14/2022	01/14/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 100,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB CLAIMS-MADE DED: RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Inland Marine Contractor's Equipment			C12557530	01/14/2022	01/14/2023	Scheduled Equipment \$36,718

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Residential and Commercial Roof and exterior cleaning using Soft Wash Systems

Automatic Additional Insured for ongoing operations is included in regards to the General Liability coverage per the attached form #CG 20 10 07 04.
 Automatic Primary and Non-Contributory provision is included in regards to the General Liability coverage per the attached form #CG 20 10 07 04.
 Automatic Waiver is included in regards to the General Liability coverage per the attached form #CG 24 04 05 09.

CERTIFICATE HOLDER Ask the Seal LLC 3001 N. Rocky Point Dr E Suite Tampa FL 33607	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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THE ALTERNATIVE TO PRESSURE WASHING!



W 9 Form



Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. ARK Nature and Outdoors LLC	
2 Business name/disregarded entity name, if different from above DBA ARK SoftWash	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 1936 Bruce B. Downs Blvd. Suite #340	Requester's name and address (optional)
6 City, state, and ZIP code Wesley Chapel FL, 33544	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
8	2	-	4	1	2	3	7	8	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Aaron Bennett</i>	Date ► 03/09/2022
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THE ALTERNATIVE TO PRESSURE WASHING!



In Closing

Thanks for reviewing this proposal Michelle. We truly value our customers and we'll provide you a high quality service that you'll remember! If you're not 100% convinced of that then I encourage you to review this proposal again. And please don't hesitate to contact us. You can call us at 813-807-7638, reply to the email which has this proposal link in it, or send an email directly to info@arksoftwash.com.

Thank you once again for the opportunity to present our service and pricing to you.

Best Regards,

Aaron Bennett
ARK SoftWash
813-807-7638
info@arksoftwash.com

Tab 16

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

Qty	Description
1	[Briarbrook Exit] New gate operator slab
1	[Hawk Valley Entrance] New gate operator slab
1	[hawk valley Exit] New gate operator slab
	This estimate is install new slabs for the operator to sit on at the following locations (Briarbrook Exit, Hawk Valley Entrance and Hawk Valley Exit.). The project's estimate includes all the necessary materials and labor to: * remove operaror from existent location * store equipment in a secure location * ground preparation, conduits, cables, miscellaneous parts (bolts, cement, re-bars, etc) * slab pouring * operator installation and adjustment. Note: Each location/gate is a multiple-days job.
Subtotal \$12,000.00	
Sales Tax (0.0%) \$0.00	
Total \$12,000.00	

Signature of Acceptance X _____