



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
July 20, 2023**

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

www.kbarranchiicdd.org

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Amenity Center, 10820 Mistflower Lane, Tampa, FL 33647

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

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

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

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

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

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

Board of Supervisors
K-Bar Ranch II Community
Development District

July 13, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, July 20, 2023 at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report..... Tab 1
 1. Discussion of Landscaper Performance
 - B. Pine Lake Nursery Report Tab 2
 1. Pine Lake Irrigation Inspection & Proposal Tab 3
 - C. Presentation of Aquatics Report..... Tab 4
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report Tab 5
 2. Presentation of Egis Insurance Report Tab 6
 - E. District Counsel
 - F. District Engineer
 - G. District Manager
 1. Review of Financial Statement Tab 7
 2. District Manager's Report Tab 8
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 18, 2023 Tab 9
 - B. Consideration of Operation and Maintenance Expenditures for May 2023 Tab 10
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023- 08, Authorizing the Investment of District Funds Tab 11
 - B. Ratification of Securiteam Addendum..... Tab 12
 - C. Consideration of Securiteam Camera Proposal Tab 13
 - D. Consideration of Monument Cleaning Proposals Tab 14
 - E. Consideration of Abad Towing Appeal
 - F. Consideration of Tai Chi License Agreement..... Tab 15
 - G. Consideration of Resolution 2023-09, Re-Designating a Secretary Tab 16
 - H. Consideration of Landscape RFP Proposal Tab 17
 - I. Consideration of AED/First Aid Proposals Tab 18
- 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,

Matt O’Nolan,

District Manager

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



June 8, 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

- ❖ Make sure crews are mowing all district properties every week.
- ❖ Make sure softening is being done throughout the district.

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. Provide the district with a proposal for the next annual changeout with the selections.
2. **Treat the grassy weeds in the Jasmine beds at the main entrance in the center island on Kbar Ranch Parkway.(Pic 2)**



3. Remove the taller weeds growing in the dwarf bottle brush at the main entrance on the inbound side on Kbar Ranch Parkway.
4. Eradicate the weeds in the mulch bed under the black railing fence on the inbound side of Kbar ranch parkway between the main entrance hawk valley.
5. Lift the oak trees at the redwood pointe mail kiosk.
6. Trim the viburnum at the redwood pointe mail

kiosk.

7. Remove the broken dead limb un the grand oak at the end oof Redwood Pointe Drive in the common area.(Pic 7)



8. Treat the turf weeds inside of the redwood pointe gate on the outbound side. The district owns a section of turf along this fence.
9. Eradicate the weeds in the pavers at the corner of Mistflower lane and Kbar Ranch Parkway.
10. Treat the browning fakahatchee grass throughout mistflower lane for Spider mites.
11. Eradicate the weeds in the ornamental grass beds along the inbound side of Mistflower lane.



Redwood Point, Wild Tamarind, Laurel Vista

12. Make sure the crews are soft edging the property per the scope of services in all district-maintained beds.
13. Eradicate the bed weeds throughout the mail kiosk in Briar Brook.
14. Treat the turf weeds throughout the Briar Brook mail kiosk. This includes the strip of grass on the outbound side of the briar brook entrance inside the gate.
15. During my inspection I noticed that the mowing was being done to low in the saint Augustine please make sure the crew are keeping mowers on the highest settings. We are having areas that are being scalped.(Pic 15)



16. During my inspection it was noted that the crews during string trimming of poles and valve boxes were pushing this down to dirt. String trimming needs to be done even to mowing.(Pic 16>)
17. Trim the viburnum hedge on the outbound side of the briar brook entrance.
18. Treat the turf weeds in the common area space on the inside of the mossy pine entrance on the outbound side.
19. Eradicate the bed weeds throughout the tree rings along the same area above.

20. Continue to work on the turf weed treatments at the mossy pine mail kiosk.
21. Remove the sucker growth on the crape myrtles at the mossy pine mail kiosk.
22. Eradicate the weeds in the Loropetalum beds just past the mossy pine entrance on the Mistflower Lane.
23. Improve the vigor in the Bottle brush at the Sundrift I entrance.
24. Eradicate the bed weeds in the Loropetalum beds on mistflower lane before you get to Kbar Ranch Parkway. (Pic 24 Next Page)



Redwood Point, Wild Tamarind, Laurel Vista



25. During my visit I noticed a few lakes were mowed but needed to be string trimmed. Make sure the crews are string trimming the lakes on the weekly basis.
26. Straighten the crape myrtle in the center island in the Sundrift II entrance on Kbar Ranch Parkway.
27. Improve the vigor in the saint Augustine at the sundrift II mail kiosk area. This area is very yellow.
28. Make sure crews are soft edging the front and the backside of the beds at the Sundrift II mail kiosk.
29. Lift the oak trees along the pond bank on Kbar ranch parkway before you get to the Eagle Creek entrance.(Pic 29>)
30. Treat the weeds in the bermuda turf throughout the pool area.
31. Eradicate the bed weeds in the mulch borders around the kid's playground.
32. Improve the vigor in the jack frost ligustrum throughout the pool area.
33. Have we looked at and treated the ligustrum trees throughout the amenity center?



Tab 2

Below is the F&P report that was applied on 5/20. There have been a few proposals sent in Per both Jason and Taylors requests. Today they are fixing the Edging install. It was too high and was a trip hazard, I sent them back to fix that.

Name K BAR RANCH II CDD
Company
Address 10820 MISTFLOWER LN TAMPA, FL
City, State ZIP
Phone

Service Performed: Landscape Treatment

Application Methods: Broadcast

Amount Applied: 1,018 Lbs & 21 Gallons

Chemicals Used	Amount	Rate
21-0-6 W/ Micros	750 Lbs	1lb N/1,000sqft
8-10-10 W Micros	250 Lbs	1lb N/1,000sqft
Top Choice Fipronil	18 Lbs	2lbs/1,000sqft
Sulfentrazone 31.77%	7.14 Ounces	.34oz/1,000sqft

Description/Remarks/Observations

1. Turf Areas Fertilized And Treated With Post Emergent Herbicide For Weeds.
2. Ant Mounds In Landscaped Areas Treated With Insecticide.
3. Shrubs Fertilized.

Sincerely,

Jason Aleman



O (813) 948-4736 | C (813) 493-0032 | Jason@pinelakenurseryinc.com

Tab 3



Proposal #2426

Initial Irrigation Inspection 5-23

Date 5/31/2023

Customer

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

Pine Lake Services, Inc. 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 projects@pinelakenurseryinc.com or (813) 948-4736.

Findings during the Initial Inspection of the Irrigation System. Inspected May of 2023.

Initial Irrigation Inspection Findings

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	45.00	Hr	\$3,602.17
Clock #1	1.00	ea	\$0.00
Zone 10 - Irrigation Inspection - Repair Drip Line	4.00	ea	\$28.00
Zone 10 - Replace 12" Valve Box	1.00	ea	\$70.00
Zone 12 - Relocate head for better coverage	2.00	ea	\$160.00
Zone 13 - Irrigation Inspection - Repair Drip Line	4.00	ea	\$28.00
Zone 14- Irrigation Inspection - Replace Broken Rotor	2.00	ea	\$90.00
Zone 16 - Irrigation Inspection - Replace Spray Nozzle	1.00	ea	\$7.00
Zone 16 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Zone 19 - Irrigation Inspection - Repair Drip Line	1.00	ea	\$7.00
Zone 36 - Irrigation Inspection - Replace Broken Rotor	3.00	ea	\$135.00
Zone 37 - Irrigation Inspection - Repair Drip Line	4.00	ea	\$28.00
Zone 38 - Straighten Head for Coverage	1.00	ea	\$7.00
Zone 41 - Irrigation Inspection - Replace Broken Rotor	7.00	ea	\$315.00
Zone 42 - Irrigation Inspection - Replace Broken Rotor	2.00	ea	\$90.00
Zone 52 - Irrigation Inspection - Replace Spray Nozzle	1.00	ea	\$7.00
Zone 55 - Irrigation Inspection - Replace Broken Rotor	5.00	ea	\$225.00
Zone 55 - Replace Bad Decoder and Solenoid	1.00	ea	\$330.00
Clock #2	1.00	ea	\$0.00
Zone 2 - Irrigation Inspection - Replace Broken Rotor	8.00	ea	\$360.00
Zone 4 - Straighten, Raise, Lower Head for Coverage	5.00	ea	\$35.00
Zone 5 - Straighten, Raise, Lower Head for Coverage	1.00	ea	\$7.00

Zone 7 - Irrigation Inspection - Replace Broken Rotor	3.00	ea	\$135.00
Zone 7 - Straighten, Raise, Lower Head for Coverage	1.00	ea	\$7.00
Zone 8 - Irrigation Inspection - Replace Broken Rotor	8.00	ea	\$360.00
Zone 12 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 13 - Irrigation Inspection - Replace Broken Rotor	6.00	ea	\$270.00
Zone 14 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 16 - Straighten, Raise, Lower Head for Coverage	5.00	ea	\$35.00
Zone 18 - Straighten, Raise, Lower Head for Coverage	4.00	ea	\$28.00
Zone 19 - Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	ea	\$55.00
Zone 19 - Irrigation Inspection - Repair Drip Line	1.00	ea	\$7.00
Zone 20 - Irrigation Inspection - Repair Drip Line	10.00	ea	\$70.00
Zone 24 - Irrigation Inspection - Repair Drip Line	2.00	ea	\$14.00
Clock #3	1.00	ea	\$0.00
Zone 3 - Irrigation Inspection - Repair Drip Line	3.00	ea	\$21.00
Zone 8 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Zone 8 - Replace 10" Valve Box	1.00	ea	\$50.00
Zone 11 - Irrigation Inspection - Repair Drip Line	3.00	ea	\$21.00
Zone 11 - Straighten, Raise, Lower Head for Coverage	1.00	ea	\$7.00
Zone 15 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Zone 16 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 16 - Straighten, Raise, Lower Head for Coverage	1.00	ea	\$7.00
Zone 17 - Irrigation Inspection - Repair Drip Line	8.00	ea	\$56.00
Zone 18 - Straighten, Raise, Lower Head for Coverage	2.00	ea	\$14.00
Zone 19 - Replace 10" Valve box	1.00	ea	\$50.00
Zone 19 - Replace 12" Valve box	1.00	ea	\$70.00
Zone 20 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 23 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 27 - Irrigation Inspection - Replace Broken Rotor	2.00	ea	\$60.00
Zone 29 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 30 - Irrigation Inspection - Repair Drip Line	3.00	ea	\$21.00
Zone 36 - Irrigation Inspection - Replace Spray Head 12"	1.00	ea	\$45.00
Clock #4	1.00	ea	\$0.00
Zone 5 - Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	2.00	ea	\$110.00
Zone 5 - Irrigation Inspection - Repair Drip Line	1.00	ea	\$7.00
Zone 7 - Irrigation Inspection - Replace Broken Rotor	4.00	ea	\$180.00
Zone 8 - Irrigation Inspection - Replace Broken Rotor	3.00	ea	\$135.00
Zone 11 - Add Spray Heads for Coverage	3.00	ea	\$165.00
Zone 18 - Irrigation Inspection - Replace Broken Rotor	2.00	ea	\$90.00
Zone 22 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Zone 25 - Irrigation Inspection - Repair Drip Line	6.00	ea	\$42.00
Clock #5	1.00	ea	\$0.00
Zone 11 - Replace 12" Valve Box	1.00	ea	\$70.00
Zone 16 - Irrigation Inspection - Replace Spray Nozzle	2.00	ea	\$14.00
Zone 17 - Replace 12" Valve Box	1.00	ea	\$70.00
Zone 17 - 2 PVC Expansion Repair Coupling (slip-fix)	1.00	ea	\$130.00

Zone 18 - Irrigation Inspection - Replace Broken Rotor	2.00	ea	\$90.00
Zone 19 - Irrigation Inspection - Replace Broken Rotor	3.00	ea	\$135.00
Zone 20 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 24 - Replace Faulty Decoder	1.00	ea	\$340.00
Zone 27 - Replace Faulty Decoder	1.00	ea	\$340.00
Zone 28 - Replace Faulty Decoder	1.00	ea	\$340.00
Zone 29 - Replace Faulty Decoder	1.00	ea	\$340.00
Zone 31 - Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	2.00	ea	\$110.00
Zone 33 - Replace Faulty Solenoid	1.00	ea	\$75.00
Zone 34 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 35 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Zone 37 - Irrigation Inspection - Replace 2" Valve	1.00	ea	\$480.00
Zone 38 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Zone 38 - 1 1/2 PVC Expansion Repair Coupling (slip-fix)	1.00	ea	\$130.00
Zone 42 - Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	ea	\$55.00
Clock #6	1.00	ea	\$0.00
Zone 1 - Irrigation Inspection - Repair Drip Line	1.00	ea	\$7.00
Zone 12 - Irrigation Inspection - Repair Drip Line	1.00	ea	\$7.00
Zone 14 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Zone 16 - 1 1/2 PVC Expansion Repair Coupling (slip-fix)	1.00	ea	\$130.00
Zone 17 - Relocate Head for Coverage	1.00	ea	\$40.00
Zone 18 - Irrigation Inspection - Repair Drip Line	4.00	ea	\$28.00
Clock #7	1.00	ea	\$0.00
Zone 2 - Replace 10" Valve Box	1.00	ea	\$50.00
Zone 32 - Irrigation Inspection - Replace Spray Nozzle	2.00	ea	\$14.00
Zone 36 - Irrigation Inspection - Replace Spray Nozzle	1.00	ea	\$7.00
Zone 44 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 45 - Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	4.00	ea	\$220.00
Zone 47 - Straighten, Raise, Lower Head for Coverage	3.00	ea	\$21.00
Zone 48 - Straighten, Raise, Lower Head for Coverage	2.00	ea	\$14.00
Zone 60 - Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1"-1/14"	1.00	ea	\$85.00
Zone 66 - Irrigation Inspection - Repair Drip Line	4.00	ea	\$28.00
Zone 67 - Add 12" Head for Coverage	1.00	ea	\$45.00
Zone 70 - Irrigation Inspection - Replace Broken Rotor	1.00	ea	\$45.00
Zone 84 - Irrigation Inspection - Repair Drip Line	3.00	ea	\$21.00
Clock #8	1.00	ea	\$0.00
Zone 2 - Irrigation Inspection - Repair Drip Line	1.00	ea	\$7.00
Zone 13 - Add Shrub Riser	1.00	ea	\$20.00
Zone 44 - Add Shrub Riser	1.00	ea	\$20.00
Zone 55 - Irrigation Inspection - Repair Drip Line	1.00	ea	\$7.00
Zone 56 - 1 1/2 PVC Expansion Repair Coupling (slip-fix)	1.00	ea	\$130.00
Zone 57 - 1 1/2 PVC Expansion Repair Coupling (slip-fix)	1.00	ea	\$130.00
Zone 58 - Irrigation Inspection - Replace Spray Head 6"	1.00	ea	\$30.00
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	ea	\$55.00

Pump Station	1.00	ea	\$0.00
Replace Leaking Pressure Relief Valve	1.00	ea	\$50.00

Irrigation Enhancement: \$12,208.17

PROJECT TOTAL: \$12,208.17

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  _____

Terry McLane

Date 5/31/2023

Pine Lake Services, LLC

By _____

Date _____

Tab 4



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

6/6/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

3 SW

Temperature

88

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

EC1 EC2 EC3 EC4 EC5 EC6 EC8 EC9 S1
190 192A 192 192B 191A 191 242 193 SDII
-1 SDII-SDII-2 SDII-3 SDII- 4 SDII-5 241
240 FC242b FC670250a FC630151 243
231 FC242b 244 FC242a FC240A 13 232
FC231 FC230 230 FC220 211 210 C3 C2
223 221 222 212 210

Service Performed

Treatment

Work Performed

☒ Brush
☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

All sites treated for invasive growth

2 of 2

Pond Numbers

230 210

Service Performed

Treatment



Aquatic Services Report

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

6/6/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

8 MPH ENE

Temperature

89*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

122, 124, EWR-2, EWR-3, 100, 101, 102, 103, 104, FC40, FC-105, 202, 204, 205, 201, 200, 203, A-10

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Water levels have risen but are still kind of on the low side. Treated for newly emerged vegetation. Mainly grasses, brush and broadleaf plants.

2 of 2

Pond Numbers

213

Service Performed

Treatment



Aquatic Services Report

Work Performed

☒ Algae

Equipment Used

☒ Backpack

Water Level

Medium

Restrictions

None

Observations/Recommendations

Resident begged me to re-dye her pond as she was missing the nice blue color shade after the pond had dried up. Treated pond with 3/4 gallon of dye.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	6/6/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	10 MPH ENE
Temperature	91*
Multiple Sites Treated	No
Pond Number	K BAR 2
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Medium
Restrictions	None
Observations/Recommendations	Picked up trash in 3 neighborhoods in K Bar Ranch 2 for 1.25 hours.
Pictures of Work Completed	

Aquatic Services Report





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 1
Monday, June 12, 2023
1:27:52 PM

Order report

Service details

Technician:

Darren Maio

Client:

K-Bar Ranch CDD II

Service Date

6/7/2023

Request Warranted

Yes

Action Taken

Added 1 gallon of dye to pond 103

Service Date

6/7/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Rainy

Wind

9 M0H WSW

Temperature

84*

Multiple Sites Treated

No

Pond Number

103

Service Performed

Treatment

Work Performed

☒ Other

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated pond with 1 gallon of dye.

Target(s)

☒ Other



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2
Thursday, June 29, 2023
12:40:24 PM

Order report

Service details	
Technician: Darren Maio	Client: K-Bar Ranch CDD II
Service Date	6/16/2023
Request Warranted	Yes
Action Taken	Removed all of the trash that I could reach from pond 103 at k bar 2.
Service Date	6/16/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Cloudy
Wind	11 MPH WSW
Temperature	90*
Multiple Sites Treated	No
Pond Number	103
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Removed all trash from pond 103.
Pictures of Work Completed	

Order report



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	6/27/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	9 MPH W
Temperature	93*
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers	210
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Treated pond for filamentous algae.

2 of 3

Pond Numbers	SDII4, EC 9, EC 8, S1,
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Grasses <input checked="" type="checkbox"/> Submersed
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium



Aquatic Services Report

Restrictions

None

Observations/Recommendations

Treated ponds for emergent vegetation, grasses, submerged hydrilla, and primrose.

3 of 3

Pond Numbers

EC1, EC2, EC3, EC4, EC5, EC 6, EC7, EC8, 191, 192AB, 204, 205, 201, 193, FC670250A, FC630151, 243, 232, 200, 202, SDII3, 242, EWR2, EWR3, SDII1, 241, 240, A13, 211, 213

Service Performed

Inspection

Water Level

Medium

Observations/Recommendations

Ponds look healthy. The next treatment will be during the first week of July.

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

May 13-June 14, 2023

for June 2023 Meeting

Operations and Maintenance Report

Amenities Center

- Ice maker has been installed and is operational. Sign posted on door
- Windscreens for courts have been delivered and are being hung, replacing torn screens.
- Pickleball replacement net and frame arrived and has been set-up.
- Pickleball Tournament review for future.
- Water bottle filling station with filter arrived and installed. See photo following this written report.
- Collection, in-put and organization of residents' emails for newsletter and email blasts thru new office staff policy and training.
- AED and CPR training research done with 4 companies, each with product description and price quotes for AEDs and CPR/AED training included for your decision-making process.
- American Red Cross
- Altra Medical
- Cintas
- OneBeat Medical.com

Landscaping

- Installation of edging at Clubhouse issue.
- Minor issues, for the most part, when reported directly to Jason Aleman promptly rectified.
- Jason also extends an invitation through me to individual residents who come into the office or call me with complaints to accompany resident in a walk-around.

Gates

- More frequently, new residents have been coming in with unprogrammed gate remotes and fobs from M/I.
- Preparing an email blast for all Eagle Creek residents/property owners to check their gate remotes/stickers via Mossy Pine entrance to ensure they work properly because the gates are to be functional/closed on July1.

Events/Activities

- Wed. Coffee Hr 9:30-11:30
problems
- United Nations Potluck- 45
signed up as of 6/8



Tab 6



FLORIDA INSURANCE ALLIANCE



K-Bar Ranch II Community Development District

Date of Visit: Tuesday, June 27, 2023, at 2:00 PM

District Manager: Taylor Nielsen, TNielsen@rizzetta.com
Matthew O’Nolan, MONolan@rizzeta.com

Clubhouse Manager: Jeffrey LaFlamme, manager@kbarii.com

Address: 10820 Mistflower Lane, Tampa, FL 33647

Egis Attendees: Brett Crecco, Loss Control Consultant
Ryan Rupnarain, Sr. Manager, Loss Control

Visit Overview

The purpose of the visit on the above referenced date was to allow our team to review the K-Bar Ranch II Community Development District from a risk management perspective and to support the District's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the District, we feel that the areas we were able to observe are representative of the general condition of the property.

District Summary

The K-Bar Ranch II Community Development District includes approximately 679 acres and includes a clubhouse, pool, playground structures, and tennis courts. Amenities may be added in the future as the community continues to develop. Additional district owned property includes fencing, entry gates and entry features.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- District facilities observed during the visit are overall well maintained;
- CCTV camera system monitors interior and exterior amenity areas.
- Playground signage is in place, includes appropriate age groups, warning of hot surfaces, reminder of adult supervision, and several other safety provisions.

Critical Recommendations

Critical recommendations are associated with exposures and hazards that can represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution (i.e. photos) and review by FIA's Risk Services team if indicated in the recommendation description.

- No critical recommendations are provided at this time.

Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses.

- Pool Life Safety Equipment Location
- Trip / Fall Hazards

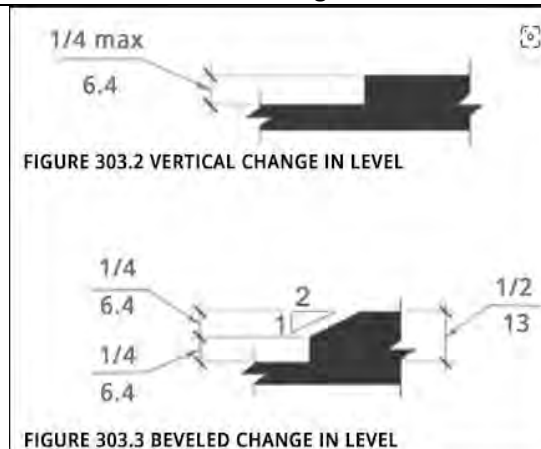
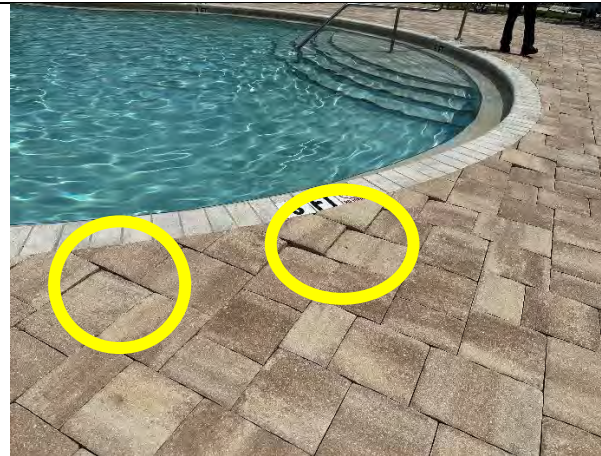
Pool Life Safety Equipment Location – Life safety equipment is located somewhat far away from the pool area and a trip hazard (drainage grate) exists between the pool area and the equipment.

Please consider relocating the life ring and safety hook closer to the pool area so it is fully and quickly accessible and easily visible in emergency situations.



Trip / Fall Hazards – Pool area has several pavers that have sunk / raised creating trip hazards along heavily traveled areas of the pool deck.



Please consider an ongoing preventative maintenance program for pavers to quickly identify and reseal pavers that present trip hazards of elevation changes more than $\frac{1}{4}$ ".



Advisory Recommendations

Advisory recommendations are provided to address exposures that while having the potential for loss, would not normally result in a significant or severe loss. These recommendations are typically provided to share best practices.

- Pool Signage at Entrance
- Risk Transfer

<p>Pool Signage at Entrance –Although the district has very good signs within the fenced pool area covering pool rules and warnings, there is no sign posted before entering the pool area.</p>	<p>A best practice is having a sign on fencing or gates before entering the pool area notifying patrons “Warning – No Lifeguard on Duty – Swim at Your Own Risk” consistent with other District signage.</p>
	

<p>Amenity Rental Agreement – The current district amenity rental agreement does not include hold harmless nor indemnification language but references indemnification language that is included in a separate document that also outline district’s overall rules, policies, and regulations.</p>	<p>Risk transfer language, including hold harmless and indemnification agreements, are most effective when presented clearly and unequivocally to the intended signatories. Consider working with district counsel to include such language in the rental agreement itself. A sample rental agreement, along with additional guidance are included in the Facility Rental Best Practices document that accompanies this letter.</p>
<p>Volunteer Usage – It was noted that volunteers may be used on district property on a varied basis.</p>	<p>As a best practice, the district should consider having volunteers sign a service agreement similar to the attached that includes acknowledgement of the expected duties and associated skill requirements, as well as hold harmless language in the district’s favor. Districts utilizing volunteers should also consider maintaining workers’ compensation per 440.02(15)(d)6., F.S.</p>
<p>Vendor Insurance Requirements – Ensuring that the insurance coverages maintained by vendors match the potential exposures presented by their operations is important in mitigating the district’s overall liability. As an example, vendors working with minors to provide tennis or swim lessons should maintain coverage for Sexual Abuse and Molestation (SAM).</p>	<p>Consider a best practice of implementing a confirmation process in which contracts and associated insurance requirements match vendor exposures. The attached Basics of Risk Transfer document includes additional information on these processes.</p>

VOLUNTEER SERVICE AGREEMENT

1. I know of no reason, medical or otherwise, which would prevent me from performing the tasks for which I have volunteered.
2. In accepting a position as a volunteer for the *District Name* (District), I agree to accept Voluntary Workers' Compensation coverage as the sole remedy for any injuries that I may sustain while providing uncompensated services for my community. The Voluntary Workers' Compensation coverage is in effect to pay for medical attention for actual injuries sustained while volunteering. Since volunteer service does not include wages, such compensation does not provide the same.
3. I have reviewed the duties of the position listed in the below volunteer description and confirm that I have the skills and ability to perform them, and that I have no physical or mental disability, which would prevent me from performing the duties, or place others or myself at risk or injury.

Volunteer Duties: _____

4. I assume full responsibility for my safety or others under my control, and I shall hold the District harmless for any injury to me or damage to my property, and for injury or damage resulting from my own negligence.
5. I agree not to pursue legal proceedings against the District for any reason associated with my volunteer services.
6. I understand that if I use a privately owned vehicle on District business that the District is not liable for damages incurred either to me, the vehicle or to others.
7. I will perform my services in compliance with the policies, procedures and guideline established, and will honor the decision of the District to suspend or terminate my service.
8. I acknowledge receipt of the District's volunteer safety guidelines.

Volunteer: _____

Signature Date

Print Name

Risk Transfer: An Important Strategy to Protect Your District

Districts of all sizes often rely on crucial relationships with outside entities including contractors and vendors to support successful operations. Such relationships often involve the negotiation of written agreements and the subsequent need for a contract management program. While much of the focus tends to be on the financial elements of a contract, such as invoicing terms and overall service costs, it's important to ensure that other terms and conditions, specifically those that allocate risk and associated responsibilities, are not overlooked.

Including a risk-based approach to contractor and vendor management through proper contractual risk transfer can provide the best protection for districts. This consists of a wide range of provisions that can shift liability exposures to the appropriate party in a manner consistent with their ability to control and insure the associated risks. This can include insurance requirements, as well as hold harmless and indemnification language. Failure to examine this can result in your district bearing an unfair amount of risk, including injury, damage, and defense costs associated with claims and lawsuits that may be a result of another party's actions or negligence.



Consider the following scenario:

Needfore Improvement District hires ABC Paving to make a few repairs to its office parking lot. ABC underestimates the number of repairs needed and must come back within a couple of days with more material. As a result, large holes are left open in the parking lot. In the meantime, ABC places cones and caution tape where the repairs are still in progress but did not have enough of each to cover all areas. The district had a community education event scheduled for the next day. An attendee stepped into an open, unmarked hole shortly after stepping out of their vehicle, falling and sustaining severe injuries, subsequently filing suit against the district. The district had entered into a written agreement with ABC; however, it did not include any language addressing insurance requirements, nor the allocation of risk. The district had used ABC about a year ago for similar repairs and secured a certificate of insurance at that time but failed to ask for a more recent copy. The district incurs over \$100,000 in expenses to defend and resolve the claim without any contribution from ABC due to poor risk transfer practices.

Risk Transfer: An Important Strategy to Protect Your District

How is Risk Transfer Accomplished?

Risk transfer is most effective as a layered approach including both contracts and insurance requirements. We'll outline what to look for in reviewing each of these and how they can work together to protect your district.

Contracts

Properly worded contracts and agreements not only help to clarify each party's roles and responsibilities, but they can also offer the most comprehensive protection when they include provisions that allocate each party's risk equitably and outline insurance requirements clearly. Because contracts are intended to be enforceable by law, it is important to engage legal counsel in the drafting and review process. This also helps to ensure that contracts will be interpreted and enforced in a clear and consistent way, as these and other legal documents may be read and interpreted differently by multiple parties.

Contracts that include hold harmless, indemnification and duty to defend provisions can help transferring the risk of loss, damage, or liability from one party to another. While some view the terms indemnification and hold harmless as interchangeable, there are notable differences. Indemnification is generally the act of one party agreeing to provide compensation after a loss has already occurred, whereas hold harmless involves one party agreeing not to seek reimbursement from another for liability or damages, including those to a third party. For this reason, hold harmless and indemnification language often go hand in hand. Imposing a duty to defend on the vendor or contractor can also provide for a legal defense and associated costs related to lawsuits.

The ways in which this type of language allocates risk among the involved parties can span a wide spectrum. On one end of the spectrum, one party may assume all responsibility for injuries and damages that occur in the performance of contractual obligations. On the other end, each party may agree that they are only responsible for the outcomes of their own negligence. Distributing the risk to each party can sometimes be a part of the negotiation. Several factors can influence how much risk each party should agree to retain, transfer, or share, which can be difficult to navigate without the help of a risk management professional.

When contracts shift the burden of risk to another party, it is important to confirm that the other party is able and willing to pay for the liability it has assumed. This is why it's imperative to include insurance requirements in all contracts and agreements.

Insurance Requirements

Vendors and contractors working with your district should be able to meet the insurance requirements outlined in your contracts. It's important that these include the appropriate types of coverages that are consistent with the vendor's operations and the associated risks presented to your district. While general liability and worker's compensation coverage may be a given, it's important not to overlook others that may need to apply. For example, a vendor providing services that require the use of vehicles throughout the district should maintain automobile liability coverage. Likewise, a vendor who stores fuel tanks on district property should maintain pollution liability coverage. Some situations may seem less common but can present significant exposures to a district. Vendors providing services to minors, such as swim and tennis classes, is an instance where it would be imperative to confirm the vendor's policy includes coverage for incidents related to sexual abuse and molestation.

Risk Transfer: An Important Strategy to Protect Your District

Determining the appropriate coverages and limits is another area where consulting with your insurance professional can be helpful. Factors typically considered include the type and scope of services involved, other parties that may be impacted by those services, as well as the potential for the services to contribute to losses.

Additional Insured Status (AI)

The primary advantage of obtaining additional insured status on a vendor's policy is the provision of certain rights under that policy, including access to the insurance policy without having to pay any premiums or deductibles. This can also include defense coverage for those named as AI. As good as this sounds, it does not come without its limitations.

Additional insureds tend to have narrower coverage than what is provided to the vendor or named insured who purchased the policy as the intent is for an AI to be indemnified for liability related to the operations in the contract or agreement that involve the named insured in some way.

When a district requests AI status from another party, that party's insurance policy is endorsed to include the district as an additional insured. Some insurance companies can provide copies of these endorsements to better understand the scope and limitation of being an additional insured, along with any other special requirements.

Certificates of Insurance (COI)

When evaluating and selecting contractors and vendors, it's important to request a current Certificate of Insurance that reflects the coverages included in the insurance requirements outlined in your contract. A COI is a form issued by an insurer or agent that lists the coverage(s), expiration date(s) and limits of the insured's coverage(s). It includes important information about each line of coverage, including policy numbers, policy limits, insurer, agent, coverage period and name of the insured. Special endorsements, including AI status mentioned previously, and others, such as a waiver of subrogation may also be noted on the COI.

Risk Transfer Tips and Strategies

- Contracts with overly ambiguous risk allocation language can render the provision ineffective.
- Roles and responsibilities noted in contracts should also outline safety responsibilities. For example, a vendor that repairs a portion of a roadway should be required to comply with traffic control procedures. A vendor that works with minors should be responsible for screening employees.
- Certain risks associated with the physical safety of your district facilities can be difficult to transfer. Having a plan in place to control hazards such as uneven sidewalks remain important.
- All contracts should indicate that nothing shall be deemed as a waiver of the immunity or limits of liability of the district beyond those that have been adopted by the Florida Legislature in section 768.28 of the state statutes.
- The provision of additional insured status should be included in the insurance requirements or similar section of a contract.
- Requiring additional insured status on a primary and non-contributory basis can provide broader coverage, stipulating that the vendor's coverage pays before the district's policy without seeking contribution other policies afforded to or maintained by the district.

Risk Transfer: An Important Strategy to Protect Your District

- Insurance providers can seek subrogation (recovery of some or all costs from another insurance carrier) if they believe the other carrier's insured was at fault or contributed to the cause of a claim. To avoid this, your district can request that vendor insurance policies include a waiver of subrogation.
- Many vendor insurance policies include what's known as a blanket additional insured endorsement. This can allow districts to be named as AI automatically, however, only when required by contract.
- COIs only provide a snapshot of coverage at a particular point in time. Districts should have a system in place to enable periodic review of the COIs provided by the entities they work with.
- Although COI's can indicate that AI status has been provided, the underlying endorsement is the best way to get confirmation.
- Absent proof of a vendor's workers compensation coverage, a district may experience increased worker's compensation premiums of their own.
- Be especially critical of contracts that other entities ask you to sign. Such contracts can include language and responsibilities unfavorable to the district, which may also serve to diminish the district's sovereign immunity protection.

The risk transfer tools and strategies in this article are an important part of a district's risk management efforts and should be used whenever possible as they help to minimize the likelihood of being exposed to undue amounts of liability, including those that are the result of the action or inaction of others. While employing these strategies can seem a bit overwhelming, we've assisted several districts in implementing them into their risk management programs. For more articles, sample forms and policies, or any other resources on safety and risk management, please reach out to our team at riskservices@egisadvisors.com.

Risk Transfer: An Important Strategy to Protect Your District

Basics of Risk Transfer Checklist

Questions to Answer	YES	NO	Best Practices
Do you have a written contract with the service provider which has been reviewed and approved by District Legal Counsel?	<input type="checkbox"/>	<input type="checkbox"/>	All contracts should be reviewed and approved by District Legal Counsel before signing.
Have you confirmed that there is no language in the contract that waives the District's sovereign immunity as outlined in FS 768.28?	<input type="checkbox"/>	<input type="checkbox"/>	The District's sovereign immunity should not be waived by any contract language.
Does the contract contain indemnification language that agrees to provide compensation after a loss benefiting the District?	<input type="checkbox"/>	<input type="checkbox"/>	Contracts containing language that indemnifies or protects the District is a best practice.
Does the contract contain hold harmless language that benefits the District?	<input type="checkbox"/>	<input type="checkbox"/>	Hold harmless language in a contract can help protect the District from paying reimbursement (defense) costs and fees of other parties.
Has the vendor or contractor provided proof of insurance (Certificate of Insurance) for all pertinent coverages as outlined in the contract?	<input type="checkbox"/>	<input type="checkbox"/>	Obtaining proof of coverage from the vendor or contractor is an important best practice.
Does the vendor or contractor Certificate of Insurance list the appropriate limits in place on their insurance coverages?	<input type="checkbox"/>	<input type="checkbox"/>	Contacting your insurance agent to review vendor or contractor insurance limits on their COI can help identify holes that are important to protect your interests.
Is your District named in the vendor or contractor Certificate of Insurance as an Additional Insured with the appropriate boxes checked on the COI?	<input type="checkbox"/>	<input type="checkbox"/>	Although not fool-proof, having Additional Insured status on vendor or contractor insurance policies extends their coverage to you in case your District is named in a claim or lawsuit.
Has the vendor provided the actual underlying insurance endorsement to the District?	<input type="checkbox"/>	<input type="checkbox"/>	Although being an Additional Insured on the COI is critical, having a copy of the underlying endorsement on file is a best practice.
Does the vendor insurance policy include a waiver of subrogation?	<input type="checkbox"/>	<input type="checkbox"/>	A waiver of subrogation helps protect the District from subrogation efforts by other carriers.
Does the District have a process in place for checking and acquiring updated Certificates of Insurance from regularly used vendors and contractors?	<input type="checkbox"/>	<input type="checkbox"/>	COI are only a snapshot in time therefore it is a best practice to check and verify the District has the most updated version on file, at least annually.
Have you contacted your Egis Insurance & Risk Advisors representative to discuss Risk Transfer techniques?	<input type="checkbox"/>	<input type="checkbox"/>	Often a quick phone call or email to your agent can help make sure the District has proper protections in place.

Facility Rental Best Practices

Districts often receive requests to make portions of their facilities available for rental use, examples of which could include clubhouse areas, multi-purpose fields, recreational halls, and meeting room spaces. Whether the request comes from residents, the general public, or other organizations, the risk of loss or harm stemming from rental use of your premises warrants thoughtful consideration. Taking into account the development of rules and policies, criteria for use, along with risk transfer mechanisms such as contracts, leases and insurance is important in helping to protect your district.

This guide is intended to help outline the steps needed to prevent or limit exposure to your district regarding public use of facilities.

Assessing and Controlling Facility Rental Risk

Deciding who can rent your facility, when, for how long, and for what purposes is ultimately up to the discretion of the district. Developing criteria that can be used consistently to assess and control the risk of each event or rental is the first step in protecting the district. Consider the following to aid in developing your criteria:

Size of the event: Although the size of an event as a sole factor may not help determine whether the event is high risk, size should be used in conjunction with other factors to determine whether the larger number of attendees will present additional concerns. Consider whether this event is docile in nature or might generate excitement & activity. Larger crowds could also be difficult for the host to monitor if there are limited resources. Typically, an increase in attendees does increase risk.

Location of the event space: The proposed event and associated activities should be able to be held safely in the available space. Areas included and excluded in the rental should be clear in policies and agreements. Many times, event spaces are located near another district amenity, such as a pool. It will be important to clarify that the rental includes solely the specified space to reduce the likelihood of misusing other areas that may be accessible.

Advertisement of the event: Advertised events will most likely draw a larger crowd. Having the host obtain separate special events coverage for the event may be warranted. For very small low-risk events with controlled attendance and no other concerning risk factors, the district might consider waiving the insurance requirements.

Type of host: If the host is a legally established entity such as a nonprofit or a corporation, there should already be separate coverage in place for their group's interests. The Risk Transfer Basics section below includes additional information on what to request from such entities. Conversely, if the host is an individual and the event/gathering will be small, this may be an example where the district agrees to waive the insurance requirements.

Facility Rental Best Practices

Alcohol use: Alcohol consumption on district property can be a significant risk exposure and may warrant additional coverage. It's important to note that most general liability policies only include coverage for what's commonly referred to as the "host liquor" exposure, which is intended to pay for expenses resulting from third party injuries or property damage only if the alcohol was not sold. An example of this can be "BYOB" events which are becoming more popular and are great candidates for special event insurance policies. BYOB should be defined as beverages for personal consumption and use. If alcohol is served by a contracted bartender or catering company, such vendors should always have their own coverage in place and present an opportunity to transfer associated risks away from the district. All facility users should also agree to fully comply with all state and local laws and ordinances concerning the service and consumption of alcoholic beverages. The requirement for additional coverage or risk control measures should be at the discretion of the district after evaluating the size and scope of the event. To assist with alcohol related controls, we have included a sample alcohol matrix below that can be referenced as districts develop their own requirements.

	BYOB Patrons and/or Guests (Rental Events)	Served Patrons and/or Guests (Club and Rental Events)	Sold Patrons and/or Guests (Club and Rental Events)
Permitted	Yes	Yes, but only if a licensed bartender /caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Insurance	Homeowner's Insurance Rider/Endorsement providing special event coverage or special events coverage that include liquor; or hiring of appropriate party staffing with general and liquor liability coverage.	Event liability insurance: <ul style="list-style-type: none">• \$250,000 property damage;• \$1,000,000 personal injury,• Alcohol endorsement• District named as additional insured	Event liability insurance: <ul style="list-style-type: none">• \$250,000 property damage;• \$1,000,000 personal injury,• Alcohol endorsement• District named as additional insured
Admission Fee Permitted	No	Admission fee only for District sponsored events w/District approval	Admission fee only for District sponsored events w/District approval

Risk Transfer Basics

Proper and consistent risk transfer procedures can help protect your district from loss exposures and transfer the risk back to the user of the facility. The user is most likely to cause and prevent damages and therefore should be held responsible should an incident occur. It is also important to remember that **vendors and contractors** that are hired by the facility user can also present an exposure that can be transferred away from your district. All rental and lease agreements, long term and short term should include requirements for the following:

Certificates of Insurance (COI)

A COI from the lessee's (and associated vendors) insurance provider serves as evidence of what current insurance they have in place. This helps ensure that their insurance policy will respond first in the event of an incident. COIs should be obtained for all users, regardless if a fee is charged or not for use of your facility.

Verify the COI contains the following:

Facility Rental Best Practices

- The appropriate type(s) of coverage (typically General liability and in some cases Workers Compensation) Other coverages may be needed based on the type and scope of the agreement.
- Vendors providing alcohol should have liquor liability coverage naming the district as an additional insured as mentioned below.
- Has adequate policy limits (at least \$1m per occurrence and \$2m in aggregate)
- Policy Period is adequate. Make sure it does not expire during the lease period and that they are required to notify you of any changes to the policy within 30 days.
- Names your district as an additional insured on a primary and non-contributory basis, meaning that the user's insurance responds for loss or injury that is a result of their activities before any other insurance or self-insurance, including any deductible maintained by or provided to the district.

Hold Harmless Agreements

Hold Harmless Agreements or Indemnification Agreements, while separate from a COI, go hand in hand and should be included in all facility use agreements. Hold Harmless Agreements help ensure that the user understands and accepts their obligations and to protect you from losses arising from or in connection with their actions. Such agreements and language should be drafted and approved by district counsel.

Additional Considerations for Facility Rentals

Develop a standard rental agreement - Work with counsel to develop a standard agreement that includes the Certificate of Insurance and Hold Harmless provisions outlined above. This agreement should be reviewed by counsel at least annually to ensure it meets any recent changes in law.

Facilities Use Coordinator- Determine which department or staff will be responsible for coordinating the rental process. It is recommended that this process be centralized so that insurance requirements, waivers, etc., are being collected consistently.

Create a standard facility use request form- By using a standard form for all facility use requests, it helps the coordinator to create a consistent process that all potential users must follow. This helps to ensure that there are no surprises or unplanned events. The form should include the name of the individual or organization responsible for supervising the event, how many people will be using the space, what the space will be used for, which spaces are restricted, who can setup furnishings, etc. You can also outline the insurance requirements on the form so that the user is aware ahead of time. This will allow the district to evaluate the risks of the event before entering into a formal agreement.

Evaluate existing procedures- Make a list of each facility, multi-purpose field, park space, etc. where you currently lease, rent or make available that space for public use. If you are a larger district with many spaces available for use, then consider creating a list by department. Additional or revised rules may need to be implemented for rental use.

Make changes as needed- By creating a list of all current users you can then determine where your gaps in protection may exist and remedy them moving forward.

Facility Rental Best Practices

Exceptions- If your district decides that the user of the space does not pose any significant risk or the user cannot provide insurance, you should proceed carefully. Only the district manager or other appointee should have the authority to allow users of your space without insurance protections in place.

Maintain a master list- Be sure to maintain a list of all agreements, request forms, and copies of insurance in a file so that it can be accessed in the event of loss.

Sample Waiver and Hold Harmless Agreement for Facility Use

This sample template is for guidance purposes only, to help districts that allow use of their clubhouses, parks, or other facilities for private events to formalize their rental arrangements. Each district should customize this agreement to best suit their needs including input from district counsel. This is intended as a starting point, not a final product.

1. In consideration for receiving permission to use _____, ("the facility") on _____ I hereby release, waive, discharge and covenant not to sue (THE DISTRICT) the, its officers, agents and employees (hereinafter referred to as "releasees") from any and all liability, claims, demands, actions and causes of action whatsoever arising out of or relating to any loss, damage or injury, including death, that may be sustained by me, or to any property belonging to me, whether caused by the negligence of the releasees, or otherwise, while leasing the facility, or while in, on or upon the premises where the rental is being conducted, while in transit to or from the premises, or in any place or places connected with the rental of the facility. User's rights under this Agreement include the use of _____ but do not include _____.

2. User is granted a license to use the Facility for the following event and no other purpose:

_____.

User understands that the district does not warrant or represent that the Facility is safe and suitable for User's purposes. User expressly acknowledges for itself and for all persons who will be utilizing the premises and Facility in connection with User's purposes that the district is providing the premises and Facility on an "as is" basis.

3. I am fully aware of risks and hazards connected with being on the premises and participating in the rental of the facility, and I am fully aware that there may be risks and hazards unknown to me connected with being on the premises and participating in the rental of the facility, and I hereby elect to voluntarily rent the facility, to enter upon the above named premises and engage in activities knowing that conditions may be hazardous, or may become hazardous or dangerous to me and my property. I voluntarily assume full responsibility for any risks of loss, property damage or personal injury, including death, which may be sustained by me, or any loss or damage to property owned by me, as a result of my being a renter of a (THE DISTRICT) facility, whether caused by the negligence of releasees or otherwise.

Facility Rental Best Practices

4. The District shall not provide any protection or supervision for the personal safety or security of any users or Patrons of any District Facilities, Common Areas, or other component of the District Facilities and Common Areas. All users, Patrons, and their guests use such District Facilities and Common Areas at their own risk. All users, Patrons, and their guests are hereby notified and understand and agree that from time-to-time wildlife, including but not limited to: alligators, snakes, ants, bees, wasps, and other stinging or insects (collectively "Wildlife") may inhabit or enter the District Facilities and Common Areas and may pose a threat to persons, pets, and/or property.

4. As a condition of their use of the District Facilities and Common Areas, all users, Patrons, and their guests are hereby notified, and understand and agree, that the District Parties are under no duty to protect against and do not in any manner warrant or insure against, any death, injury or damage caused any other condition in or upon the District Facilities or Common Areas. All users, Patrons, and their guests entering or using any District Facilities and Common Areas do so at their own risk.

5. The sale, possession, consumption, and use of alcoholic beverages in conjunction with the Event are permitted as contained herein; or not permitted as marked below:

Permitted _____ Not Permitted _____ User acknowledgment (initials) _____

User understands that the sale, possession, consumption, and use of alcoholic beverages in the Facility are subject to state and federal law, as well as district policies. User and/or User's employees, agents, contractors, licensees, guests, and invitees shall not provide alcohol to persons under the age of 21 or to persons who are already intoxicated or are apparently intoxicated. User acknowledges that the district does not condone the irresponsible use of alcoholic beverages. It shall be User's sole responsibility to monitor the use of alcoholic beverages by User's employees, agents, contractors, licensees, guests, and invitees. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors.

6. I further hereby agree to indemnify and save and hold harmless the visitors, employees, occupants of the district facility, releasees and each of them, from any loss, liability, damage or costs they may incur due to my rental of the facility, whether caused by the negligence of any or all of the visitors, employees, occupants of the facility, releasees, or otherwise.

7. It is my express intent that this Release shall bind the members of my family and spouse, if I am alive, and my heirs, assigns and personal representative, if I am deceased, and shall be deemed as a Release, Waiver, Discharge and Covenant Not to Sue the abovenamed releasees.

8. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limits of liability beyond any limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other law.

Facility Rental Best Practices

In signing this release, I acknowledge and represent that:

I have read the foregoing release, understand it, and sign it voluntarily as my own free act and deed; No oral representation, statements or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age and fully competent; and I execute this Release for full, adequate and complete consideration fully intending to be bound by same; and Have the approved and legal authority of my organization to sign this document.

In witness whereof, I have hereunto set my hand and seal this ____ day of _____, ____.

Participant Signature: _____

Name Printed: _____

Witness: _____

Witness Name Printed: _____ obtained and kept current.

Tab 7



Rizzetta & Company

K-Bar Ranch II Community Development District

**Financial Statements
(Unaudited)**

May 31, 2023

Prepared by: Rizzetta & Company, Inc.

kbarranchiicdd.org
rizzetta.com

K-Bar Ranch II Community Development District

Balance Sheet

As of 05/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	270,590	0	0	0	270,590	0	0
Investments	1,049,318	101,200	815,544	32,603	1,998,665	0	0
Accounts Receivable	11,359	0	5,802	0	17,161	0	0
Prepaid Expenses	1,084	0	0	0	1,083	0	0
Refundable Deposits	9,109	0	0	0	9,110	0	0
Fixed Assets	0	0	0	0	0	25,048,077	0
Amount Available in Debt Service	0	0	0	0	0	0	821,346
Amount To Be Provided Debt Service	0	0	0	0	0	0	14,248,654
Total Assets	1,341,460	101,200	821,346	32,603	2,296,609	25,048,077	15,070,000
Liabilities							
Accounts Payable	2,491	0	0	0	2,491	0	0
Accrued Expenses	22,667	0	0	0	22,667	0	0
Other Current Liabilities	377	0	0	0	377	0	0
Due To Other	1,113	0	0	0	1,113	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,070,000
Deposits Payable	4,350	0	0	0	4,350	0	0
Total Liabilities	30,998	0	0	0	30,998	0	15,070,000
Fund Equity & Other Credits							
Beginning Fund Balance	641,774	75,214	805,541	17,522	1,540,051	0	0
Investment In General Fixed Assets	0	0	0	0	0	25,048,077	0
Net Change in Fund Balance	668,688	25,986	15,805	15,081	725,560	0	0
Total Fund Equity & Other Credits	1,310,462	101,200	821,346	32,603	2,265,611	25,048,077	0
Total Liabilities & Fund Equity	1,341,460	101,200	821,346	32,603	2,296,609	25,048,077	15,070,000

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,376	(6,376)
Special Assessments				
Tax Roll	1,663,979	1,663,979	1,674,517	(10,538)
Off Roll	16,278	16,278	16,278	0
Other Misc. Revenues				
Miscellaneous Revenue	0	0	24,443	(24,443)
Total Revenues	1,680,257	1,680,257	1,721,614	(41,357)
Expenditures				
Legislative				
Supervisor Fees	3,000	2,000	6,142	(4,142)
Total Legislative	3,000	2,000	6,142	(4,142)
Financial & Administrative				
Administrative Services	4,820	3,213	3,213	0
District Management	21,563	14,376	14,375	0
District Engineer	11,000	7,333	4,825	2,509
Disclosure Report	5,000	5,000	6,000	(1,000)
Trustees Fees	6,000	4,000	6,917	(2,917)
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	3,467	3,466	0
Accounting Services	19,282	12,855	12,855	0
Auditing Services	6,000	0	1,500	(1,500)
Arbitrage Rebate Calculation	900	900	450	450
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	1,500	1,000	4,880	(3,880)
Bank Fees	500	333	774	(440)
Dues, Licenses & Fees	675	450	243	207
Miscellaneous Fees	500	333	0	333
Website Hosting, Maintenance, Backup & Email	2,753	2,311	2,601	(290)
Total Financial & Administrative	93,943	63,821	70,032	(6,211)
Legal Counsel				
District Counsel	25,000	16,667	25,783	(9,117)
Total Legal Counsel	25,000	16,667	25,783	(9,117)
Security Operations				
Security Monitoring Services	102,384	68,256	74,868	(6,612)
Security Camera Clubhouse	11,520	7,680	3,493	4,187

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Maintenance & Repair	15,000	10,000	12,679	(2,679)
Total Security Operations	128,904	85,936	91,040	(5,104)
Electric Utility Services				
Utility Services	40,000	26,667	49,292	(22,625)
Utility - Recreation Facilities	35,000	23,333	10,464	12,870
Utility - Street Lights	169,000	112,667	99,222	13,444
Total Electric Utility Services	244,000	162,667	158,978	3,689
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	3,333	1,935	1,399
Total Garbage/Solid Waste Control Services	5,000	3,333	1,935	1,399
Water-Sewer Combination Services				
Utility Services	3,000	2,000	1,194	806
Total Water-Sewer Combination Services	3,000	2,000	1,194	806
Stormwater Control				
Aquatic Maintenance	47,000	31,333	29,640	1,693
Lake/Pond Bank Maintenance & Repair	18,000	12,000	4,600	7,400
Wetland Monitoring & Maintenance	5,200	3,467	3,015	451
Wildlife Management Services	4,000	2,667	0	2,667
Total Stormwater Control	74,200	49,467	37,255	12,211
Other Physical Environment				
Street Light Deposit Bond	4,800	4,800	0	4,800
Property Insurance	27,666	27,666	28,300	(634)
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	8,000	5,333	6,000	(667)
Landscape Maintenance	529,000	352,667	309,065	43,602
Irrigation Maintenance & Repair	25,000	16,667	13,384	3,283
Well Maintenance	5,000	3,333	19,254	(15,920)
Landscape Replacement Plants, Shrubs, Trees	75,000	50,000	9,248	40,751
Field Services	9,600	6,400	5,600	800
Landscape - Annuals/Flowers	34,000	22,667	14,174	8,494
Fire Ant Treatment	1,000	667	0	666
Holiday Decorations	20,000	20,000	16,750	3,250
Landscape - Mulch	45,000	30,000	42,455	(12,455)
Rust Prevention	16,800	11,200	13,600	(2,400)
Total Other Physical Environment	804,596	555,130	481,171	73,959
Road & Street Facilities				
Gate Maintenance & Repair	16,000	10,666	11,367	(700)
Sidewalk Maintenance & Repair	2,500	1,667	0	1,667

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	500	333	0	333
Street Sign Repair & Replacement	500	334	0	334
Roadway Repair & Maintenance	500	333	0	333
Total Road & Street Facilities	20,000	13,333	11,367	1,967
Parks & Recreation				
Management Contract	190,316	126,877	114,740	12,137
Telephone, Internet, Cable	3,500	2,334	2,779	(446)
Pool Permits	275	0	275	(275)
Pest Control	1,000	666	885	(218)
Furniture Repair & Replacement	1,000	667	0	666
Gate Maintenance & Repair	2,000	1,333	1,690	(356)
Facility A/C & Heating Maintenance & Repair	1,500	1,000	792	208
Pool Service Contract	18,000	12,000	13,000	(1,000)
Playground Equipment & Maintenance	500	334	0	333
Clubhouse Janitorial Services	0	0	2,728	(2,728)
Clubhouse Maintenance & Repair	2,500	1,667	4,336	(2,669)
Pest Control & Termite Bond	1,873	1,248	0	1,249
Pool Repair & Maintenance	2,000	1,334	239	1,094
Lighting Replacement	650	433	627	(194)
Clubhouse Supplies	2,000	1,333	2,340	(1,006)
Tennis Court Maintenance & Supplies	500	334	200	133
Athletic Court/Field/Playground Maintenance & Repair	500	333	0	333
Dog Waste Station Supplies & Maintenance	1,500	1,000	211	790
Office Supplies	4,000	2,667	1,971	695
Utility Golf Cart Maintenance	10,000	6,667	0	6,667
Total Parks & Recreation	243,614	162,227	146,813	15,413
Special Events				
Clubhouse Programs/Events	10,000	6,666	4,567	2,100
Total Special Events	10,000	6,666	4,567	2,100
Contingency				
Capital Outlay	20,000	13,334	0	13,333
Miscellaneous Contingency	5,000	3,333	16,649	(13,315)
Total Contingency	25,000	16,667	16,649	18
Total Expenditures	1,680,257	1,139,914	1,052,926	86,988
Total Excess of Revenues Over(Under) Expenditures	0	540,343	668,688	(128,345)

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	641,774	(641,774)
Total Fund Balance, End of Period	0	540,343	1,310,462	(770,119)

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	985	(985)
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>25,985</u>	<u>(985)</u>
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Expenditures	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>25,985</u>	<u>(25,985)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,215</u>	<u>(75,215)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>101,200</u>	<u>(101,200)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,852	(13,852)
Special Assessments				
Tax Roll	667,172	667,172	671,335	(4,163)
Total Revenues	<u>667,172</u>	<u>667,172</u>	<u>685,187</u>	<u>(18,015)</u>
Expenditures				
Debt Service				
Interest	477,172	477,172	475,681	1,490
Principal	190,000	190,000	190,000	0
Total Debt Service	<u>667,172</u>	<u>667,172</u>	<u>665,681</u>	<u>1,490</u>
Total Expenditures	<u>667,172</u>	<u>667,172</u>	<u>665,681</u>	<u>1,490</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>19,506</u>	<u>(19,506)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,487)	8,487
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,487)</u>	<u>8,487</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>532,895</u>	<u>(532,895)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>543,914</u>	<u>(543,914)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,764	(6,764)
Special Assessments				
Tax Roll	141,867	141,867	196,755	(54,888)
Off Roll	195,534	195,534	141,867	53,668
Total Revenues	<u>337,401</u>	<u>337,401</u>	<u>345,386</u>	<u>(7,984)</u>
Expenditures				
Debt Service				
Interest	207,401	207,401	204,510	2,891
Principal	130,000	130,000	130,000	0
Total Debt Service	<u>337,401</u>	<u>337,401</u>	<u>334,510</u>	<u>2,891</u>
Total Expenditures	<u>337,401</u>	<u>337,401</u>	<u>334,510</u>	<u>2,891</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>10,876</u>	<u>(10,876)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(6,090)	6,090
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(6,090)</u>	<u>6,090</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>272,646</u>	<u>(272,646)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>277,432</u>	<u>(277,432)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	281	(281)
Total Revenues	<u>0</u>	<u>0</u>	<u>281</u>	<u>(281)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>281</u>	<u>(281)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,486	(8,486)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>8,486</u>	<u>(8,486)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>11,154</u>	<u>(11,154)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>19,921</u>	<u>(19,921)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	224	(224)
Total Revenues	<u>0</u>	<u>0</u>	<u>224</u>	<u>(224)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>224</u>	<u>(224)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	6,090	(6,090)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>6,090</u>	<u>(6,090)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>6,368</u>	<u>(6,368)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>12,682</u>	<u>(12,682)</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 249,548
The Bank of Tampa ICS Operating		
Nexbank	Money Market Account	248,825
Pacific Western Bank	Money Market Account	147,625
Pinnacle Bank	Money Market Account	248,825
ServisFirstBank	Money Market Account	154,495
	Total General Fund Investments	<u>\$ 1,049,318</u>
The Bank of Tampa ICS Capital Reserve		
Pacific Western Bank	Money Market Account	\$ 101,200
	Total Reserve Fund Investments	<u>\$ 101,200</u>
US Bank Series 2017 A-1 Revenue	First American Government Oblig Fd CL Y	\$ 129,763
US Bank Series 2017 A-1 Reserve	First American Government Oblig Fd CL Y	136,794
US Bank Series 2017 A-1 Prepayment	First American Government Oblig Fd CL Y	2,853
US Bank Series 2017 A-3 Revenue	First American Government Oblig Fd CL Y	168,776
US Bank Series 2017 A-3 Reserve	First American Government Oblig Fd CL Y	101,241
US Bank Series 2021 Revenue	First American Government Oblig Fd CL Y	107,417
US Bank Series 2021 Reserve	First American Government Oblig Fd CL Y	168,700
	Total Debt Service Fund Investments	<u>\$ 815,544</u>
US Bank Series 2017 A-1 Construction	First American Government Oblig Fd CL Y	\$ 10,461
US Bank Series 2017 A 2/3 Construction	First American Government Oblig Fd CL Y	9,460
US Bank Series 2021 Construction	First American Government Oblig Fd CL Y	12,682
	Total Capital Projects Fund Investments	<u>\$ 32,603</u>

K-Bar Ranch II Community Development District
Summary A/R Ledger
From 05/01/2023 to 05/31/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
221, 2226							
	221-001	221 General Fund	Hillsborough County Tax Collec- tor	AR00000389	12110	10/01/2022	11,358.99
Sum for 221, 2226							11,358.99
221, 2228							
	221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00000389	12110	10/01/2022	1,833.05
	221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00000389	12110	10/01/2022	2,653.93
Sum for 221, 2228							4,486.98
221, 2229							
	221-201	221 Debt Service Fund S2021	Hillsborough County Tax Collec- tor	AR00000389	12110	10/01/2022	1,315.05
Sum for 221, 2229							1,315.05
Sum for 221							17,161.02
Sum Total							17,161.02

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District
Summary A/P Ledger
From 05/1/2023 to 05/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
221, 2226						
	221 General Fund	05/02/2023	Grau & Associates, P.A.	24067	Auditing Services FYE 09/30/22	1,500.00
	221 General Fund	05/17/2023	Spectrum	1779814051723 - 9814	19302 Eagle Creek LN SB 05/23	171.42
	221 General Fund	05/22/2023	Spectrum	2736809052223 - 6809	19292 Mossy Pine Dr 05/23	189.98
	221 General Fund	05/19/2023	Spectrum	1736970051923 - 6970	10711 Mistflower Lane 05/23	169.97
	221 General Fund	05/21/2023	Spectrum	1752167052123 - 2167	10820 Mistflower Lane - Amenity Center 05/23	289.95
	221 General Fund	05/19/2023	Spectrum	1736988051923 - 6988	10541 K-Bar Ranch Pkwy 05/23	169.97
Sum for 221, 2226						2,491.29
Sum for 221						2,491.29
Sum Total						2,491.29

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

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

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** August 17 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

July 20

2023

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II

FINANCIAL SUMMARY

5/31/2023

General Fund Cash & Investment Balance: \$1,319,908

Reserve Fund Cash & Investment Balance: \$101,200

Debt Service Fund Investment Balance: \$815,544

Total Cash and Investment Balances: \$2,236,652

General Fund Expense Variance: \$86,988 Under Budget

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 regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, May 18, 2023 at 6:04 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.
Matt O'Nolan	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services Mgr., Rizzetta & Company, Inc.
Andrew Cohen	District Counsel, Persson, Cohen & Mooney <i>(by phone)</i>
Jeffrey Laflamme	Clubhouse Manager
John Amarosa	Representative, Pine Lake Nursery
Jason Aleman	Representative, Pine Lake Nursery
Chris Morris	Representative, Securiteam
Frank Prete	Representative, Securiteam
Rod Bettini	Representative, FLCLASS <i>(by phone)</i>
Matt Tight	Representative, FLCLASS <i>(by phone)</i>

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

Consideration of FLCLASS Investment Option

Mr. Bettini presented the FLCLASS Investment Option to the Board.

The Board requested District Counsel draft an investment resolution to be presented to the Board next meeting, regarding the FLCLASS investment option.

THIRD ORDER OF BUSINESS

Audience Comments

The Board heard audience comments on parking/towing rules, the budget, and the maintenance cart.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report with Landscaper's Comments

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

B. Consideration of Pine Lake Proposal

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Pine Lake Nursery Proposal #2406 for Permalock Edging, in the amount of \$1,460.96, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Finley, seconded by Mr. Halstead, with all in favor, the Board of Supervisors denied the Pine Lake Nursery Proposal for the Oak Tree trimming, in the amount of \$4,135, for K-Bar Ranch II Community Development District.

The Board requested the proposal for the Oak Tree removal be tabled to bring more replacement options along with consideration.

C. Pine Lake Nursery Report

Mr. Aleman and Mr. Amarosa presented their report to the board and gave introductions.

D. Presentation of Aquatics Report

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

questions from the Board.

E. Clubhouse Manager

Mr. LaFlamme presented his report to the Board.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved for Mr. LaFlamme to proceed with setting up food trucks at the clubhouse, for K-Bar Ranch II Community Development District.

F. District Counsel

Mr. Cohen presented his report to the Board.

G. District Engineer

Not present. No report.

H. District Manager

1. Review of District Manager Report.

Mr. Nielsen presented the District Manager Report to the Board and advised of the upcoming meeting to be held on June 15, 2023 at 6:00 pm for the Board of Supervisors meeting.

Mr. Nielsen introduced Mr. O’Nolan as the new district manager for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on April 20, 2023 and the Minutes of the 2nd Audit Meeting held on April 20, 2023, and the Minutes of the Budget Workshop held on May 3, 2023, and the Operation and Maintenance Expenditures for April 2023

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on April 20, 2023, the 2nd Audit Meeting held on April 20, 2023, and the Budget Workshop held on May 3, 2023, and the Operation and Maintenance Expenditures for April 2023 (\$121,486.71) for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07,
Approving FY 2023-2024 Proposed
Budget and Setting Public Hearing**

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, The Board adopted Resolution 2023-07, Approving the Proposed Budget, and Setting the Public Hearing, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OS BUSINESS

**Ratification of the Auditor Selection,
as recommended by Audit Committee**

On a Motion by Mr. Finley, seconded by Mr. Mohan, with all in favor, The Board Ratified the Auditor Selection, as recommended by Audit Committee, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Ark SoftWash
Proposals**

The Board postponed the ARC Softwash Proposals until the next meeting, to have the vendor present, and add in a map of the scope/monuments and the total cost, including all monuments.

NINTH ORDER OF BUSINESS

**Consideration of Securiteam Gate
Proposal**

On a Motion by Mr. Finley, seconded by Mr. Mohan, with all in favor, The Board approved the Securiteam proposal #5651 for the new gate concrete pads at the three necessary gate openers, for K-Bar Ranch II Community Development District.

The Board heard updates on new equipment coming from Securiteam. New speaker boxes should be completed by the end of the month. The Board was advised that telephone entry systems would be a significant decrease in security for the community.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Nielsen asked if there were any supervisor requests.

Mr. Halstead asked about transcribing minutes.

Ms. Emery requested District Staff get a proposal for an AED device for the clubhouse, and training for staff and residents on the device.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Finley, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adjourned the meeting at 8:09 p.m., for K-Bar Ranch II Community Development District.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 10

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 May 2023 For Board Approval

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

The total items being presented: **\$108,334.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Anti-Pesto Bugkillers	100263	374873	Bimonthly Pest Control 05/23	\$ 140.00
Anti-Pesto Bugkillers	100263	374903	Bimonthly Pest Control 05/23	\$ 325.00
BBG, Inc.	100264	0123110323R	Appraisal Fee - M/I Homes Property 05/23	\$ 2,000.00
Blue Water Aquatics, Inc.	100242	30068	Aquatic Service - Pond Treatment 04/23	\$ 3,705.00
City of Tampa Utilities	100251	2282015 04/23	10352 K Bar Ranch Pkwy - Account #2282015 04/23	\$ 5.50
City of Tampa Utilities	100251	2287182 04/23	10820 Mistflower Ln - Account #2287182 04/23	\$ 152.64
City of Tampa Utilities	100251	2333386 04/23	19339 Eagle Creek Ln - Account #2333386 04/23	\$ 40.37
Duzianthan Mohanadoss	100252	DM050323	Board of Supervisors Meeting 05/03/23	\$ 200.00
Duzianthan Mohanadoss	100272	DM051823	Board of Supervisors Meeting 05/18/23	\$ 200.00
Florida Department of Health Hillsborough County	100265	29-BID-6558037	Pool Permit - Zero Entry Swimming Pool 05/23	\$ 275.00
Florida Department of Revenue	100253	39-8017923158-4 04/23	Sales and Use Tax 04/23	\$ 309.42
Gregory Halstead	100254	GH050323	Board of Supervisors Meeting 05/03/23	\$ 200.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gregory Halstead	100266	GH051823	Board of Supervisors Meeting 05/18/23	\$ 200.00
James E Finley Jr	100255	JF050323	Board of Supervisors Meeting 05/03/23	\$ 200.00
James E Finley Jr	100267	JF051823	Board of Supervisors Meeting 05/18/23	\$ 200.00
K-Bar Ranch II CDD	DC 050423	DC 050423	Debit Card Replenishment	\$ 941.43
K-Bar Ranch II CDD	DC 051723	DC 051723	Debit Card Replenishment	\$ 796.72
K-Bar Ranch II CDD	DC 052423	DC 052423	Debit Card Replenishment	\$ 1,661.92
Michele Emery	100247	050423 Emery	Event Reimbursement 05/23	\$ 414.34
Michele Emery	100256	ME050323	Board of Supervisors Meeting 05/03/23	\$ 200.00
Michele Emery	100273	ME051823	Board of Supervisors Meeting 05/18/23	\$ 200.00
PC Consultants	100259	108113	Service Call - Laptop/Monitors 05/23	\$ 163.00
Persson, Cohen & Mooney, P.A.	100248	3491	Legal Services 04/23	\$ 1,753.75
Pine Lake Services, LLC	100268	2353	Monthly Landscape Maintenance 05/23	\$ 26,578.67

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pine Lake Services, LLC	100268	2412	Remove Tree - Mossy Pine Entrance 05/23	\$ 614.00
Rizzetta & Company, Inc.	100245	INV0000079633	District Management Fees 05/23	\$ 5,138.75
Rizzetta & Company, Inc.	100246	INV0000079769	Personnel Reimbursement 04/28/23	\$ 7,308.29
Rizzetta & Company, Inc.	100250	INV0000079832	Out of Pocket Expenses 04/23	\$ 247.14
Rizzetta & Company, Inc.	100258	INV0000079858	Amenity Management & Oversight 05/23	\$ 7,990.18
Rizzetta & Company, Inc.	100271	INV0000080472	Personnel Reimbursement 05/26/23	\$ 6,944.96
Securiteam, Inc.	100257	16754	Gate Video Monitoring Services 05/23	\$ 8,532.00
Securiteam, Inc.	100260	13217032823	Service Call - Winsome Manor 03/23	\$ 218.75
Securiteam, Inc.	100260	13259033123	Service Call - Redwood Point Entry 03/23	\$ 262.50
Securiteam, Inc.	100260	13311041123	Service Call - Briarbrook 04/23	\$ 222.99
Securiteam, Inc.	100260	13359041823	Service Call - Winsome Manor 04/23	\$ 1,224.17
Spectrum	ACH	0089628041923 - 9628	10711 Mistflower Lane 04/23	\$ 169.97

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	0089636041923 - 9636	10541 K-Bar Ranch Pkwy 04/23	\$ 169.97
Spectrum	ACH	0097324042923 - 7324 04/23 AUTOPAY	10340 K-Bar Ranch Parkway 05/23	\$ 169.97
Spectrum	ACH	0105242042123 - 5242	10820 Mistflower Lane - Amenity Center 04/23	\$ 289.95
Spectrum	ACH	0108063040123 - 8063 04/23 AUTOPAY	10528 Mistflower Ln 04/23	\$ 169.98
Spectrum	ACH	0115575042223 - 5575	19292 Mossy Pine Dr 04/23	\$ 189.98
Spectrum	ACH	1736996051223 - 6996	10339 K-BAR RANCH PKWY BLDG GATE 05/23	\$ 149.97
Spectrum	ACH	1758297051023 - 8297	10821 MISTFLOWER LN - Gate Phone 05/23	\$ 189.98
Spectrum	ACH	2756559051023 - 6559	10841 Mistflower Ln - Gate Phone 05/23	\$ 57.98
Stantec Consulting Services, Inc.	100261	2077357	Engineering Services 04/23	\$ 583.50
Suncoast Pool Service, Inc.	100269	9299	Pool Service 05/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100270	05697	Monthly Rust Control 04/23	\$ 1,525.00
Suncoast Utility Solutions, LLC	100249	0003	Photometric Analysis 04/23	\$ 300.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	ACH	211025392658 05/23	10841 Mistflower Lane, Gate 05/23	\$ 65.85
TECO	ACH	211025490809 05/23	10611 K-Bar Ranch Pkwy 05/23	\$ 68.69
TECO	ACH	221005600376 04/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 04/23	\$ 78.35
TECO	ACH	221005600376 05/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 05/23	\$ 98.05
TECO	ACH	221008392039 05/23	Parcel I - Street Lights 05/23	\$ 1,749.25
TECO	ACH	221008777825 04/23	10580 K-Bar Ranch Pkwy 04/23	\$ 59.63
TECO	ACH	221008777825 05/23	10580 K-Bar Ranch Pkwy 05/23	\$ 83.73
TECO	ACH	321000017111 Summary 04/23	Electric Summary 04/23	\$ 19,153.24
Times Publishing Company	100244	0000280824 04/16/23	Account #163527 Legal Advertising 04/23	\$ 433.00
Waste Management Inc. of Florida	ACH	9929582-2206-7	Waste Management - Clubhouse 05/23	\$ 241.81
Yellowstone Landscape	100262	TM 523732	Trim Oaks - Pool Deck Fence 05/23	\$ <u>1,070.00</u>
Total				\$ <u>108,334.34</u>

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

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

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

Invoice # 374873

Invoice Date: 5/16/2023
Tuesday

Time: 06:34 AM

Bill-To: 21891

Location: 21891

Service Description	Quantity	Price
COMMERCIAL PEST MANAGEMENT	1.00	\$140.00

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

RECEIVED
5/16/2023

Payment Receipt. Please Return with Payment Remittance

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

Account #: 21891 Date: 5/16/2023
PO Number: Invoice #: 374873
Terms: UPON
COMPLETION

Amount Paid: _____

Check No.: _____

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



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

Service Inspection Report

ORDER #: 428390

WORK DATE: 05/16/2023

BILL-TO 21891

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

Phone: 813-924-1001 x8024
Mobile: 000-000-0000

LOCATION 21891

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

Phone: 813-388-9646
Alt. Phone: 813-924-1001 x8024

Time In: 5/16/2023 6:34:32 AM
Time Out: 5/16/2023 7:07:58 AM

Customer Signature

Customer is unavailable to sign
Technician Signature

Warren Campbell
License #:

RECEIVED
5/16/2023

Purchase Order	Terms	Service Description	Quantity	Amount
None	UPON COMPLETION	COMMERCIAL PEST MANAGEMENT	1.00	140.00
Subtotal				140.00
Tax				0.00
Total Due:				140.00

GENERAL COMMENTS / INSTRUCTIONS

While performing your exterior pest control service i notice some spiders, mud dauber and wasp nest on the eves and windows that i treated and swepted down for you so they wouldnt become an issue. I also sprayed the outside foundation and entry points with a liquid pesticide along with a granular bait to help prevent any occasional invaders trying to make their way inside your building . This chemical may take 7-10 days to see results.

There was activity in rodent boxes but no signs of dead rodent around perimeter of home.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Fendona CS		499-570	3.0000%	0.0250	alpha-Cypermethrin	1.5000 Gallon	1.6000 Fluid ounce
Target Pests: (None)							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
INTICE 10 PERIMETER BAIT		73079-6	10.0000%	n/a	ORTHOBORIC ACID	3.5000 Ounce	560.0000 Ounce
Target Pests: (None)							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
Rodent Bait Station	6 of 6 (100.00%)	1 of 6 (16.67%)	0	0
-Totals:	6 of 6 (100.00%)	1 of 6 (16.67%)	0	0



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

Service Inspection Report

ORDER #: 428390

WORK DATE: 05/16/2023

DEVICE INSPECTION EXCEPTIONS

Device Type	Device Name	Exceptions	Reason	Area
Rodent Bait Station	RBS 2	Removed	Remove	
Rodent Bait Station	RBS 4	Removed	Remove	

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
	6:42:04 AM	2	Rodent Bait Station	No Activity	
	6:43:10 AM	3	Rodent Bait Station	No Activity	
	6:43:57 AM	RBS 1	Rodent Bait Station	No Activity	
	7:03:17 AM	RBS 2	Rodent Bait Station	Removed - Remove	
	6:38:00 AM	RBS 3	Rodent Bait Station	Activity	
	7:03:24 AM	RBS 4	Rodent Bait Station	Removed - Remove	

PRODUCTS APPLIED

Material	Sq/Cu/L Ft
Fendona CS	

INTICE 10 PERIMETER BAIT

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

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

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

Invoice # 374903

Invoice Date: 5/16/2023
Tuesday

Time: 09:31 AM

Bill-To: 21891

Location: 21891

Service Description	Quantity	Price
---------------------	----------	-------

Sentricon Termite System Monitoring	1.00	\$325.00
-------------------------------------	------	----------

SUBTOTAL	\$325.00
-----------------	----------

TAX	\$0.00
------------	--------

AMT PAID	\$0.00
-----------------	--------

TOTAL	\$325.00
--------------	----------

PRIOR BAL	\$140.00
------------------	----------

AMOUNT DUE	\$465.00
-------------------	-----------------

RECEIVED
5/17/2023

Payment Receipt. Please Return with Payment Remittance

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

Account #: 21891 Date: 5/16/2023

PO Number: Invoice #: 374903

Terms: UPON
COMPLETION

Amount Paid: _____

Check No.: _____

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



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

Service Inspection Report

ORDER #: 398424

WORK DATE: 05/16/2023

BILL-TO 21891

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

Phone: 813-924-1001 x8024
Mobile: 000-000-0000

LOCATION 21891

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

Phone: 813-388-9646
Alt. Phone: 813-924-1001 x8024

Time In: 5/16/2023 9:31:29 AM
Time Out: 5/16/2023 10:25:39 AM

Customer Signature

Customer is unavailable to sign
Technician Signature

Nathan Cummins
License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	UPON COMPLETION	Sentricon Termite System Monitoring	1.00	325.00
Subtotal				325.00
Tax				0.00
Total Due:				325.00

GENERAL COMMENTS / INSTRUCTIONS

Inspected all sentricon stations around exterior perimeter, not finding any live activity at this time.
Thank you
Nate and Chris

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

None Noted.

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
Inground Station	49 of 49 (100.00%)	0 of 49 (0.00%)	0	0
-Totals:	49 of 49 (100.00%)	0 of 49 (0.00%)	0	0

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
------	------	--------	------	--------	---------------



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

Service Inspection Report

ORDER #: 398424

WORK DATE: 05/16/2023

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
	9:56:42 AM	station 1	Inground Station	No Activity	
	9:56:39 AM	station 2	Inground Station	No Activity	
	9:56:36 AM	station 3	Inground Station	No Activity	
	9:56:33 AM	station 4	Inground Station	No Activity	
	9:56:30 AM	station 5	Inground Station	No Activity	
	9:56:27 AM	station 6	Inground Station	No Activity	
	9:56:25 AM	station 7	Inground Station	No Activity	
	9:56:21 AM	station 8	Inground Station	No Activity	
	9:56:15 AM	station 9	Inground Station	No Activity	
	9:42:53 AM	station 10	Inground Station	No Activity	
	9:56:47 AM	station 11	Inground Station	No Activity	
	9:56:50 AM	station 12	Inground Station	No Activity	
	9:56:54 AM	station 13	Inground Station	No Activity	
	9:56:58 AM	station 14	Inground Station	No Activity	
	9:57:01 AM	station 15	Inground Station	No Activity	
	9:57:04 AM	station 16	Inground Station	No Activity	
	9:57:07 AM	station 17	Inground Station	No Activity	
	9:57:10 AM	station 18	Inground Station	No Activity	
	9:59:41 AM	station 19	Inground Station	No Activity	
	10:17:39 AM	station 20	Inground Station	No Activity	
	10:21:57 AM	station 21	Inground Station	No Activity	
	10:22:00 AM	station 22	Inground Station	No Activity	
	10:22:03 AM	station 23	Inground Station	No Activity	
	10:22:06 AM	station 24	Inground Station	No Activity	
	10:22:10 AM	station 25	Inground Station	No Activity	
	10:22:12 AM	station 26	Inground Station	No Activity	
	10:22:17 AM	station 27	Inground Station	No Activity	
	10:22:21 AM	station 28	Inground Station	No Activity	
	10:22:24 AM	station 29	Inground Station	No Activity	
	10:00:33 AM	station 30	Inground Station	No Activity	
	10:17:32 AM	station 31	Inground Station	No Activity	
	10:03:06 AM	station 32	Inground Station	No Activity	
	10:17:21 AM	station 33	Inground Station	No Activity	
	10:17:25 AM	station 34	Inground Station	No Activity	
	10:17:28 AM	station 35	Inground Station	No Activity	
	10:05:12 AM	station 36	Inground Station	No Activity	
	10:06:34 AM	station 37	Inground Station	No Activity	
	10:07:30 AM	station 38	Inground Station	No Activity	
	10:17:14 AM	station 39	Inground Station	No Activity	
	10:17:17 AM	station 40	Inground Station	No Activity	
	10:12:51 AM	station 41	Inground Station	No Activity	
	10:13:20 AM	station 42	Inground Station	No Activity	
	10:13:45 AM	station 43	Inground Station	No Activity	
	10:14:08 AM	station 44	Inground Station	No Activity	
	10:15:38 AM	station 45	Inground Station	No Activity	
	10:16:59 AM	station 46	Inground Station	No Activity	
	10:17:03 AM	station 47	Inground Station	No Activity	
	10:17:06 AM	station 48	Inground Station	No Activity	
	10:17:09 AM	station 49	Inground Station	No Activity	

PRODUCTS APPLIED

None Noted.

Retainer Invoice

CLIENT CONTACT	CLIENT #	INVOICE #	INVOICE DATE	DUE DATE
Taylor Nielsen	S6626	0123110323R	5/3/2023	Due upon receipt
Client File #	Client Project #	BBG Unit #		
		9	Property #730339	

Rizzetta & Company
3434 Colwell Avenue
Tampa, FL 33614-8390

K-Bar Ranch II - MI Homes Land
Tampa, FL 33647

RECEIVED
5/8/2023

JOB

Job #0123110323

DATE	DESCRIPTION	COMMENTS	RETAINER AMOUNT
5/3/2023	Appraisal Fee		\$2,000.00
Total Due			\$2,000.00

PLEASE KINDLY INCLUDE YOUR CLIENT # AND INVOICE # WITH YOUR PAYMENT FOR PROPER CREDIT TO THE APPROPRIATE ACCOUNT.

PAYMENT OPTIONS: Please send payment to the address on the right or via electronic payment using the information below.

Bank of America Account #488038497058
Payment via ACH Routing #111000025
Payment via Wire Routing #026009593
Remittance details can be sent to eft@bbgres.com
Re: Job # 0123110323

BBG, Inc.
8343 Douglas Avenue, Suite 700
Dallas, TX 75225
phone (214) 890-6499 | fax (214) 361-8168
Federal Tax ID #47-3942404

Thank you for your business!

Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 30068
DATE 04/27/2023
TERMS Net 45
DUE DATE 06/11/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/18/2023	Pond / Waterway Treatment	Aquatic Services - 2 Technicians (Included) Treatment Report Attached	1	0.00	0.00
04/21/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
04/27/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00

We do accept credit cards, however there is a service surcharge for this option of up to 3.5%. There is no surcharge for ACH payments or payments through Zelle (office@BlueWaterAquaticsInc.com)

BALANCE DUE **\$3,705.00**



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: 05/09/2023

PAY NEW CHARGES BY: 05/30/2023

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

0000 2 28 20 15 00000005 50

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



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

Bill Date: 05/09/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 05/05/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	25	25	29	0	0
LAST BILLING						5.50
LESS PAYMENTS						5.50 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
TBW PASS-THROUGH				0.0 @	0.00	0.00
WATER SUBTOTAL			5.00			
UTILITY TAX 10%						0.50

Amount Now Due

\$5.50

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$5.50

PLEASE PAY BY DUE DATE OF 05/30/2023



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

Amount Now Due

\$152.64

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 05/09/2023

PAY NEW CHARGES BY: 05/30/2023

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

0000 2 28 7 18 2 00000 1 5 2 6 4

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: 05/09/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 05/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	281	277	30	4	3
19073745	WATER	943	919	30	24	18

LAST BILLING						131.71
LESS PAYMENTS						131.71 CR
WATER BASE CHARGE 1 1/2"	2 Meters @	25.00				50.00
WATER TIER 1 CHARGE	28.0 @	3.17				88.76
TBW PASS-THROUGH	28.0 @	0.00				0.00
WATER SUBTOTAL		138.76				
UTILITY TAX 10%						13.88

Amount Now Due

\$152.64

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
MAY	21
APR	16
MAR	14
FEB	7
JAN	5
DEC	8
NOV	7
OCT	8
SEP	7
AUG	9
JUL	32
JUN	28
MAY	14

Pay This Amount  **\$152.64**

PLEASE PAY BY DUE DATE OF 05/30/2023



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

Amount Now Due

\$40.37

Make Check Payable:
City of Tampa Utilities

Your Account Number

2333386



BILL DATE: 05/09/2023

PAY NEW CHARGES BY: 05/30/2023

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

00002333386 0000004037

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: 05/09/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 05/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	141	131	30	10	7
LAST BILLING						47.34
LESS PAYMENTS						47.34 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
IRRIGATION TIER 1 CHARGE				10.0 @	3.17	31.70
TBW PASS-THROUGH				10.0 @	0.00	0.00
WATER SUBTOTAL			36.70			
UTILITY TAX 10%						3.67

Amount Now Due

\$40.37

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$40.37

PLEASE PAY BY DUE DATE OF 05/30/2023

K-Bar Ranch II CDD**Meeting Date: May 3, 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 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: _____

RECEIVED
5/9/2023

K-Bar Ranch II CDD
Meeting Date: May 18, 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 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: _____

RECEIVED
5/23/2023



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-6558037

Permit Number

29-60-1924513

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

RECEIVED

Fee Amount: \$275.00

Previous Balance: \$0.00

MAY 22 2023

Total Amount Due: \$275.00

Payment Due Date: 06/30/2023 or Upon Receipt

If not paid by 06/30/2023 then the fee will be: \$325.00

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

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

Account Information:

Name: K-Bar Ranch 2 Zero Entry Swimming Pool Bathing Load: 124
Location: 10820 Mistflower Lane Flow Rate: 624
Tampa, FL 33647

Pool Volume: 133,625 gallons

Owner Information:

Name: K-Bar Ranch 2 CDD
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614

Home Phone: (813) 388-6545

Work Phone: ()

Please go online to pay fee at:

www.myfloridaehpermit.com

Permit Number: 29-60-1924513 BID: 29-BID-6558037

Florida Department of Health in Hillsborough County
10820 Mistflower Lane
Tampa, FL 33647
(813) 388-6545

Circle One: Visa MC

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

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

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID: 67221

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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





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	\$4,125.60	.	309.42	309.42
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 APR 2023	5. Total Amount of Tax Due 309.42
			6. Less Lawful Deductions	.
			7. Net Tax Due	309.42
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	309.42
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	309.42

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: 05/20/23
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	\$4,125.60	.	309.42	309.42
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 APR 2023	5. Total Amount of Tax Due 309.42
			6. Less Lawful Deductions	.
			7. Net Tax Due	309.42
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	309.42
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	309.42

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: 05/20/23
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).	61.88
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).	61.88
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 II CDD**Clubhouse Debit Card**

Limit \$1,500.00

Date:

5/4/2023

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

				Clubhouse	Clubhouse
				Maintenance & Repair	Misc Contingency
				001-57200- 4705	001-57900- 6409
Date	Vendor Name	Description	Amount		
04/27/23	Home Depot	Maintenance & Repairs	(98.81)	(98.81)	
04/30/23	Ace Hardware	Maintenance & Repairs	(16.63)	(16.63)	
05/02/23	Amazon	Ice Maker	(789.99)		(789.99)
05/03/23	Truist	Bank Fees	(36.00)		(36.00)
	TOTAL	001-10102	(941.43)	(115.44)	(825.99)

DM Approval:

Date:

Dave 4/27



How does
get more done.

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

6311 00051 46220 23 11:46 AM
SALE CASHIER CAMRYN

793478184531 27X48 FW <A>
2IN CORDLESS FW BLIND WHITE 27X48
209.98 59.96N
030699145294 CORNER BRACE <A>
BRACE, CORNER 2" SS 4PK 7.93N
030192750063 KS GREEN <A> 11.96N
KLEAN STRIP GRN MURIATIC ACID GAL
044600324296 CLXGERBLC121 <A>
CLX GERMICIDAL BLEACH 1210Z
209.48 18.96N

SUBTOTAL 98.81
SALES TAX 0.00

TAX EXEMPT

XXXXXXXXXXXX9958 DEBIT \$98.81
USD\$ 98.81

AUTH CODE 001846
Chip Read
AID A0000000980840

Verified By PIN
US DEBIT

6311 04/27/23 11:46 AM



6311 51 46220 04/27/2023 9225

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/26/2023

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 99040 92780
PASSWORD: 23227 92729

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

DAVID ESKRA

4/30

THANK YOU FOR SHOPPING AT
BB ACE HARDWARE
5371 VILLAGE MARKET
Wesley Chapel, FL 33544
(813) 973-2000

04/30/23 4:52PM JAI 551 SALE

5192547 6 EA \$2.59 EA
KEY WEISER WR5-ACE \$15.54

SUB-TOTAL: \$ 15.54 TAX: \$ 1.09
TOTAL: \$ 16.63
BC AMT: \$ 16.63

OK CARD#: XXXXXXXXXXXX9958
MID:*****0887 TID:***5185
AUTH: 077000 AMT: \$ 16.63
Host reference #:909487 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE: VISA EXPR: XXXX

AID : A0000000031010

TVR : 8080008000

IAD : 06011203600000

TSI : 6800

ARC : 00

MODE : Issuer

CVM :

Name : VISA DEBIT

ATC : 007C

AC : B4F91BFCD0C1BF3C4

TxnID/ValCode: 658297

Bank card USD\$ 16.63



==>> JRNL#J09487/1

CUST NO:*5

<<==

THANK YOU SUSAN R CALI
FOR YOUR PATRONAGE

Dave Eskra

Name : X
I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: CASH CUSTOMER

Customer Copy

Be Happy. It drives people crazy!

Details for Order #113-3710945-8509857

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

Order Placed: May 2, 2023

Amazon.com order number: 113-3710945-8509857

Order Total: \$789.99

Preparing for Shipment

Items Ordered

Price

1 of: *GLACER Under Counter Ice Maker, 80lbs/ 24H, Built-in Ice Machine with Drain Pump, Reversible Door, 24H Timer & Self-Cleaning, Freestanding Ice Cube Machine for Commercial and Home Use* \$889.99

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

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 9958

Billing address

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

Item(s) Subtotal: \$889.99

Shipping & Handling: \$0.00

Your Coupon Savings: -\$100.00

Total before tax: \$789.99

Estimated tax to be collected: \$0.00

Grand Total: \$789.99

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

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

Limit \$1,500.00

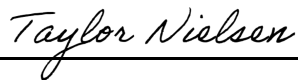
Date:

5/17/2023

*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				
04/07/23	Mail Chimp	Monthly Email Service	(26.50)				(26.50)
04/13/23	Amazon	Header Bag with Pull Strap	(67.98)		(67.98)		
04/14/23	Amazon	Janitorial Supplies	(45.99)		(45.99)		
04/26/23	Winn Dixie	Event - Coffee Day	(9.88)	(9.88)			
05/16/23	Amazon	Bottle Filling Station	(646.37)			(646.37)	
	TOTAL	001-10102	(796.72)	(9.88)	(113.97)	(646.37)	(26.50)

DM Approval:



Date: 5/17/23

From: No Reply - Mailchimp <no-reply@mailchimp.com>

Sent: Sunday, April 23, 2023 2:52 AM

To: Clubhouse Manager <manager@kbarii.com>

Subject: Mailchimp billing estimate

Mailchimp



Here's your monthly estimate.

Estimated for April 2023: \$0.00



manager@kbarii.com

3434 Colwell Ave. Suite 200 Tampa, FL 33614 Suite 5000

675 Ponce De Leon Ave NE

Atlanta, GA 30308 USA

www.mailchimp.com

Tax ID: US EIN 58-2554149

[View In Your Account](#)

Sales Tax was not applied to this purchase.

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675 Ponce De Leon Ave NE • Suite 5000 • Atlanta, GA 30308 USA

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Final Details for Order #112-2245095-2083453[Print this page for your records.](#)**Order Placed:** April 12, 2023**Amazon.com order number:** 112-2245095-2083453**Order Total: \$67.98****Shipped on April 12, 2023****Items Ordered**2 of: *ONEpul® Header Bag -with pull strap - (800 ONEpul® Header Bags)*Sold by: ZW USA Inc ([seller profile](#))

Condition: New

Price**\$33.99****Shipping Address:**Susan Cali
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States**Shipping Speed:**

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

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

Item(s) Subtotal: \$67.98

Shipping & Handling: \$0.00

Total before tax: \$67.98

Estimated tax to be collected: \$0.00

Grand Total: \$67.98**Credit Card transactions**

Visa ending in 9958: April 12, 2023: \$67.98

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

Final Details for Order #112-4048324-0636213Print this page for your records.**Order Placed:** April 13, 2023**Amazon.com order number:** 112-4048324-0636213**Order Total:** \$45.99**Shipped on April 13, 2023****Items Ordered**

	Price
1 of: <i>Scott® Multifold Paper Towels (01804), with Absorbency Pockets™, 9.2" x 9.4" sheets, White, (250 Sheets/Pack, 16 Packs/Case, 4,000 Sheets/Case)</i>	\$45.99
Sold by: Amazon.com Services LLC	

Condition: New

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

FREE Shipping

Payment information**Payment Method:**

Visa | Last digits: 9958

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

Item(s) Subtotal:	\$45.99
Shipping & Handling:	\$13.38
Free Shipping:	-\$13.38

Total before tax:	\$45.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$45.99

Visa ending in 9958: April 13, 2023: \$45.99

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



Store 2487

Winn-Dixie #02487
38901 County Road 54 East

Store 2487

Pos 32

Trans# 6

Cashier 911188

Date: 04/26/2023

Sale

	QTY		Price
	1	LITTLE DEBBIE LIL MUFFIN	\$3.19
		2430004442	
RC		LOYALTY DISCOUNT	\$0.44
	1	DEBBIE HONEY BUN	\$2.59
		2430004102	
RC		LOYALTY DISCOUNT	\$0.25
	1	NV GRANOLA VAR	\$4.79
		1600041126	
SUBTOTAL			\$9.88
SALES TAX			\$0.00
TOTAL			\$9.88

Debit Card \$9.88

Card No 4036230000009958

LOYALTY CARD : 0980048105039227

SEGrocers Rewards : 7221180076309435

Total Loyalty Discount Amount : \$0.69

POINTS THIS VISIT : 5

BASE POINTS EARNED : 5

BONUS POINTS EARNED : 0

AVAILABLE POINTS : 409

**Details for Order #114-6576607-3369836**Print this page for your records.**Order Placed:** May 16, 2023**Amazon.com order number:** 114-6576607-3369836**Order Total:** \$646.37**Not Yet Shipped****Items Ordered**1 of: *Elkay EZWSRK Bottle Filling Station, 18.81 x 17.88 x 3.56 inches, Stainless Steel*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$646.37

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

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Billing addressJeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$646.37

Shipping & Handling: \$0.00

Total before tax: \$646.37

Estimated tax to be collected: \$0.00

Grand Total: \$646.37To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

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

Limit \$1,500.00

Date:

5/24/2023

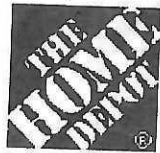
*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Clubhouse Supplies	Maintenance & Repair	Office Supplies	Misc Contingency
				001-57400-4731	001-57200-4734	001-57200-4705	001-57200-5101	001-57900-6409
Date	Vendor Name	Description	Amount					
05/01/23	Home Depot	Maintenance & Repairs	(59.96)			(59.96)		
05/02/23	Walmart	Office Supplies	(27.52)				(27.52)	
05/02/23	Home Depot	Return - Maintenance & Repairs	59.96			59.96		
05/02/23	Amazon	Glacer Ice Maker	(789.99)					(789.99)
05/03/23	Office Depot	Office Supplies	(168.69)				(168.69)	
05/03/23	Office Depot	Office Supplies	(307.16)				(307.16)	
05/03/23	Winn Dixie	Event - Coffee Day	(32.14)	(32.14)				
05/15/23	Home Depot	Maintenance & Repairs	(117.05)			(117.05)		
05/10/23	Winn Dixie	Event - Coffee Day	(6.98)	(6.98)				
05/03/23	Home Depot	Maintenance & Repairs	(62.39)			(62.39)		
05/10/23	Amazon	Office Supplies	(79.99)				(79.99)	
05/19/23	Home Depot	Maintenance & Repairs	(27.30)			(27.30)		
05/17/23	Winn Dixie	Event - Coffee Day	(6.73)	(6.73)				
05/17/23	Winn Dixie	Event - Coffee Day	(6.99)	(6.99)				
05/17/23	Amazon	(100) Badge Holders	(28.99)		(28.99)			
	TOTAL	001-10102	(1,661.92)	(52.84)	(28.99)	(206.74)	(583.36)	(789.99)

DM Approval:

Taylor Nielsen

Date: 5/24/23



**How doers
get more done.**

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

6311 00051 53127 05/01/23 12:24 PM
SALE CASHIER RICHARD

793478184531 27X48 FW <A>
2IN CORDLESS FW BLIND WHITE 27X48
20@29.98 59.96N

SUBTOTAL 59.96
SALES TAX 0.00

TAX EXEMPT

XXXXXXXXXXXX9958 TOTAL DEBIT \$59.96 05/02

AUTH CODE 001283

Chip Read

AID A0000000980840

USD\$ 59.96

Verified By PIN
US DEBIT

6311 05/01/23 12:24 PM



6311 51 53127 05/01/2023 0242

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/30/2023

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 112854 106594
PASSWORD: 23251 106543

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

DAVIDESKRA

Give us feedback @ survey.walmart.com
Thank you! ID #:7SJ55JYNYJH

Walmart

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

02/40 004878 FEN 93 TR# 06313
POSIII 4X4 002120053217 5.64 0
POSIII 4X4 002120053267 5.64 0
POSIII 12PK 065112500670 16.24 0
SUBTOTAL 27.52
TAX 27.52
CHANGE DUE 0.00
PAY FROM PRIMARY

EFT DEBIT 27.52 TOTAL PURCHASE
US DEBIT 27.52
REF # 312100024759
NETWORK ID APPR CODE 630331
US DEBIT

ATM A000000
AAL 271104L544CE23E
AND SIGNATURE REQUIRED
TERMINAL # SC010905
05/01/23 11:42:48
ITEMS SOLD 3
IC# 4869 6864 8197 4620 4633

Walmart

Become a member
Scan for free 30-day trial

05/01/23 11:43:29

DAVID
returned item
5/1



**How doers
get more done.**

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

6311 00018 61699 05/01/23 12:06 PM
CASHIER JEREMY
* ORIG REC: 6311 051 46220 04/27/23 TA *

793478184531 27X48 FW
20-29.98 -59.96N

SUBTOTAL -59.96
SALES TAX 0.00
TOTAL -59.96

XXXXXXXXXXXX9958 DEBIT USD\$ -59.96

AUTH CODE 002490
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

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: XKG 129998 123705
PASSWORD: 23251 123687

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

Final Details for Order #113-3710945-8509857

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

Order Placed: May 2, 2023

Amazon.com order number: 113-3710945-8509857

Order Total: \$789.99

Shipped on May 18, 2023

Items Ordered

1 of: *GLACER Under Counter Ice Maker, 80lbs/ 24H, Built-in Ice Machine with Drain Pump, Reversible Door, 24H Timer & Self-Cleaning, Freestanding Ice Cube Machine for Commercial and Home Use*

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

Condition: New

Price

\$889.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 9958

Billing address

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

Item(s) Subtotal: \$889.99

Shipping & Handling: \$0.00

Your Coupon Savings: -\$100.00

Total before tax: \$789.99

Estimated tax to be collected: \$0.00

Grand Total: \$789.99

Credit Card transactions

Visa ending in 9958: May 18, 2023: \$789.99

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

05/19

Office Supp 5/3
Office DEPOT
OfficeMax

WESLEY CHAPEL - (813) 994-4131
05/03/2023 12:31



VTVTG33PMUQXX6M8B

SALE 2603-3-6192-1043351-23.4.1
8916234 TNR, 414A, HP, CY 1 69 SS
Subtotal: 168.69
Del. Fee: 168.69

WITH CODE 03/583 05/04
TDS Chip
AID A0000000980840 US DEBIT
TVR 8000048000
CVS PIN Verified

Tax Exemption Number 276328
Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below
C6J9 R4JM 6HOY
or scan the below QR code



Office Supp 5/3
Office DEPOT
OfficeMax

WESLEY CHAPEL - (813) 994-4131
05/03/2023 12:34 PM



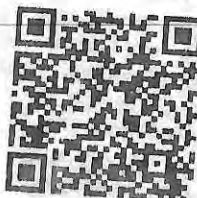
VTVTG33PMUQXX6M8B

SALE 2603-3-6191-1043351-23.4.1
W6773 PORT, PPR, 2PKT, 50.31
19 @ 1.29
You Pay 50.31SS
294215 ERSE, WL, CAL, UN 29.99 SS
181935 BRD, CORK, 24X36 73.99 SS
6999867 TNR, 414A, HP, BL 130.09 SS
219330 ENV, GUM, #1 11.49 SS
209692 BDR, ODP, VW, 11.29 SS
Subtotal: 307.16
Total: 307.16
Debit Card 9958: 307.16

AID A0000000980840 US DEBIT 05/04
TVR 8000048000
CVS PIN Verified

Tax Exemption Number 27632864
Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below
A6J9 R4JM 6GZC
or scan the below QR code



Wed. Coffee 5/2
Winn-Dixie

It's a Winn Win.

WESLEY CHAPEL, FL
813-782-6465
PM 2487 032 1:9
Store Manager: DANIEL
Your Cashier: ALYSSA



44230502

	Res	Net Pay
YOUNG & RUBICAM	48.29	\$ 48.29 F
YOUNG & RUBICAM		\$3.79
NG BERRY	\$4.79	\$4.79 F
SR DONUTS	\$3.49	\$3.49 F
1 lbs @ \$3.49/lb		
You save (\$0.50)		
Sinbelt Bakery Bar	\$3.30	\$3.30 F
You save (\$0.19)		
SINBELT CH CRO	\$3.37	\$3.37 F
You save (\$1.19)		
VALLEY BAKERY	\$9.99	\$9.99 F
Sinbelt Bakery Bar	\$3.19	\$3.00 F
You save (\$0.19)		

Total number of items sold = 7 05/03

Subtotal \$32.14
Tax \$0.00
Total due \$32.14

AID A0000000980840
TVR 8000048000
CVS PIN Verified

Final Details for Order #114-7821708-2034640

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

Order Placed: May 10, 2023

Amazon.com order number: 114-7821708-2034640

Order Total: \$79.99

Shipped on May 10, 2023

Items Ordered

1 of: *Bodno Fargo 45000 Color Ribbon - YMCKO - 250 Prints CR80 30 Mil PVC Cards - Qty 250*
Sold by: Bodno ([seller profile](#)) | Product question? [Ask Seller](#)

Price

\$79.99

Condition: New

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$79.99

Shipping & Handling: \$0.00

Total before tax: \$79.99

Estimated tax to be collected: \$0.00

Grand Total: \$79.99

Credit Card transactions

Visa ending in 1852: May 10, 2023: \$79.99

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

05/11



**How doers
get more done.**

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

6311 00051 85657 05/19/23 01:53 PM
SALE CASHIER AMAYA

092097114920 TAPCON BIT <A> 10.97N
TAPCON SDS BIT 5/32X4X7-1 PC
030699284979 HINGE <A> 10.96N
HINGE PIN DOOR STOP 5PK SN
092097281554 TAPCON 3/16 <A> 5.37N
TAPCON 3/16X1-3/4 STAR FLAT HD,8PK

SUBTOTAL 27.30
SALES TAX 0.00
TAX EXEMPT

XXXXXXXXXXXX1852 DEBIT TOTAL \$27.30

AUTH CODE 002474
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

6311 05/19/23 01:53 PM



6311 51 85657 05/19/2023 8356

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/17/2023

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

For Wed. Coffee

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465

05/17/23 8:28am 2487 032 16

Store Manager: DANIEL

Your Cashier: STEPHANNIE



44230517248703200911188001600000

	Res	You Pay
OP BAKERY DEPT KEY	\$2.24	\$2.24 F
OP BAKERY DEPT KEY	\$4.49	\$4.49 F

Total number of items sold = 2

Subtotal	\$6.73
Tax	\$0.00
Total due	\$6.73
Debit total	\$6.73

DEBIT *****1852
APPROVAL CODE 091277 SEQ #: 328452
AID A0000000980840

05/17

Winn-Dixie rewards (ending in 2251)		Total savings
rewards savings	Coupon savings	
\$0	\$0	\$0

Points summary*		Total balance
Base earned	Bonus earned	
3	0	518

Worth \$5.18 in FREE groceries

*May not include pending points activity

Every 100 points = \$1 in FREE groceries.
Terms apply. See WinnDixie.com for details.
Thank you for shopping your local Winn-Dixie!

For Wed. Coffee

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465

05/17/23 8:30am 2487 032 17

Store Manager: DANIEL

Your Cashier: STEPHANNIE



44230517248703200911188001700000

	Res	You Pay
DD K CUP	\$10.69	\$6.99 F

You save (\$3.70)

Total number of items sold = 1

Subtotal	\$6.99
Tax	\$0.00
Total due	\$6.99
Debit total	\$6.99

DEBIT *****1852
APPROVAL CODE 064861 SEQ #: 328453
AID A0000000980840

05/17

Winn-Dixie rewards (ending in 2251)		Total savings
rewards savings	Coupon savings	
\$3.70	\$0	\$3.70

Points summary*		Total balance
Base earned	Bonus earned	
3	0	521

Worth \$5.21 in FREE groceries

*May not include pending points activity

Every 100 points = \$1 in FREE groceries.
See WinnDixie.com for details.

Final Details for Order #114-4459310-9115400

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

Order Placed: May 17, 2023

Amazon.com order number: 114-4459310-9115400

Order Total: \$28.99

Shipped on May 18, 2023

Items Ordered

	Price
1 of: 100 Pieces Vertical Name Badge Holders with Lanyard ID Card Holder Waterproof Clear Plastic Tags Transparent PVC Pouch for Office School Travel (65 x 115 mm)	\$28.99

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

Condition: New

Shipping Address:

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa | Last digits: 1852

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Credit Card transactions

Item(s) Subtotal:	\$28.99
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$28.99
Estimated tax to be collected:	\$0.00

Grand Total: \$28.99

Visa ending in 1852: May 18, 2023: \$28.99 05/19

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

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

Check Request

Amount: \$414.34

Date: 05/04/23

Made Payable To: Michele Emery
19239 Briarbrook Dr.
Tampa, FL 33647

Description: Event Reimbursement

Requested By: Tiffany Judd, Senior Accountant

Special Instructions:

1) Code to 001-57400-4731

Approved by: _____

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]FW: Receipts
Date: Monday, May 1, 2023 4:08:01 PM
Attachments: [image4.png](#)
[image007.png](#)
[Adobe Scan May 1, 2023 April check log.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.

Hi Tiffany,

Here are Michele Emery's receipts for reimbursement. Also, I have attached the Check Log for April of the checks I received. I am going to the bank on my way home today to deposit those 3 checks.

Jeffrey LaFlamme
Clubhouse & Amenities Manager
K-BAR RANCH II
Community Development District
10820 Mistflower Lane
Tampa, FL 33647
813.388.9646
manager@KBarII.com

From: Jeffrey LaFlamme <j.lf.1@hotmail.com>
Sent: Monday, May 1, 2023 3:47 PM
To: Clubhouse Manager <manager@kbarii.com>
Subject: Receipts

ALDI
Store #79
2215 Sun Vista Dr
Lutz
833-547-4079
www.ALDI.us

Your cashier today was Patrick

Panino Tray	47.96	FA
4 @	11.99	
Tzatziki Dips	3.39	FA
Tzatziki Dips	3.39	FA
Dill or Spin Dip	3.79	FA
Organic Hummus	2.99	FA
Organic Hummus	2.99	FA
Spanish/Swiss Chse	4.99	FA
Hand Craft Cheese	2.99	FA
Brie Cheese	3.39	FA
Cran White Cheddar	2.99	FA
Six Cracker Assort	4.19	FA
Pita Crackers	2.25	FA
Pita Crackers	2.25	FA
Cream Wafer Rolls	4.09	FA
FudgeMintSBCookie	1.95	FA
FudgeMintSBCookie	1.95	FA
FudgeMintSBCookie	VOID	-1.95 FA
8.5"Everyday Plate	5.99	NB
8.5"Everyday Plate	5.99	NB
Premium Napkin	1.89	NB
Premium Napkin	1.89	NB
Mastercard	110.46	

*****9062 ONLINE
04/06/23 14:16 Ref/Seq # 520699
Auth # 00672P
AID A0000000041010
TVR 0000008001
IAD 0310A040012200000000000000000000
00FF
TSI E800 - ARC 000 EntryMode 07
++APPROVED++

SUBTOTAL	109.36
B-Taxable @7.000%	1.10
A-Taxable @0.00%	0.00
AMOUNT DUE	110.46
TOTAL	\$ 110.46
22 ITEMS	
Credit Card	\$ 110.46

*8410 474/079/003/014 04/06/23 02:15PM

Like ALDI? Tell ALDI!
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Publix.

New Tampa Center
19034 Bruce B. Downs Blvd.
Tampa, FL 33647
Store Manager: Joe Pentifallo
813-631-1911

OTML RSN CKIE 2 DZ	4.39	F
PEANUT BTTR CK 24	4.39	F
CHOC CHIP COOKIES	4.39	F
STRAWBERRIES	4.99	F
STRAWBERRIES	4.99	F
ICE 16 LB	3.69	T F
ICE 16 LB	3.69	T F

Order Total	30.53
Sales Tax	0.55
Grand Total	31.08
Credit	Payment
Change	0.00

Receipt ID: 0584 4EN 750 971

PRESTO!
Trace #: 758238
Reference #: 0372346103
Acct #: XXXXXXXXXXXX9062
Purchase MasterCard
Amount: \$31.08
Auth #: 01408P

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1
04/14/2023 18:58 S0584 R175 0971 C0775

Join the Publix family!
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Publix Super Markets, Inc.



141.54

SPROUTS
FARMERS MARKET

8020 Hunters Village Road
Lafayette, LA 70504
(913) 683-4072

Store Hours MON-SUN 7AM-10PM

04/08/2023 14:34:23
MasterCard Entry Method: Chip
CARD #: XXXXXXXXXX00009052
PURCHASE - APPROVED
AUTH CODE: C068P1

Mode: AID: AC0000000000000000 Issuer:
TVR: 000000000000000000000000
IAD: 01104000122000000000000000000000
COFF: TST: 04000000000000000000000000000000
ARC: EB00
TC: 00
MCD: 579437 IID: 32F4AF82B084FB4
001 SEJ: 04B762

Total: US\$ 73.99

PRODUCE		
PETA CUCUMBER DIP		3.48
DELI		
AGED WHITE CHEDDAR		2.54
ASIAGO CHEESE		4.40
BARELY BUZZED CHEESE		5.99
ESPRESSO BELLA CHEESE		5.99
EXTRA SHARP CHEDDAR		5.99
MEDITERRANEAN GOUDA		12.99
MEX CHEESE		5.99
RED CHEDDAR		7.48
ROSEMARY ASIAGO BELL		6.99
TRUFFLE GOUDA CHEESE		8.99
\$5 OFF \$50 PURCHASE		-5.00
CREDIT		
BALANCE DUE		73.93
		\$73.93
1# 1XXXXXXXXXXXXX9062		
Auth# 00881P	Ref# 048752	
		0.00

You Saved!
TOTAL DISCOUNTS 1 5.00

We need your feedback!
Take a quick survey & enter for the chance
to WIN a \$250 Sprouts gift card. Go to:
SproutsFeedback.com
#3 Winners Monthly



99063000411440961433

Give us feedback & survey walmart.com
Thank you! ID: 7878888888888888

Walmart*

We appreciate
013-900-10500 REF: 0000110
01301 BRUC & ANNE ALVA
ALVA PL 33047

STA 02240 POS 000000 20 1RM 020203
ASC 20000 0786204000000000
AM 020202 0202 0202 0202 0202
CY CIN VAL 0202 0202 0202 0202
KCP 000000 0202 0202 0202 0202
TALL RES FTR 0000000000000000
19.78 19.78

SUBTOTAL 59.14
TAX1 7.5000 L 6.48
TOTAL 66.62
SANK CONSUMER CREDIT 100.00
CHARGE 100.00
BANK ID 0.00

MATCHBOOK 2 2 APP000000000000
60 10.00 PURCHASE
REF # 3101000000000000
AID 0000000000000000
ID 1647310000000000
MD 2680202
MD Signature Required
04/17/23 17:58:14

* ITEMS SOLD 5
TOL 7246-3639 5798 1932

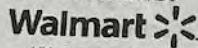
Walmart*

QR Code
Become a
member today
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04/17/23 17:58:23

[illegible]

Give us feedback @ survey.walmart.com
Thank you! ID #:7SHV9S16HKB6



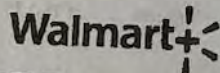
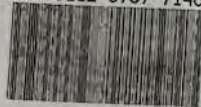
WM Supercenter
813-651-9040 Mgr. MATTHEW
1208 E BRANDON BLVD
BRANDON FL 33511

ST# 03463	OP# 009015	TE# 15	TR# 03795
COKE	049000028900	F	7.26 X
SPRITE	049000037110	F	7.26 X
COKE	049000028910	F	7.26 X
DR PEPPER	078000082160	F	5.98 X
CE CHAI 24	099555068050	F	14.92 0
MCF BB MFN	611247394600	F	12.68 0
CUTLERY	681131573920		1.98 X
CUTLERY	681131573920		1.98 X
CUP	013700216330		9.12 X

SUBTOTAL	68.44
TAX1 7.5000 %	3.05
TOTAL	71.49
SAMS CONSUMER CREDIT TEND	71.49
CHANGE DUE	0.00

MASTERCARD- 9062 I 2 APPR#001074
71.49 TOTAL PURCHASE
REF # 309700254592
AID A00000000041010
TC 1AA557D2E2F3B07B
TERMINAL # 25260130
*No Signature Required
04/07/23 17:28:29

ITEMS SOLD 9
TC# 6226 9112 3757 7148 6758



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

Low prices You Can Trust. Every Day.
04/07/23 17:28:35

Total Wine & MORE

934-Total Wine-Wesley Chapel
25535 Sierra Center Blvd.
Lutz, FL 33559
813-435-1027

Ticket: 94174 1:51 PM 04/06/2023
Store: 934 Register: 1
Cashier: 28312 (Andy)

Item	Qty	Price	Amount
Conte Fini Pinot Grigio-750ml			
3125903192	4	16.99	54.36
20% off WD Wines fro			(13.60)

Subtotal	54.36
Tax1	3.81
Total	58.17

04/06/2023 13:51:17
Mastercard Entry Method: Chip
CARD #: XXXXXXXXXXXX9062
PURCHASE - APPROVED
AUTH CODE:00622P
Mode: Issuer
MID: 586362 TID: 001 SEQ: 013725
Total: USD\$ 58.17

I agree to pay the above amount according
to my card holder agreement.

Change 0.00

Total Savings: \$13.60

* MORE rewards Reserve Member

129.2de
Total
444.51

Enter Passcode

Your passcode is required
to enable Face ID



1

2
ABC

3
DEF

4
GHI

5
JKL

6
MNO

7
PQRS

8
TUV

9
WXYZ

0

Emergency

Cancel

Sent from my iPhone

PC Consultants

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

Invoice

108113

INVOICE

Customer

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

Date *5/8/2023*
Quote No. *Verbal - Jeffrey*
Rep *Ken Johnson*
FOB *Remote/SCall*

Qty	Additional	Unit Price	TOTAL
0.4	Labor: 05/03/23 - Jeffrey called from KBARII; States his laptop will not boot, has blue screen of death; Assist over phone, resetting by pulling power cord, holding power button in for long period of time; Still not powering on; Got approval from Gregg for me to make service call. Actual PCC Remote Time: 10:30AM -11:00AM = .5 Hrs Billed Time: .4 Hrs @ \$70 Per Hr	\$70.00	\$28.00
1.5	Labor: 05/03/23 - Arrive onsite; Jeffrey got laptop to power on but only has 2 screens lit of the 3; Normally laptop lid would be shut using the 2 monitors; Right now he is using laptop screen & left monitor (no signal to right monitor); Check all connections to monitors thru docking station & on back of laptop; Got right monitor to come on; Identify all (3) screens; Close laptop lid & now just the (2) monitors are working; Perform maintenance on both the office AIO PC and the laptop as it has been 3 years+ since I set these up; Update Open Shell menu; Update Avigilon camera software; Perform all Windows 10 updates as needed on both; Check Acronis backups; Last backup on laptop was 02/08/2021; Delete 13 old backups from 1TB external (out of room); Jeffrey to run backup tonight when leaving for day; Check Acronis schedule to keep 3 full backups rotating; Run CC; Purge 83.66GB, fix 395 registry issues; Update AVG Free Antivirus; Perform same cleanup/updates as needed to Staff-PC; Update HP firmware; Delete CCleaner Browser; This AIO needs a SSD (very slow HD); Make Adobe Reader default PDF viewer; Last Backup: 3/18/20; Run CC; Purge 6.31GB, fix 831 registry issues; Reboot HP AIO to complete Windows updates; Leave as this will take a while; Ask attendant to run Acronis 2019 backup tonight when leaving with auto shutdown box checked. Actual PCC Onsite Time: 3:00PM - 4:36PM = 1.6 Hrs Billed Time: 1.5 Hrs @ \$70 Per Hr FL Consumer's Certificate of Exemption Certificate Number: 85-8017306955C-1 Expires On: 07/31/2027	\$70.00	\$105.00
1	Service Call: 05/03/2023	\$30.00	\$30.00

RECEIVED
5/8/2023

Payment Details

- ☐ Cash
☐ Check
☒ Net 14 #VALUE!

SubTotal \$163.00
FL Sales Tax \$0.00
TOTAL \$163.00

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service"

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MAY - 4 2023



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

INVOICE

Invoice # 3491
Date: 05/01/2023
Due On: 06/01/2023

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,753.75	)-( \$0.00	= \$1,753.75

KBarRanch**Community Development District Services**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	04/03/2023	Tele-conv. with Board member re: lighting of pool and tennis/pickleball.	0.25	\$305.00	\$76.25
Service	RDJ	04/05/2023	Continue revising and finalize contract with Pine Lake Services for landscaping and irrigation services; follow-up with District management regarding same.	1.50	\$305.00	\$457.50
Service	AHC	04/13/2023	Initial review of agenda package for 4/20 CDD meeting.	0.25	\$305.00	\$76.25
Service	AHC	04/19/2023	Exchange e-mails with District Engineer re: Parcel C conveyances. Continued review of agenda package and preparation for 4/20 CDD meeting.	0.75	\$305.00	\$228.75
Service	AHC	04/20/2023	Review and reply to e-mail re: revisions to Amazon agreement. Final preparation for CDD meeting. Attend meeting telephonically.	2.25	\$305.00	\$686.25
Service	AHC	04/21/2023	Review notes from 4/20 CDD meeting and exchange e-mails with District Manager. Follow-up on action items from 4/20 meeting including recording of Parcel C Deed.	0.50	\$305.00	\$152.50
Service	AHC	04/27/2023	Review amenities rules/policies. Exchange e-mails with District Manager re: removal of	0.25	\$305.00	\$76.25

amenity privileges for individual arrested.

Subtotal \$1,753.75

Total \$1,753.75

Detailed Statement of Account**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3491	06/01/2023	\$1,753.75	\$0.00	\$1,753.75
Outstanding Balance				\$1,753.75
Total Amount Outstanding				\$1,753.75


 A red rectangular stamp with the word "RECEIVED" in large, bold, serif capital letters. Below it, the date "5/4/2023" is printed in a smaller, sans-serif font.

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.



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
04/27/23	2353
Terms	Due Date
Net 30	05/27/23

BILL TO

Taylor Nielsen
K-Bar Ranch II Community
Development District c/o
Rizzetta & Co Inc
3434 Colwell Ave
Suite 200
Tampa, FL 33614

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$26,578.67	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2114 - KBAR Ranch II CDD 2023 May 2023		\$26,578.67	\$0.00	\$26,578.67
	Total		\$26,578.67	\$0.00	\$26,578.67

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5/1/2023



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
05/16/23	2412
Terms	Due Date
Net 30	06/15/23

BILL TO
Taylor Nielsen K-Bar Ranch II Community Development District c/o Rizzetta & Co Inc 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
\$614.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$614.00	\$0.00	\$614.00
	#2383 - Pine Lake Nursery proposes to remove the fallen tree located at the entrance of Mossy Pine.				
	Pine Lake Nursery 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 Jason@pinelakenurseryinc.co m				
	Pine Lake Nursery proposes to remove the fallen tree located at the entrance of Mossy Pine.				
	Demo and Prep		\$614.00	\$0.00	\$614.00
	Total		\$614.00	\$0.00	\$614.00

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5/16/2023

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

Invoice

Date	Invoice #
5/1/2023	INV0000079633

Bill To:

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

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

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

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

Invoice

Date	Invoice #
4/28/2023	INV0000079769

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]

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

Invoice

Date	Invoice #
4/30/2023	INV0000079832

Bill To:

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

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

Description	Qty	Rate	Amount
Office Supplies	9.98	\$1.00	\$9.98
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	25.00	\$1.00	\$25.00
Auto Mileage & Travel	29.48	\$1.00	\$29.48
Auto Mileage & Travel	132.68	\$1.00	\$132.68
Subtotal			\$247.14
Total			\$247.14

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

Invoice

Date	Invoice #
5/12/2023	INV0000079858

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
5/26/2023	INV0000080472

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,944.96	\$6,944.96
		Subtotal	\$6,944.96
		Total	\$6,944.96

RECEIVED
5/25/2023

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 #
	05/01/2023	16754	05/31/2023	VID0167

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

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



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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
05/10/2023	13217032823		Net 30	06/09/2023

QTY	Description
1.25	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Mar 28, 2023 1:33 PM</p> <p>Replaced coax cable with thicker RG6 center stalk and new compression indoor/outdoor weatherproof F connectors. Replaced barrel coupler and drilled a hole at the top of the kiosk where a better signal is received.</p> <p>Stood all the way at the corner of Mistflower Ln and pointed the remote facing the wrong direction and got the gate to activate.</p> <p>Tested and working. Texted Susan to let her know.</p> <p>Plugged in keyboard and mouse at amenity center server.</p> <p>DanielG - Daniel Gainza - 3/28/2023 7:33:26 AM -</p> <p>residents are complaining of remotes (clickers) are not working to open the gate)</p>

RECEIVED
 5/10/2023

	Subtotal	\$218.75
	Sales Tax (0.0%)	\$0.00
	Total	\$218.75
	Payments/Credits	\$0.00
	Balance Due	\$218.75

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
05/11/2023	13259033123		Net 30	06/10/2023

QTY	Description
1.5	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Mar 31, 2023 5:45 PM)</p> <p>Arrival 4:30 PM Departure 6 PM</p> <p>Tested cable and had a short on 4&5. Made new ends and cable tested good all the way through surges. Plugged into poe switch but couldn't get cam to add to recorder. Every empty port on ubiquity poe switch envera installed in headend is bad. Need to replace switch sooner than later to avoid issues.</p> <p>Plugged cam directly into recorder and live view was restored. Logged in on laptop and on mobile app and was able to see all of the cams.</p> <p>Tested and working. Updated Araknis while onsite</p> <p>DanielG - Daniel Gainza - 3/29/2023 4:10:42 PM -</p> <p>Not sure if we even have a camera there. AI-Argus reported. Please check)</p>

RECEIVED
 5/11/2023

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

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- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
05/10/2023	13311041123		Net 30	06/09/2023

QTY	Description
1	<p>Divers License holder (ahartman - Andrew Hartman - Apr 11, 2023 1:38 PM Replaced the id tray and tested with the guard.</p> <p>ahartman - Andrew Hartman - Apr 11, 2023 1:33 PM</p> <p>Old ID tray was on the ground. Grinder off welds and touched up kiosk with paint. Attached new tray and checked with the guard to ensure they could see it in their view.</p> <p>Tested and working.</p> <p>DanielG - Daniel Gainza - 4/10/2023 2:25:45 PM -</p> <p>The license plate is facing the ground, probably the license tray have been knocked off. Stop at the office and grab a replacement just in case.)</p>
1	Service Labor - 1 hour minimum

RECEIVED
5/10/2023

	Subtotal	\$222.99
	Sales Tax (0.0%)	\$0.00
	Total	\$222.99
	Payments/Credits	\$0.00
	Balance Due	\$222.99

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
05/10/2023	13359041823		Net 30	06/09/2023

QTY	Description
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports
2	Service Labor - 1 hour minimum (ErikV - Erik Varno - Apr 18, 2023 2:51 PM Added new switch to system thru old switch away. Had mark rily use Cell relay and it failed several times suggest replacing and installing insanely not outside.label most of the ports and set up on ovrc left switch on dhcp. Going to grabb a shelf to nvr won't be just laying on switch also replaced ju.per to router a d nvr with factory cables DanielG - Daniel Gainza - 4/13/2023 2:17:34 PM - New Switch in the office)

RECEIVED
 5/10/2023

	Subtotal	\$1,224.17
	Sales Tax (0.0%)	\$0.00
	Total	\$1,224.17
	Payments/Credits	\$0.00
	Balance Due	\$1,224.17



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**.

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 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

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

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 \$2.01, 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

Visit us at SpectrumBusiness.net
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.
Add Business TV Essentials and save.**

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



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

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

BAP-TVE2303
SA2NF000

Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089628



Contact Us

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

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998815



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

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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

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

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998815





April 19, 2023
Invoice Number: 0089636041923
Account Number: **8338 12 032 0089636**
Security Code:
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

Contact Us

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

Summary

Service from 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.

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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**.

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 19 04202023 NNNNNNNN 01 998814

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

April 19, 2023

KBAR RANCH II CDD

Invoice Number: 0089636041923
Account Number: 8338 12 032 0089636
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay

\$169.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833812032008963600169979



Invoice Number: 0089636041923
 Account Number: 8338 12 032 0089636
 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 998814

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) 536-1073	
Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

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

Messages continued from page 1

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

Billing Information

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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: 0089636041923
Account Number: 8338 12 032 0089636
Security Code:

KBAR RANCH II CDD

Contact Us

Visit us at SpectrumBusiness.net

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

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998814

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 0089636

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

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

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998814

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

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

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



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

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

BAP-TVE2303
SA2NF000

Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089636

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

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

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998814

**EXCLUSIVE NEW OFFER****SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹
per mo. per
line with
Internet

**Get a second
MOBILE UNLIMITED LINE FREE***for 1 Year when you buy one mobile line^***Get the best value for your small business.**

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

**CALL 1-855-722-9106****VISIT spectrum.com/business**

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

BAP-M2303
SA2NF00S

Account Number:
Security Code:

KBAR RANCH II CDD
8338 12 032 0089636



Contact Us

Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)
Or, call us at 1-866-519-1263

8338 1200 NO RP 19 04202023 NNNNNNNN 01 998814





April 29, 2023
Invoice Number: 0097324042923
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 04/29/23 through 05/28/23
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 05/16/23	
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.

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

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



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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 04302023 NNNNNNNN 01 998849

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

April 29, 2023

Envera KBar Ranch II CDD

Invoice Number: 0097324042923
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: 0097324042923
 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 04302023 NNNNNNNN 01 998849

Charge Details

Previous Balance		169.97
EFT Payment	04/16	-169.97
Remaining Balance		\$0.00

Payments received after 04/29/23 will appear on your next bill.

Service from 04/29/23 through 05/28/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$129.98

Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

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

Billing Information

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Continued on the next page....

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





Invoice Number: 0097324042923
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 04302023 NNNNNNNN 01 998849

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:

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 04302023 NNNNNNNN 01 998849



**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



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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 04302023 NNNNNNNN 01 998849



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:

Envera KBar Ranch II CDD
8338 12 032 0097324



Contact Us

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

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

8338 1200 NO RP 29 04302023 NNNNNNNN 01 998849



April 21, 2023
Invoice Number: 0105242042123
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 04/21/23 through 05/20/23
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
YOUR AUTO PAY WILL BE PROCESSED 05/07/23	
Total Due by Auto Pay	\$289.95

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 04222023 NNNNNNNN 01 998653

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

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.

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.

April 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 0105242042123
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: 0105242042123
 Account Number: 8338 12 032 0105242
 Security Code:

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

8338 1200 NO RP 21 04222023 NNNNNNNN 01 998653

Charge Details

Previous Balance		289.95
EFT Payment	04/07	-289.95
Remaining Balance		\$0.00

Payments received after 04/21/23 will appear on your next bill.

Service from 04/21/23 through 05/20/23

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

Messages continued from page 1

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

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.

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: 0105242042123
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 04222023 NNNNNNNN 01 998653

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 \$1.20, Federal USF \$6.03, 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 04222023 NNNNNNNN 01 998653

**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 04222023 NNNNNNNN 01 998653



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 04222023 NNNNNNNN 01 998653



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.

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

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





April 22, 2023
Invoice Number: 0115575042223
Account Number: **8338 12 030 0115575**
Security Code:
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

Contact Us

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

Summary

Service from 04/22/23 through 05/21/23
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 05/08/23	
Total Due by Auto Pay	\$189.98

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 22 04232023 NNNNNNNN 01 999660

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

April 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 0115575042223
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: 0115575042223
 Account Number: 8338 12 030 0115575
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

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

8338 1200 NO RP 22 04232023 NNNNNNNN 01 999660

Charge Details

Previous Balance		189.98
EFT Payment	04/08	-189.98
Remaining Balance		\$0.00

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

Service from 04/22/23 through 05/21/23

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.

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



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





\$1,000
contract
buyout^o

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VALUE
YOU WANT.



NO CONTRACTS

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/mo. when bundled
for 12 mos.¹

- ♦ Watch 45+ HD cable channels
- ♦ Enjoy ABC, CBS, FOX, PBS, CNN, FOX News, E!, and more

OR

BUSINESS TV PREMIER

\$59⁹⁹
/mo. when bundled
for 12 mos.¹

- ♦ 80+ HD channels in crystal-clear picture and sound
- ♦ Entertainment programming: Bravo, OWN, USA, TLC, and more
- ♦ Sports programming: ESPN, ESPN2, FS1, MLB Network, NFL Network, and more



CALL 1-855-882-0539



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. ¹\$29.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business TV. Taxes, fees and surcharges (bdcast surcharge up to \$22.20/mo.) extra and subject to change during and after the term. Installation, equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. ²\$59.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business Entertainment TV. Taxes, fees and surcharges (bdcast surcharge up to \$22.20/mo.) extra and subject to change during and after the term; equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. ³Contract Buyout offer is valid up to \$1,000. Visit Business.Spectrum.com/contractbuyout for details. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment charges, 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-TVP2305
SA4NF00P



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 12 05132023 NNNNNNNN 01 984406

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

833712032173699600149971

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736996

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

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

8337 1200 NO RP 12 05132023 NNNNNNNN 01 984406



**Taxes
and fees
included**

**Add Mobile.
SAVE
BIG.**

Save over \$350[^]



EXCLUSIVE NEW OFFER

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹
/mo. per
line with
Internet^{*}

- ✦ **Nationwide 5G⁺ coverage**
- ✦ **Unlimited data, talk, and text**

Get a second

**MOBILE UNLIMITED
LINE FREE**

for 1 year when you buy one mobile line^{*}



CALL 1-855-483-7970



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. ^{*}Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. ^{*}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 canceled 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. [^]Savings claim based on retail price for Spectrum Mobile in the first 12 months. 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-M2315
SA4NF010



May 12, 2023
Invoice Number: 1736996051223
Account Number: **8337 12 032 1736996**
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 05/12/23 through 06/11/23
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 05/29/23	
Total Due by Auto Pay	\$149.97

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
8337 1200 NO RP 12 05132023 NNNNNNNN 01 984406

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

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.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 05/04/2023, updates were made to our billing system. As a result of this update, you have received 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.

Please keep your new account number 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! Save big on mobile when you buy one mobile unlimited line and get a second line **FREE** for a year! Call **1-855-339-9673** to get started.

May 12, 2023

KBAR RANCH II CDD

Invoice Number: 1736996051223
Account Number: 8337 12 032 1736996
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

833712032173699600149971

Invoice Number: 1736996051223
 Account Number: 8337 12 032 1736996
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 12 05132023 NNNNNNNN 01 984406

Charge Details

Previous Balance		149.97
EFT Payment	04/29	-149.97
Remaining Balance		\$0.00

Payments received after 05/12/23 will appear on your next bill.

Service from 05/12/23 through 06/11/23

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****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 \$2.01, 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: 1736996051223
Account Number: 8337 12 032 1736996
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

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

8337 1200 NO RP 12 05132023 NNNNNNNN 01 984406

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Invoice Number: 1736996051223
Account Number:: 8337 12 032 1736996
Security Code:

[Kbar Ranch II Cdd](#)



Contact Us

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

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

8337 1200 NO RP 12 05132023 NNNNNNNN 01 984406





Taxes
and fees
included

Add Mobile.
**SAVE
BIG.**

Save over \$350[^]



EXCLUSIVE NEW OFFER

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹
/mo. per
line with
Internet*

- ★ Nationwide 5G⁺ coverage
- ★ Unlimited data, talk, and text

Get a second

**MOBILE UNLIMITED
LINE FREE**

for 1 year when you buy one mobile line*



CALL 1-855-266-3512



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. *Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. *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 canceled 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. *Savings claim based on retail price for Spectrum Mobile in the first 12 months. 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-M2305
SA4NF00N



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 10 05112023 NNNNNNNN 01 988986

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

833712032175829700189985

Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8337 12 032 1758297

Spectrum
BUSINESS®

Contact Us

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

8337 1200 NO RP 10 05112023 NNNNNNNN 01 988986

Spectrum
BUSINESS®

\$1,000
contract
buyout[†]

Get the TV and
VALUE
YOU WANT.



NO CONTRACTS

BUSINESS TV

\$29⁹⁹
/mo. when bundled
for 12 mos.[‡]

- + Watch 45+ local news and entertainment channels
- + Local broadcast networks: ABC, CBS, NBC, and FOX

OR

ENTERTAINMENT TV

\$49⁹⁹
/mo. when bundled
for 12 mos.[‡]

- + 80+ HD channels in crystal-clear picture and sound
- + Enjoy sports programming: ESPN, ESPN2, NFL Network, MLB Network, and more

EXCLUSIVE OFFER FOR BARS & RESTAURANTS

 **CALL 1-855-827-3017**

 **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 TV offer is for bar and restaurant customers only and is for 12 mos. when bundled together w/ Internet and Voice & incl. Spectrum Business TV. Taxes, fees and surcharges (bdcst surcharge up to \$22.20/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. Additional services are extra. ‡\$49.99 TV offer is for 12 mos. when bundled w/ Internet or Voice & incl. Spectrum Business Entertainment TV. Taxes, fees and surcharges (bdcst surcharge up to \$22.20 mo.) extra and subject to change during and after the term; equipment and additional services are extra. Number of channels may vary. All channels not available in all areas. †Contract Buyout offer is valid up to \$1,000. Visit Business.Spectrum.com/contractbuyout for details. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment charges, 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-ETV2315
SA4NF00Z



May 10, 2023
Invoice Number: 1758297051023
Account Number: **8337 12 032 1758297**
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 05/10/23 through 06/09/23
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 05/27/23	
Total Due by Auto Pay	\$189.98

NEWS AND INFORMATION

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

Please keep your new account number 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! Save big on mobile when you buy one mobile unlimited line and get a second line **FREE** for a year! Call 1-833-415-1787 to get started.

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
8337 1200 NO RP 10 05112023 NNNNNNNN 01 988986

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

May 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 1758297051023
Account Number: 8337 12 032 1758297
Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

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

833712032175829700189985



Invoice Number: 1758297051023
 Account Number: 8337 12 032 1758297
 Security Code:

K BAR RANCH II CDD-GATE

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 10 05112023 NNNNNNNN 01 988986

Charge Details

Previous Balance		189.98
EFT Payment	04/27	-189.98
Remaining Balance		\$0.00

Payments received after 05/10/23 will appear on your next bill.

Service from 05/10/23 through 06/09/23

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



May 10, 2023
Invoice Number: 2756559051023
Account Number: **8337 12 030 2756559**
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 05/10/23 through 06/09/23
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 05/27/23	
Total Due by Auto Pay	\$57.98

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

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NEW! Save big on mobile when you buy one mobile unlimited line and get a second line **FREE** for a year! Call **1-855-339-9673** to get started.

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 10 05112023 NNNNNNNN 01 988987

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

May 10, 2023

KBAR RANCH II CDD

Invoice Number: 2756559051023
Account Number: 8337 12 030 2756559
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay

\$57.98

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030275655900057984

Invoice Number: 2756559051023
 Account Number: 8337 12 030 2756559
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 10 05112023 NNNNNNNN 01 988987

Charge Details

Previous Balance		57.98
EFT Payment	04/27	-57.98
Remaining Balance		\$0.00

Payments received after 05/10/23 will appear on your next bill.

Service from 05/10/23 through 06/09/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$57.98****Current Charges \$57.98****Total Due by Auto Pay \$57.98****Billing Information**

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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





INVOICE

Page 1 of 1

Invoice Number	2077357
Invoice Date	May 4, 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	April 21, 2023
Current Invoice Total (USD)	583.50		

Prepare and execute Engineer's Certificate; work with pond management on new pond maintenance

Top Task 2023 2023 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Olszewski, Cynthia (Cyndi)	0.50	139.00	69.50
Nurse, Vanessa M	0.50	152.00	76.00
Stewart, Tonja L	2.00	219.00	438.00
Subtotal Professional Services	3.00		583.50

Top Task Subtotal	2023 FY General Consulting	583.50
-------------------	----------------------------	--------

Total Fees & Disbursements

583.50

INVOICE TOTAL (USD)**583.50****RECEIVED**
5/9/2023**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 #
5/1/2023	9299

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

P.O. No.	Terms	Project
May 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

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,700.00

RECEIVED
5/2/2023

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 #
5/1/2023	05697
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/31/2023	

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

RECEIVED
5/2/2023

INVOICE

Suncoast Utility Solutions, LLC

1350 CR 1 #2694, Dunedin, FL 34697, UNITED
STATES

Phone: +1 727-481-0474;

brennan.cochran@suncoastutilitysolutions.com

; Website: www.suncoastutilitysolutions.com

Invoice No#: 0003

Invoice Date: Apr 28, 2023

Due Date: Apr 28, 2023

\$300.00
AMOUNT DUE

BILL TO

K-Bar Ranch II CDD

manager@kbarii.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Photometric Analysis	1	\$300.00	\$300.00
Subtotal				\$300.00
TOTAL				\$300.00 USD



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

Statement Date: May 18, 2023

Amount Due: \$92.50

Due Date: June 08, 2023

Account #: 211025392658

Past Due – Pay Immediately

Account Summary

Current Service Period: April 14, 2023 - May 12, 2023

Previous Amount Due	PAID	\$60.87
Payment(s) Received Since Last Statement		\$0.00
Miscellaneous Credits		-\$34.22

Past Due – Pay Immediately	\$26.65
Current Month's Charges – Pay by June 08, 2023	\$65.85

Amount Due \$92.50

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

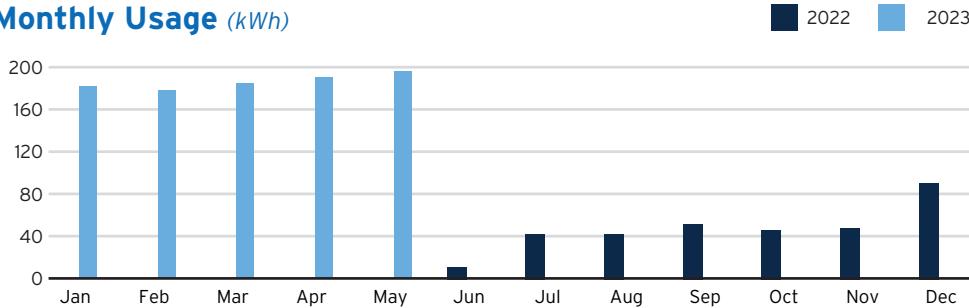


Your average daily kWh used was **16.67% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211025392658

Due Date: June 08, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$92.50

Payment Amount: \$ _____

642741993850

Past Due – \$26.65

Current – \$65.85

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6427419938502110253926580000000092505



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

Account #: 211025392658
Statement Date: May 18, 2023
Charges Due: June 08, 2023

Meter Read

Service Period: Apr 14, 2023 - May 12, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	05/12/2023	1,252		1,056		196 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	196 kWh @ \$0.07990/kWh	\$15.66	
Fuel Charge	196 kWh @ \$0.05239/kWh	\$10.27	
Storm Protection Charge	196 kWh @ \$0.00400/kWh	\$0.78	
Clean Energy Transition Mechanism	196 kWh @ \$0.00427/kWh	\$0.84	
Storm Surcharge	196 kWh @ \$0.01061/kWh	\$2.08	
Florida Gross Receipt Tax		\$1.32	
Electric Service Cost		\$52.70	
Franchise Fee		\$3.45	
Municipal Public Service Tax		\$4.70	
Total Electric Cost, Local Fees and Taxes		\$60.85	

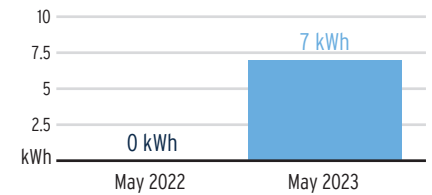
	Other Fees and Charges	
Electric Late Payment Fee	\$5.00	
Total Other Fees and Charges	\$5.00	

Total Current Month's Charges

\$65.85

Billing information continues on next page →

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. 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.

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Be prepared this storm season. Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909


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

Account #: 211025392658
Statement Date: May 18, 2023
Charges Due: June 08, 2023

Charge Details *Continued...*

 Miscellaneous Credits	
Deposit Refund	-\$34.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.22
Total Current Month's Credits	-\$34.22

depth data, flood insurance information or help with property flood protection.

Help for those with special needs.

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

More clean energy to you. Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at **TampaElectric.com/SolarSavingsForYou**. Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



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

Statement Date: May 18, 2023

Amount Due: \$93.22

Due Date: June 08, 2023

Account #: 211025490809

Past Due – Pay Immediately

Account Summary

Current Service Period: April 14, 2023 - May 12, 2023

Previous Amount Due	PAID	\$66.93
Payment(s) Received Since Last Statement		\$0.00
Miscellaneous Credits		-\$42.40

Past Due – Pay Immediately	\$24.53
Current Month's Charges – Pay by June 08, 2023	\$68.69

Amount Due \$93.22

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

Your Energy Insight

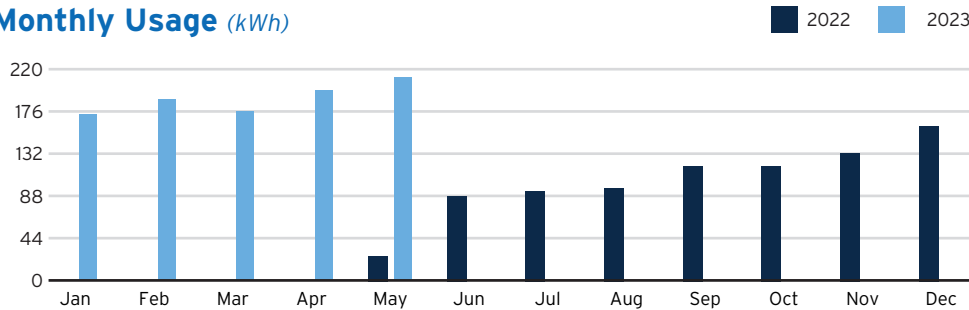
Your average daily kWh used was **133.33% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211025490809

Due Date: June 08, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$93.22

Payment Amount: \$ _____

642741993851

Past Due – \$24.53

Current – \$68.69

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6427419938512110254908090000000093220



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: May 18, 2023
Charges Due: June 08, 2023

Meter Read

Service Period: Apr 14, 2023 - May 12, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	05/12/2023	2,169		1,957		212 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	212 kWh @ \$0.07990/kWh		\$16.94
Fuel Charge	212 kWh @ \$0.05239/kWh		\$11.11
Storm Protection Charge	212 kWh @ \$0.00400/kWh		\$0.85
Clean Energy Transition Mechanism	212 kWh @ \$0.00427/kWh		\$0.91
Storm Surcharge	212 kWh @ \$0.01061/kWh		\$2.25
Florida Gross Receipt Tax			\$1.38
Electric Service Cost			\$55.19
Franchise Fee			\$3.61
Municipal Public Service Tax			\$4.89
Total Electric Cost, Local Fees and Taxes			\$63.69

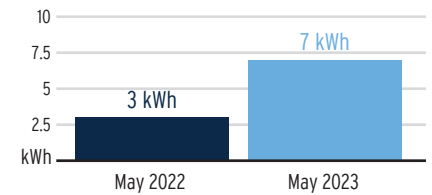
Other Fees and Charges	
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$68.69

Billing information continues on next page →

Avg kWh Used Per Day



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

Help for those with special needs. Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A

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Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

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Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

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Energy-Saving Programs:

813-275-3909


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Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: May 18, 2023
Charges Due: June 08, 2023

Charge Details *Continued...*

	Miscellaneous Credits	
	Sales Tax Credit	-\$42.40
	Total Current Month's Credits	-\$42.40

statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit **FloridaDisaster.org** to learn more.

More clean energy to you. Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at **TampaElectric.com/SolarSavingsForYou**. Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023
Account: 221005600376

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

Current month's charges:	\$78.35
Total amount due:	\$78.35
Payment Due By:	05/10/2023

Your Account Summary

Previous Amount Due	\$65.33
Payment(s) Received Since Last Statement	-\$65.33
Current Month's Charges	\$78.35
Total Amount Due	\$78.35

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: 221005600376

Current month's charges:	\$78.35
Total amount due:	\$78.35
Payment Due By:	05/10/2023

Amount Enclosed \$ _____

610643276830

K BAR RANCH II CDD
C/O RIZZETTA & CO
12750 CITRUS PARK LN
TAMPA, FL 33625

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

6106432768302210056003760000000078358

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: 221005600376
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: 10598 K BAR RANCH PKWY, TAMPA, FL 33647

Rate Schedule: Residential Service

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	04/13/2023	3,972		3,640		332 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.71000	\$21.30
Energy Charge	332 kWh @ \$0.06847/kWh	\$22.73
Fuel Charge	332 kWh @ \$0.04908/kWh	\$16.29
Storm Protection Charge	332 kWh @ \$0.00373/kWh	\$1.24
Clean Energy Transition Mechanism	332 kWh @ \$0.00430/kWh	\$1.43
Storm Surcharge	332 kWh @ \$0.01022/kWh	\$3.39
Florida Gross Receipt Tax		\$1.70
Electric Service Cost		\$68.08
Franchise Fee		\$4.46
Municipal Public Service Tax		\$5.81

Total Electric Cost, Local Fees and Taxes

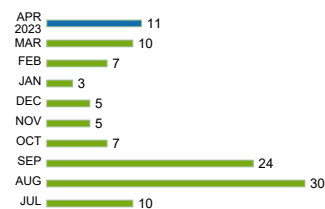
\$78.35

Total Current Month's Charges

\$78.35

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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

Statement Date: May 18, 2023

Amount Due: \$98.05

Due Date: June 08, 2023

Account #: 221005600376

Account Summary

Current Service Period: April 14, 2023 - May 12, 2023

Previous Amount Due	\$78.35
Payment(s) Received Since Last Statement	-\$78.35
Current Month's Charges	\$98.05

Amount Due by June 08, 2023 \$98.05

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

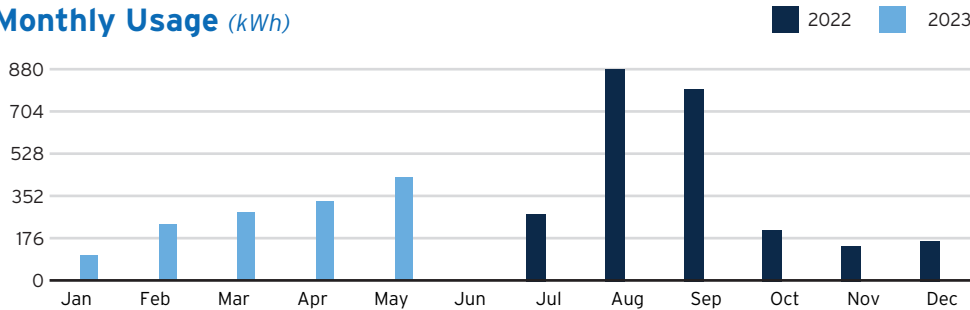


Your average daily kWh used was **36.36% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

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Visit TampaElectric.com/Safety for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221005600376

Due Date: June 08, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$98.05

Payment Amount: \$ _____

604470478823

K BAR RANCH II CDD
C/O RIZZETTA & CO
12750 CITRUS PARK LN
TAMPA, FL 33625

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6044704788232210056003760000000098056



Service For:
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Account #: 221005600376
Statement Date: May 18, 2023
Charges Due: June 08, 2023

Meter Read

Meter Location: WELL

Service Period: Apr 14, 2023 - May 12, 2023

Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	05/12/2023	4,402		3,972		430 kWh	1	29 Days

Charge Details

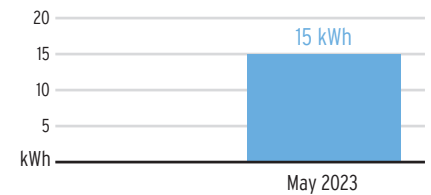
	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.71000	\$20.59
	Energy Charge	430 kWh @ \$0.06847/kWh	\$29.44
	Fuel Charge	430 kWh @ \$0.04908/kWh	\$21.10
	Storm Protection Charge	430 kWh @ \$0.00373/kWh	\$1.60
	Clean Energy Transition Mechanism	430 kWh @ \$0.00430/kWh	\$1.85
	Storm Surcharge	430 kWh @ \$0.01022/kWh	\$4.39
	Florida Gross Receipt Tax		\$2.02
	Electric Service Cost		\$80.99
	Franchise Fee		\$5.30
	Municipal Public Service Tax		\$6.76
	Total Electric Cost, Local Fees and Taxes		\$93.05

	Other Fees and Charges	
	Electric Late Payment Fee	\$5.00
	Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$98.05

Avg kWh Used Per Day



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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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Service For:
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Account #: 221005600376
Statement Date: May 18, 2023
Charges Due: June 08, 2023

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

Statement Date: May 19, 2023

Amount Due: \$1,749.25

Due Date: June 09, 2023

Account #: 221008392039

Account Summary

Current Service Period: April 15, 2023 - May 15, 2023

Previous Amount Due \$1,723.40

Payment(s) Received Since Last Statement -\$1,723.40

Current Month's Charges \$1,749.25

Amount Due by June 09, 2023 \$1,749.25

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



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DOWNED IS DANGEROUS!

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Visit TampaElectric.com/Safety for more safety tips.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008392039

Due Date: June 09, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,749.25

Payment Amount: \$ _____

672371471007

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6723714710072210083920390000001749255



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

Account #: 221008392039
Statement Date: May 19, 2023
Charges Due: June 09, 2023

Service Period: Apr 15, 2023 - May 15, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Other Fees and Charges

Lighting Late Payment Fee	\$25.85
Total Other Fees and Charges	\$25.85

Total Current Month's Charges

\$1,749.25

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

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

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

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.



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

Account #: 221008392039
Statement Date: May 19, 2023
Charges Due: June 09, 2023

2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023
Account: 221008777825

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

Current month's charges:	\$59.63
Total amount due:	\$59.63
Payment Due By:	05/10/2023

Your Account Summary

Previous Amount Due	\$46.61
Payment(s) Received Since Last Statement	-\$46.61
Current Month's Charges	\$59.63
Total Amount Due	\$59.63

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: 221008777825

Current month's charges:	\$59.63
Total amount due:	\$59.63
Payment Due By:	05/10/2023

Amount Enclosed \$ _____

643976540973

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

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

6439765409732210087778250000000059630

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

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866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

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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.

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ACCOUNT INVOICE

tampaelectric.com



Account: 221008777825
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: 10580 KBAR RANCH PKWY, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	04/13/2023	3,572		3,388		184 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	184 kWh @ \$0.07990/kWh	\$14.70
Fuel Charge	184 kWh @ \$0.05239/kWh	\$9.64
Storm Protection Charge	184 kWh @ \$0.00400/kWh	\$0.74
Clean Energy Transition Mechanism	184 kWh @ \$0.00427/kWh	\$0.79
Storm Surcharge	184 kWh @ \$0.01061/kWh	\$1.95
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.61
Franchise Fee		\$3.38
Municipal Public Service Tax		\$4.64

Total Electric Cost, Local Fees and Taxes

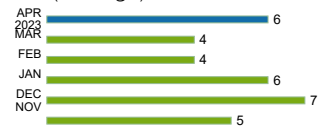
\$59.63

Total Current Month's Charges

\$59.63

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





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

Statement Date: May 18, 2023

Amount Due: \$83.73

Due Date: June 08, 2023

Account #: 221008777825

Account Summary

Current Service Period: April 14, 2023 - May 12, 2023

Previous Amount Due	\$59.63
Payment(s) Received Since Last Statement	-\$59.63
Current Month's Charges	\$83.73

Amount Due by June 08, 2023 \$83.73

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

Your Energy Insight

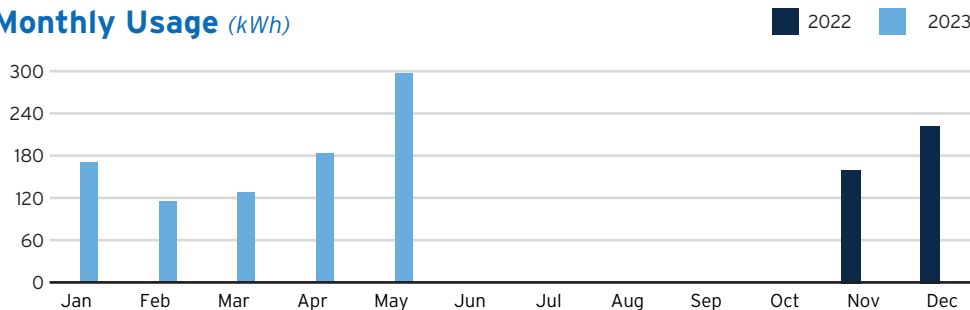


Your average daily kWh used was **66.67% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008777825

Due Date: June 08, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$83.73

Payment Amount: \$ _____

660025848829

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6600258488292210087778250000000083736



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: May 18, 2023
Charges Due: June 08, 2023

Meter Read

Meter Location: IRRIGATION

Service Period: Apr 14, 2023 - May 12, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	05/12/2023	3,869		3,572		297 kWh	1	29 Days

Charge Details

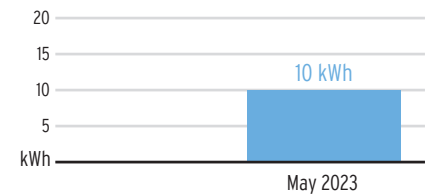
	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	297 kWh @ \$0.07990/kWh	\$23.73
	Fuel Charge	297 kWh @ \$0.05239/kWh	\$15.56
	Storm Protection Charge	297 kWh @ \$0.00400/kWh	\$1.19
	Clean Energy Transition Mechanism	297 kWh @ \$0.00427/kWh	\$1.27
	Storm Surcharge	297 kWh @ \$0.01061/kWh	\$3.15
	Florida Gross Receipt Tax		\$1.71
	Electric Service Cost		\$68.36
	Franchise Fee		\$4.48
	Municipal Public Service Tax		\$5.89
	Total Electric Cost, Local Fees and Taxes		\$78.73

	Other Fees and Charges	
	Electric Late Payment Fee	\$5.00
	Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$83.73

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: May 18, 2023
Charges Due: June 08, 2023

shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit **[FloridaDisaster.org](https://www.floridadisaster.org)** to learn more.

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K-Bar Ranch II CDD

5/5/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code
211017791636	\$ 1,512.67	5/19/2023	19292 Mossy Pine Dr	53100
221019281875	\$ 1,538.96	5/19/2023	10820 Mistflower Ln, Amenity	53100
211019923880	\$ 60.76	5/19/2023	10820 Mistflower Ln, Sign/Gate	53100
211020399740	\$ 72.20	5/19/2023	10541 K Bar Ranch Pkwy, K	53100
211023511093	\$ 671.80	5/19/2023	K-Bar Ranch Segment E	53100
211023511135	\$ 96.09	5/19/2023	10541 K Bar Ranch Pkwy, Well	53100
221003321017	\$ 60.32	5/19/2023	10541 K Bar Ranch Pkwy, K	53100
221003637594	\$ 831.79	5/19/2023	10711 Mistflower Ln	53100
221005599891	\$ 74.83	5/19/2023	10339 K Bar Ranch Pkwy	53100
221005600327	\$ 177.88	5/19/2023	10340 K Bar Ranch Pkwy	53100
221005600335	\$ 6,059.07	5/19/2023	Hawk Valley Ranch Dr, Streetlights	53100
221005600350	\$ 36.61	5/19/2023	10310 K Bar Ranch Pk	53100
221005600368	\$ 2,565.74	5/19/2023	19290 Briarbrook Dr, B	53100
221005629565	\$ 177.37	5/19/2023	19294 Mossy Pine Dr., Well	53100
221007136783	\$ 73.43	5/19/2023	10340 K Bar Ranch Pkwy, Gate	53100
221007621776	\$ 884.97	5/19/2023	10820 Mistflower Ln, Well	53100
221007993977	\$ 1,555.26	5/19/2023	Parcel N, Streetlights	53100
221008130249	\$ 1,050.85	5/19/2023	K Bar Parcel D, Streetlights	53100
221008151583	\$ 1,652.64	5/19/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100

Total	\$ 19,153.24
--------------	---------------------

\$ 6,624.66	53100-4301	Utilities
\$ 1,538.96	53100-4304	Recreation
\$ 10,989.62	53100-4307	Street Lights
		TECO Credits

Total	\$ 19,153.24
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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/05/23
Account: 321000017111

Current month's charges:	\$19,153.24
Total amount due:	\$19,153.24
Payment Due By:	05/19/23

Your Account Summary

Previous Amount Due	\$18,716.68
Payment(s) Received Since Last Statement	-\$18,716.68
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$19,153.24
Total Amount Due	\$19,153.24

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:	\$19,153.24
Total amount due:	\$19,153.24
Payment Due By:	05/19/23

Amount Enclosed \$ _____

700125002985

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

7001250029853210000171110000019153242

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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



Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
	211017791636	19292 MOSSY PINE DR TAMPA, FL 33647	\$1512.67
	211019281875	10820 MISTFLOWER LN, AMENITY TAMPA, FL 33647	\$1538.96
	211019923880	10820 MISTFLOWER LN, SIGN/GATE TAMPA, FL 33647	\$60.76
	211020399740	10821 MISTFLOWER LN TAMPA, FL 33647	\$72.20
	211023511093	K BAR RANCH SEGMENT E TAMPA, FL 33647	\$671.80
	211023511135	10541 K BAR RANCH PKWY, WELL TAMPA, FL 33647	\$96.09
	221003321017	10541 K BAR RANCH PKWY TAMPA, FL 33647	\$60.32
	221003637594	10711 MISTFLOWER LN TAMPA, FL 33647	\$831.79
	221005599891	10339 K BAR RANCH PKWY TAMPA, FL 33647	\$74.83
	221005600327	10340 K BAR RANCH PKWY TAMPA, FL 33647	\$177.88
	221005600335	HAWK VALLEY RANCH DR TAMPA, FL 33647	\$6059.07
	221005600350	10310 K BAR RANCH PK TAMPA, FL 33647	\$36.61
	221005600368	19290 BRIARBROOK DR TAMPA, FL 33647	\$2565.74
	221005629565	19294 MOSSY PINE DR, WELL TAMPA, FL 33647	\$177.37
	221007136783	10340 K BAR RANCH PKWY, GATE TAMPA, FL 33647	\$73.43
	221007621776	10820 MISTFLOWER LN TAMPA, FL 33647	\$884.97
	221007993977	K BAR RANCH PARCEL N, LIGHTS TAMPA, FL 33647	\$1555.26
	221008130249	K BAR PARCEL D TAMPA, FL 33647	\$1050.85
	221008151583	K BAR RANCH PKWY F1 AND F2 TAMPA, FL 33647	\$1652.64



ACCOUNT INVOICE

tampaelectric.com



Account: 211017791636
Statement Date: 05/02/23

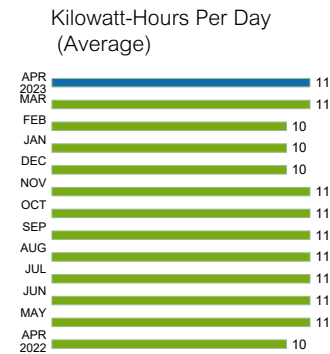
Details of Charges – Service from 03/16/23 to 04/14/23

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	04/14/23	11,327		11,008		319 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000	\$22.50	
Energy Charge						319 kWh @ \$0.07990/kWh	\$25.49	
Fuel Charge						319 kWh @ \$0.05239/kWh	\$16.71	
Storm Protection Charge						319 kWh @ \$0.00400/kWh	\$1.28	
Clean Energy Transition Mechanism						319 kWh @ \$0.00427/kWh	\$1.36	
Storm Surcharge						319 kWh @ \$0.01061/kWh	\$3.38	
Florida Gross Receipt Tax							\$1.81	
Electric Service Cost							\$72.53	
Franchise Fee							\$4.75	
Municipal Public Service Tax							\$6.23	
Total Electric Cost, Local Fees and Taxes							\$83.51	
Current Month's Electric Charges							\$83.51	

Tampa Electric Usage History



Details of Charges – Service from 03/16/23 to 04/14/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$33.39	
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47	
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23	
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11	
Florida Gross Receipt Tax		\$1.74	
Franchise Fee		\$87.58	
Municipal Public Service Tax		\$4.44	
Lighting Charges		\$1,429.16	
Current Month's Electric Charges		\$1,429.16	

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211019281875

Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

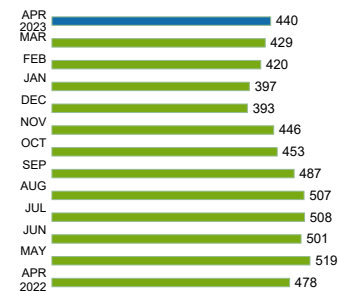
Service for: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	04/13/23	92,807		79,594		13,213 kWh	1	30 Days
1000778163	04/13/23	27.99		0		27.99 kW	1	30 Days
Daily Basic Service Charge		30 days @ \$1.08000				\$32.40		
Billing Demand Charge		28 kW @ \$14.13000/kW				\$395.64		
Energy Charge		13,213 kWh @ \$0.00736/kWh				\$97.25		
Fuel Charge		13,213 kWh @ \$0.05239/kWh				\$692.23		
Capacity Charge		28 kW @ -\$0.06000/kW				-\$1.68		
Storm Protection Charge		28 kW @ \$0.62000/kW				\$17.36		
Energy Conservation Charge		28 kW @ \$0.88000/kW				\$24.64		
Environmental Cost Recovery		13,213 kWh @ \$0.00084/kWh				\$11.10		
Clean Energy Transition Mechanism		28 kW @ \$1.12000/kW				\$31.36		
Storm Surcharge		13,213 kWh @ \$0.00238/kWh				\$31.45		
Florida Gross Receipt Tax						\$34.15		
Electric Service Cost						\$1,365.90		
Franchise Fee						\$89.47		
Municipal Public Service Tax						\$83.59		
Total Electric Cost, Local Fees and Taxes						\$1,538.96		
Current Month's Electric Charges						\$1,538.96		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Account: 211019923880

Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

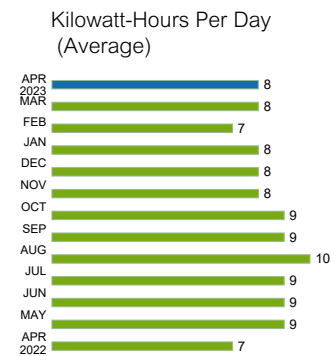
Service for: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: SIGN/GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	04/13/23	8,996		8,753		243 kWh	1	30 Days
Daily Basic Service Charge			30 days @ \$0.75000		\$22.50	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>APR 2023</div><div>MAR</div><div>FEB</div><div>JAN</div><div>DEC</div><div>NOV</div><div>OCT</div><div>SEP</div><div>AUG</div><div>JUL</div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><d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Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 211020399740

Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

Service for: 10821 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: ENTRY LIGHT & GATE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	04/13/23	7,468		7,213		255 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		255 kWh @ \$0.07990/kWh				\$20.37		
Fuel Charge		255 kWh @ \$0.05239/kWh				\$13.36		
Storm Protection Charge		255 kWh @ \$0.00400/kWh				\$1.02		
Clean Energy Transition Mechanism		255 kWh @ \$0.00427/kWh				\$1.09		
Storm Surcharge		255 kWh @ \$0.01061/kWh				\$2.71		
Florida Gross Receipt Tax						\$1.57		
Electric Service Cost						\$62.62		
Franchise Fee						\$4.10		
Municipal Public Service Tax						\$5.48		
Total Electric Cost, Local Fees and Taxes						\$72.20		
Current Month's Electric Charges						\$72.20		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211023511093

Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$21.04
Storm Protection Charge	407 kWh @ \$0.01466/kWh	\$5.97
Clean Energy Transition Mechanism	407 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge	407 kWh @ \$0.00326/kWh	\$1.33
Florida Gross Receipt Tax		\$1.10
Franchise Fee		\$41.13
Municipal Public Service Tax		\$2.80
Lighting Charges		\$671.80
Current Month's Electric Charges		\$671.80



ACCOUNT INVOICE

tampaelectric.com



Account: 211023511135
Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

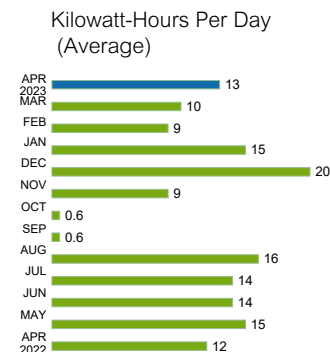
Service for: 10541 K BAR RANCH PKWY, WELL, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: WELL/IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	04/13/23	10,123		9,733		390 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50		
Energy Charge		390 kWh @ \$0.07990/kWh				\$31.16		
Fuel Charge		390 kWh @ \$0.05239/kWh				\$20.43		
Storm Protection Charge		390 kWh @ \$0.00400/kWh				\$1.56		
Clean Energy Transition Mechanism		390 kWh @ \$0.00427/kWh				\$1.67		
Storm Surcharge		390 kWh @ \$0.01061/kWh				\$4.14		
Florida Gross Receipt Tax						\$2.09		
Electric Service Cost						\$83.55		
Franchise Fee						\$5.47		
Municipal Public Service Tax						\$7.07		
Total Electric Cost, Local Fees and Taxes								\$96.09
Current Month's Electric Charges								\$96.09

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 221003321017

Statement Date: 05/02/23

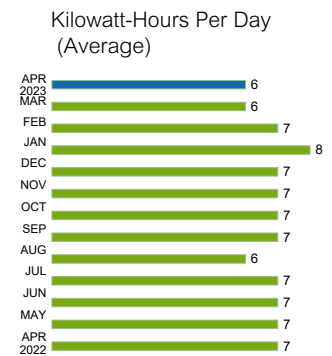
Details of Charges – Service from 03/15/23 to 04/13/23

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	04/13/23	11,319		11,131		188 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000		
Energy Charge						188 kWh @ \$0.07990/kWh		
Fuel Charge						188 kWh @ \$0.05239/kWh		
Storm Protection Charge						188 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						188 kWh @ \$0.00427/kWh		
Storm Surcharge						188 kWh @ \$0.01061/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$52.22		
Franchise Fee						\$3.42		
Municipal Public Service Tax						\$4.68		
Total Electric Cost, Local Fees and Taxes						\$60.32		
Current Month's Electric Charges						\$60.32		

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Account: 221003637594
Statement Date: 05/02/23

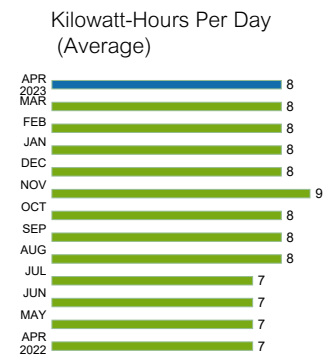
Details of Charges – Service from 03/15/23 to 04/13/23

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	04/13/23	11,990		11,756		234 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000		
Energy Charge						234 kWh @ \$0.07990/kWh		
Fuel Charge						234 kWh @ \$0.05239/kWh		
Storm Protection Charge						234 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						234 kWh @ \$0.00427/kWh		
Storm Surcharge						234 kWh @ \$0.01061/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$59.36		
Franchise Fee						\$3.89		
Municipal Public Service Tax						\$5.23		
Total Electric Cost, Local Fees and Taxes						\$68.48		
Current Month's Electric Charges						\$68.48		

Tampa Electric Usage History



Details of Charges – Service from 03/15/23 to 04/13/23

Service for: 10711 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$22.33	
Storm Protection Charge	432 kWh @ \$0.01466/kWh	\$6.33	
Clean Energy Transition Mechanism	432 kWh @ \$0.00036/kWh	\$0.16	
Storm Surcharge	432 kWh @ \$0.00326/kWh	\$1.41	
Florida Gross Receipt Tax		\$1.16	
Franchise Fee		\$46.74	
Municipal Public Service Tax		\$2.97	
Lighting Charges		\$763.31	
Current Month's Electric Charges		\$763.31	

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005599891

Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

Service for: 10339 K BAR RANCH PKWY, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	04/13/23	13,976		13,706		270 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		270 kWh @ \$0.07990/kWh				\$21.57		
Fuel Charge		270 kWh @ \$0.05239/kWh				\$14.15		
Storm Protection Charge		270 kWh @ \$0.00400/kWh				\$1.08		
Clean Energy Transition Mechanism		270 kWh @ \$0.00427/kWh				\$1.15		
Storm Surcharge		270 kWh @ \$0.01061/kWh				\$2.86		
Florida Gross Receipt Tax						\$1.62		
Electric Service Cost						\$64.93		
Franchise Fee						\$4.25		
Municipal Public Service Tax						\$5.65		
Total Electric Cost, Local Fees and Taxes						\$74.83		
Current Month's Electric Charges						\$74.83		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600327
Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	04/13/23	24,213		23,361		852 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		852 kWh @ \$0.07990/kWh				\$68.07		
Fuel Charge		852 kWh @ \$0.05239/kWh				\$44.64		
Storm Protection Charge		852 kWh @ \$0.00400/kWh				\$3.41		
Clean Energy Transition Mechanism		852 kWh @ \$0.00427/kWh				\$3.64		
Storm Surcharge		852 kWh @ \$0.01061/kWh				\$9.04		
Florida Gross Receipt Tax						\$3.88		
Electric Service Cost						\$155.18		
Franchise Fee						\$10.16		
Municipal Public Service Tax						\$12.54		
Total Electric Cost, Local Fees and Taxes						\$177.88		
Current Month's Electric Charges						\$177.88		

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600335

Statement Date: 05/02/23

Details of Charges – Service from 03/16/23 to 04/14/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$165.77
Storm Protection Charge	3207 kWh @ \$0.01466/kWh	\$47.01
Clean Energy Transition Mechanism	3207 kWh @ \$0.00036/kWh	\$1.15
Storm Surcharge	3207 kWh @ \$0.00326/kWh	\$10.45
Florida Gross Receipt Tax		\$8.64

Lighting Charges

\$6,059.07

Current Month's Electric Charges

\$6,059.07

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600350
Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

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

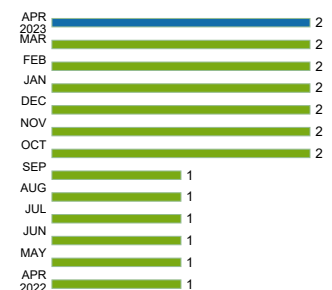
Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	04/13/23	1,601		1,547		54 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000	\$22.50	
Energy Charge						54 kWh @ \$0.07990/kWh	\$4.31	
Fuel Charge						54 kWh @ \$0.05239/kWh	\$2.83	
Storm Protection Charge						54 kWh @ \$0.00400/kWh	\$0.22	
Clean Energy Transition Mechanism						54 kWh @ \$0.00427/kWh	\$0.23	
Storm Surcharge						54 kWh @ \$0.01061/kWh	\$0.57	
Florida Gross Receipt Tax							\$0.79	
Electric Service Cost							\$31.45	
Franchise Fee							\$2.06	
Municipal Public Service Tax							\$3.10	
Total Electric Cost, Local Fees and Taxes							\$36.61	
Current Month's Electric Charges							\$36.61	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221005600368
Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

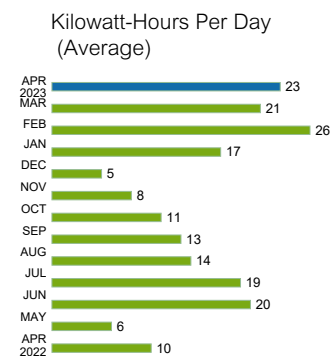
Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	04/13/23	27,808		27,130		678 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000		
Energy Charge						678 kWh @ \$0.07990/kWh		
Fuel Charge						678 kWh @ \$0.05239/kWh		
Storm Protection Charge						678 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						678 kWh @ \$0.00427/kWh		
Storm Surcharge						678 kWh @ \$0.01061/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$128.19		
Franchise Fee						\$8.40		
Municipal Public Service Tax						\$10.48		
Total Electric Cost, Local Fees and Taxes						\$147.07		
Current Month's Electric Charges						\$147.07		

Tampa Electric Usage History



Details of Charges – Service from 03/15/23 to 04/13/23

Service for: 19290 BRIARBROOK DR, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh		\$54.07
Storm Protection Charge	1046 kWh @ \$0.01466/kWh		\$15.33
Clean Energy Transition Mechanism	1046 kWh @ \$0.00036/kWh		\$0.38
Storm Surcharge	1046 kWh @ \$0.00326/kWh		\$3.41
Florida Gross Receipt Tax			\$2.82
Franchise Fee			\$148.24
Municipal Public Service Tax			\$7.18
Lighting Charges			\$2,418.67
Current Month's Electric Charges			\$2,418.67

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



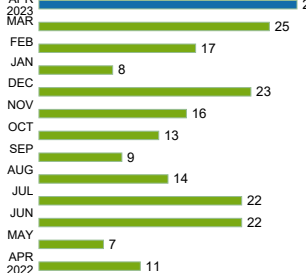
Account: 221005629565

Statement Date: 05/02/23

Details of Charges – Service from 03/16/23 to 04/14/23

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																												
1000143151	04/14/23	27,117		26,268		849 kWh	1	30 Days																												
Daily Basic Service Charge			30 days @ \$0.75000			\$22.50	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)  <table><tr><th>Month</th><th>Average kWh/Day</th></tr><tr><td>APR 2023</td><td>28</td></tr><tr><td>MAR</td><td>25</td></tr><tr><td>FEB</td><td>17</td></tr><tr><td>JAN</td><td>8</td></tr><tr><td>DEC</td><td>23</td></tr><tr><td>NOV</td><td>16</td></tr><tr><td>OCT</td><td>13</td></tr><tr><td>SEP</td><td>9</td></tr><tr><td>AUG</td><td>14</td></tr><tr><td>JUL</td><td>22</td></tr><tr><td>JUN</td><td>22</td></tr><tr><td>MAY</td><td>7</td></tr><tr><td>APR 2022</td><td>11</td></tr></table>		Month	Average kWh/Day	APR 2023	28	MAR	25	FEB	17	JAN	8	DEC	23	NOV	16	OCT	13	SEP	9	AUG	14	JUL	22	JUN	22	MAY	7	APR 2022	11
Month	Average kWh/Day																																			
APR 2023	28																																			
MAR	25																																			
FEB	17																																			
JAN	8																																			
DEC	23																																			
NOV	16																																			
OCT	13																																			
SEP	9																																			
AUG	14																																			
JUL	22																																			
JUN	22																																			
MAY	7																																			
APR 2022	11																																			
Energy Charge			849 kWh @ \$0.07990/kWh			\$67.84																														
Fuel Charge			849 kWh @ \$0.05239/kWh			\$44.48																														
Storm Protection Charge			849 kWh @ \$0.00400/kWh			\$3.40																														
Clean Energy Transition Mechanism			849 kWh @ \$0.00427/kWh			\$3.63																														
Storm Surcharge			849 kWh @ \$0.01061/kWh			\$9.01																														
Florida Gross Receipt Tax						\$3.87																														
Electric Service Cost						\$154.73																														
Franchise Fee						\$10.13																														
Municipal Public Service Tax						\$12.51																														
Total Electric Cost, Local Fees and Taxes						\$177.37																														
Current Month's Electric Charges						\$177.37																														

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007136783
Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

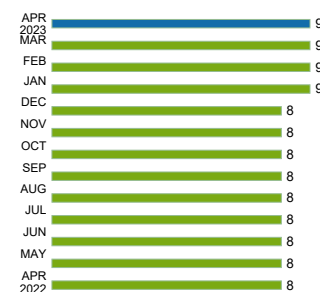
Service for: 10340 K BAR RANCH PKWY, GATE, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	04/13/23	9,456		9,194		262 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000	\$22.50	
Energy Charge						262 kWh @ \$0.07990/kWh	\$20.93	
Fuel Charge						262 kWh @ \$0.05239/kWh	\$13.73	
Storm Protection Charge						262 kWh @ \$0.00400/kWh	\$1.05	
Clean Energy Transition Mechanism						262 kWh @ \$0.00427/kWh	\$1.12	
Storm Surcharge						262 kWh @ \$0.01061/kWh	\$2.78	
Florida Gross Receipt Tax							\$1.59	
Electric Service Cost							\$63.70	
Franchise Fee							\$4.17	
Municipal Public Service Tax							\$5.56	
Total Electric Cost, Local Fees and Taxes							\$73.43	
Current Month's Electric Charges							\$73.43	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 221007621776

Statement Date: 05/02/23

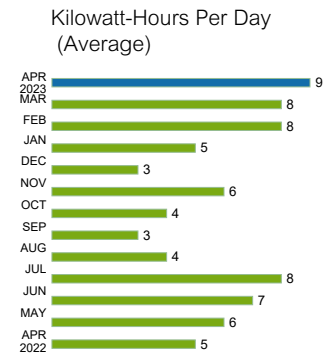
Details of Charges – Service from 03/16/23 to 04/14/23

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	04/14/23	7,879		7,614		265 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000		
Energy Charge						265 kWh @ \$0.07990/kWh		
Fuel Charge						265 kWh @ \$0.05239/kWh		
Storm Protection Charge						265 kWh @ \$0.00400/kWh		
Clean Energy Transition Mechanism						265 kWh @ \$0.00427/kWh		
Storm Surcharge						265 kWh @ \$0.01061/kWh		
Florida Gross Receipt Tax								
Electric Service Cost						\$64.15		
Franchise Fee						\$4.20		
Municipal Public Service Tax						\$5.59		
Total Electric Cost, Local Fees and Taxes						\$73.94		
Current Month's Electric Charges						\$73.94		

Tampa Electric Usage History



Details of Charges – Service from 03/16/23 to 04/14/23

Service for: 10820 MISTFLOWER LN, TAMPA, FL 33647

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$23.73	
Storm Protection Charge	459 kWh @ \$0.01466/kWh	\$6.73	
Clean Energy Transition Mechanism	459 kWh @ \$0.00036/kWh	\$0.17	
Storm Surcharge	459 kWh @ \$0.00326/kWh	\$1.50	
Florida Gross Receipt Tax		\$1.24	
Franchise Fee		\$49.66	
Municipal Public Service Tax		\$3.15	
Lighting Charges		\$811.03	
Current Month's Electric Charges		\$811.03	

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 221007993977
Statement Date: 05/02/23

Details of Charges – Service from 03/16/23 to 04/14/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$36.34
Storm Protection Charge	703 kWh @ \$0.01466/kWh	\$10.31
Clean Energy Transition Mechanism	703 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	703 kWh @ \$0.00326/kWh	\$2.29
Florida Gross Receipt Tax		\$1.89
Franchise Fee		\$95.31
Municipal Public Service Tax		\$4.83
Lighting Charges		\$1,555.26
Current Month's Electric Charges		\$1,555.26



ACCOUNT INVOICE

tampaelectric.com



Account: 221008130249

Statement Date: 05/02/23

Details of Charges – Service from 03/15/23 to 04/13/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$24.55
Storm Protection Charge	475 kWh @ \$0.01466/kWh	\$6.96
Clean Energy Transition Mechanism	475 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	475 kWh @ \$0.00326/kWh	\$1.55
Florida Gross Receipt Tax		\$1.28
Franchise Fee		\$64.40
Municipal Public Service Tax		\$3.26
Lighting Charges		\$1,050.85
Current Month's Electric Charges		\$1,050.85



ACCOUNT INVOICE

tampaelectric.com



Account: 221008151583

Statement Date: 05/02/23

Details of Charges – Service from 03/16/23 to 04/14/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.05169/kWh	\$49.98
Storm Protection Charge	967 kWh @ \$0.01466/kWh	\$14.18
Clean Energy Transition Mechanism	967 kWh @ \$0.00036/kWh	\$0.35
Storm Surcharge	967 kWh @ \$0.00326/kWh	\$3.15
Florida Gross Receipt Tax		\$2.61
Franchise Fee		\$101.19
Municipal Public Service Tax		\$6.64
Lighting Charges		\$1,652.64
Current Month's Electric Charges		\$1,652.64
Total Current Month's Charges		\$19,153.24

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

Advertising Run Dates		Advertiser Name	
04/16/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
04/16/2023	Jean Mitoles	163527	
Total Amount Due		Ad Number	
\$433.00		0000280824	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/16/23	04/16/23	0000280824	Times	Legals CLS	Notice of Budget Workshop	1	2x40 L	\$429.00
04/16/23	04/16/23	0000280824	Tampabay.com	Legals CLS	Notice of Budget Workshop AffidavitMaterial	1	2x40 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
04/16/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
04/16/2023	Jean Mitoles	163527	
Total Amount Due		Ad Number	
\$433.00		0000280824	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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


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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Budget Workshop** was published in said newspaper by print in the issues of: **4/16/23** 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

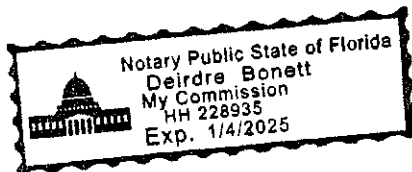
Sworn to and subscribed before me this **04/16/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**NOTICE OF PUBLIC MEETING
COMMUNITY WORKSHOP
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the K-Bar Ranch II Community Development District will hold a Budget Workshop on Thursday, April 20, 2023 at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

The purpose of the workshop is to discuss the budget. The workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. The workshop may be continued in progress without additional notice to a time, date and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 933-5571, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (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 workshop 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 the appeal is to be based.

K-Bar Ranch II CDD
Taylor Nielsen
District Manager

Run Date: 4/16/2023

0000280824

RECEIVED
APR 24 2023



INVOICE

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

Customer Name:

K BAR RANCH II CDD

Service Period:

05/01/23-05/31/23

Invoice Date:

04/27/2023

Invoice Number:

9929582-2206-7

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

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

Customer Service: (813) 621-3055**Your Payment is Due****May 27, 2023**

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

Your Total Due**\$241.81**

If payment is received after
05/27/2023: **\$ 247.86**

Previous Balance

241.81

+

Payments

(241.81)

+

Adjustments

0.00

+

**Current Invoice
Charges**

241.81

=

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

Description	Date	Ticket	Quantity	Amount
Container Maintenance Charge	05/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	05/01/23		1.00	176.26
8 Yard Dumpster 1X Week	05/01/23		1.00	45.80
Total Current Charges				241.81



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



WASTE MANAGEMENT INC. OF FLORIDA

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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
04/27/2023	9929582-2206-7	23-24608-23004
Payment Terms	Total Due	Amount
Total Due by 05/27/2023	\$241.81	
If Received after 05/27/2023	\$247.86	

2206000232460823004099295820000002418100000024181 8

10290C05

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

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



WM

WM

EASY WAYS TO

Get More
with My WM

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

Scan the QR code
to get started today!

Visit wm.com/MyWM



☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here

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

Email	
Date	
Bank Account Holder Signature	

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

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

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



INVOICE

INVOICE #	INVOICE DATE
TM 523732	5/1/2023
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 31, 2023

Invoice Amount: \$1,070.00

Description	Current Amount
Clearance trimming of Southern Live Oaks located along pool deck perimeter fence	
Arbor	\$1,070.00

Invoice Total \$1,070.00

RECEIVED
5/1/2023

IN COMMERCIAL LANDSCAPING

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

Tab 11

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF DISTRICT OPERATING FUNDS, OPERATING RESERVE FUNDS AND AVAILABLE DISTRICT BOND FUNDS; AUTHORIZING CERTAIN BOARD MEMBERS TO CONDUCT SUCH INVESTMENT TRANSACTIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, K-Bar Ranch II Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) typically meets monthly to conduct the business of the District, including periodic discussion and review of the District financials; and

WHEREAS, notwithstanding regular District Board meetings, in order to conduct the business of the District in an efficient manner and maximize investment return of District funds while at the same time prioritizing safety of principal and liquidity of funds, the District wishes to adopt this Resolution to memorialize certain parameters regarding investment of District operating funds, operating reserve funds and District bond funds as well as confirmation of the individuals appointed to authorize such transactions; and

WHEREAS, the District determines this Resolution is not an “investment policy” as that term is defined in Section 218.415, Fla. Stat., as amended; and

WHEREAS, to the extent not historically adopted, the District adopts the “no written investment policy” as more specifically referenced in Section 218.415(17), Fla. Stat., as amended; and

WHEREAS, the District determines that this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; and the preservation of District assets and/or facilities.

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

Section 1. Operating Funds and Operating Reserve Funds: The District Board hereby authorizes the placement of District operating funds and operating reserve funds in investments which meet the following requirements:

1. Investments which provide the maximum amount of safety of principal and liquidity of funds to pay obligations as they come due while at the same time maximizing investment return.
2. Investments which meet all applicable requirements of law including but not limited to the provisions of Chapter 190 and Section 218.415, Fla. Stat., as amended.

Section 2. Bond Funds: The District previously issued bonds for the construction of community infrastructure (hereinafter collectively referred to as the “Bonds”). The Bonds were issued pursuant to a Master Trust Indenture, as it may have been supplemented (hereinafter collectively referred to as the “Indentures”). By recent succession, U.S. Bank Trust Company, National Association, serves as the current Trustee under the Indentures. Pursuant to the Indentures, non ad valorem assessments collected by the District are set aside to make bond payments in November and May until maturity of the Bonds as well as to fund a reserve account for the Bonds all in compliance with the terms of the Indentures. To the extent bond funds are available for investment, the District Board authorizes the placement of such funds in investments which meet the following requirements:

1. Investments which provide the maximum amount of safety of principal and liquidity of funds to pay obligations as they come due while at the same time maximizing investment return.
2. Investments which meet all applicable requirements of law including but not limited to the provisions of Chapter 190 and Section 218.415, Fla. Stat., as amended.
3. Investments which meet all applicable requirements of the Indentures.

Section 3. District Manager: Rizzetta & Company, Inc. (“Rizzetta”) serves as the District Manager in the capacity as specifically defined in Section 190.007, Fla. Stat., as amended, or may perform other duties as prescribed by the District Board. However, Rizzetta does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta does not provide the District with financial advisory services or offer investment advice in any form. Rizzetta may assist the District during a bond issuance, as requested by the Board from time-to-time, but those services are limited to assessment allocation reports or similar work product.

Section 4. Authorized Individuals: The Board hereby authorizes the Chair first and then the Vice Chair if the Chair is unavailable (defined as not capable of being contacted for in excess of seven (7) calendar days), to authorize the investment of District operating funds, operating reserves, and District bond funds as long as such investments are in compliance with this Resolution and otherwise in compliance with applicable law. Such individuals are designated as necessary in the Indentures. The District Manager and Trustee will take direction from the Chair, or Vice Chair in his/her absence (as defined above), for the investment of such funds. The District Manager will not provide any advice as to timing or placement of operating funds, operating reserve, or bond funds. The Chair or the Vice Chair in his/her absence, will act on behalf of the District with regards to operating funds, operating reserves, and bond funds to place all trades, either telephonically or by whatever means necessary. The Chair or the Vice Chair in his/her absence, will provide direction to the District Manager and/or Trustee, as applicable, for the amounts to transfer, where to transfer the funds and by what means.

Section 5. A copy of this Resolution shall be provided to U.S. Bank Trust Company, National Association, and any successor Trustee under the Indentures. This Resolution is intended to supplement and revise prior resolutions and actions by the District. All District action, resolutions, or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 6. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent of any conflict between the terms of this Resolution and the Indentures or applicable law including, but not limited to, Chapter 190 and Section 218.415, Fla. Stat., as amended, the Indentures and applicable law shall govern.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the K-Bar Ranch II Community Development District this **15 day of June, 2023.**

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

CHAIR / VICE CHAIR

ATTEST:

SECRETARY / ASST. SECRETARY

Tab 12

**SUPPLEMENTAL ADDENDUM TO THE AGREEMENT FOR REMOTE GATE
SECURITY AND MONITORING FOR K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT
(SUNDRIFT II AND EAGLE CREEK NEIGHBORHOODS)**

THIS SUPPLEMENTAL ADDENDUM TO THE AGREEMENT FOR REMOTE GATE SECURITY AND MONITORING BETWEEN K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AND SECURITEAM, INC. (the "Supplemental Addendum"), is made and entered into effective as of the 1st day of July, 2023 by and between the K-Bar Ranch II Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Tampa, Hillsborough County, Florida (the "District"), and Securiteam, Inc., a Florida for Profit Corporation (the "Contractor").

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District is responsible for the gates and monitoring for certain entry points within and around the District; and

WHEREAS, the District and the Contractor entered into an Agreement for Remote Gate Security Monitoring on or about August 27, 2019 ("Monitoring Agreement"), incorporated by reference herein; and

WHEREAS, the parties, via previous Addenda, have historically added further work or services to the scope of the Monitoring Agreement to provide additional services at the entry of additional neighborhoods as completed; and

WHEREAS, the parties through this Supplemental Addendum wish to add work or services to the scope of the Monitoring Agreement, as previously amended, to provide additional services at the entry of the "Eagle Creek" (Parcel D) and "Sundrift II" (Parcel I) neighborhoods of the District; and

WHEREAS, the District and the Contractor each has the authority to execute this Supplemental Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Supplemental Addendum so that this Supplemental Addendum constitutes a legal and binding obligation of the parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. The scope of work of the Monitoring Agreement, as it may have been previously amended, is hereby expanded as of July 1st, 2023 and terminating on the expiration of the Monitoring Agreement, as amended, to include twelve (12)

hour remote entry service (Virtual Gate Guard Remote Concierge) at the entry of the “Eagle Creek” and “Sundrift II” neighborhoods.

2. As compensation for this Supplemental Addendum, the District agrees to pay Six Hundred Ninety and 00/100 Dollars **(\$690.00)** monthly to Contractor for “Eagle Creek” and One Thousand Seven Hundred Seventy and 00/100 Dollars **(\$1,770.00)** monthly for “Sundrift II” all for the work more fully described above and in the Monitoring Agreement, as amended.
3. In the event of conflict between the provisions of this Supplemental Addendum and the Monitoring Agreement, as previously amended, the provisions of this Supplemental Addendum shall control. Except as previously and hereby modified by the parties, the terms, and conditions of the Monitoring Agreement, as previously amended, are ratified, and confirmed. The validity, interpretation, and enforcement of this Supplemental Addendum and of the rights and obligations of the parties hereto shall be governed by and construed and interpreted in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have made and executed this Supplemental Addendum as of the day and year last written below.

Securiteam, Inc.


By: 
By: Frank Prete (May 30, 2023 13:38 EDT)

Name: Frank Prete

Title: Vice President

Date: May 30, 2023

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

By: 
By: Michele Emery (May 30, 2023 12:59 EDT)

Name: Michele Emery

Title: CDD Chairman

Date: May 30, 2023











SecuriteamAddendum.05.24.23

Final Audit Report

2023-05-30

Created:	2023-05-25
By:	Frank Prete (frank@mysecuriteam.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7SwKIVnrppFbXUAx7iMWxJ5-XgYB6FaK

"SecuriteamAddendum.05.24.23" History

-  Document created by Frank Prete (frank@mysecuriteam.com)
2023-05-25 - 3:22:59 PM GMT- IP address: 47.206.145.157
-  Document emailed to Taylor Nielsen (tnielsen@rizzetta.com) for signature
2023-05-25 - 3:51:48 PM GMT
-  Email viewed by Taylor Nielsen (tnielsen@rizzetta.com)
2023-05-26 - 5:41:16 PM GMT- IP address: 47.197.169.213
-  Frank Prete (frank@mysecuriteam.com) replaced signer Taylor Nielsen (tnielsen@rizzetta.com) with Michele Emery (kbar2cddmemery@gmail.com)
2023-05-30 - 4:24:26 PM GMT- IP address: 47.206.145.157
-  Document emailed to Michele Emery (kbar2cddmemery@gmail.com) for signature
2023-05-30 - 4:24:26 PM GMT
-  Email viewed by Michele Emery (kbar2cddmemery@gmail.com)
2023-05-30 - 4:56:48 PM GMT- IP address: 146.75.248.106
-  Document e-signed by Michele Emery (kbar2cddmemery@gmail.com)
Signature Date: 2023-05-30 - 5:00:00 PM GMT - Time Source: server- IP address: 104.28.92.192
-  Document emailed to Frank Prete (frank@mysecuriteam.com) for signature
2023-05-30 - 5:00:00 PM GMT
-  Document e-signed by Frank Prete (frank@mysecuriteam.com)
Signature Date: 2023-05-30 - 5:38:31 PM GMT - Time Source: server- IP address: 47.206.145.157
-  Agreement completed.
2023-05-30 - 5:38:31 PM GMT



Adobe Acrobat Sign

Tab 13



A Security & Technology Company

K-Bar Camera Adds

K-Bar Ranch II CDD

10820 Mistflower Ln
Tampa, FL 33647
201-281-9239

Prepared by:

Christopher Beck
Sales Project Manager
chrisb@mysecuriteam.com
813-930-7899



K-Bar Ranch II CDD
K-Bar Camera Adds

Clubroom Camera Additions	\$4,922.84
---------------------------	------------

3	Avigilon Control Center Software with Video Analytics 1-Cam
0.25	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket
3	H6SL Dome Camera

Project Summary


TOTAL: \$4,922.84


Cameras to be installed in the kitchen and clubroom, one on each side of the divider.

* Requiring service charges not included in the total install price.

Product Details

	<p>Avigilon Control Center Software with Video Analytics 1-Cam</p> <p>The Avigilon Control Center Software uses next generation video analytics to proactively protect your facility. These features include people detection another rules based analytics that can identify a threat and send an alert realtime. Includes 1 license.</p>
--	---

	<p>23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket</p> <p>23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket</p>
---	--

	<p>H6SL Dome Camera</p> <p>Versatility meets high-performance in the analytics-enabled Avigilon H6SL Camera Line. Available as a bullet or dome form factor, these cameras can fit into an extensive range of indoor and outdoor applications in education, commercial, government, retail and hospitality sectors for optimal protection of people and property. It comes equipped with NextGeneration Video Analytics to proactively detect critical events and provide you with superior situational awareness of your site. Even in challenging lighting conditions, the H6SL empowers you to see your site with sharp and clear images.</p>
---	---

Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

Tab 14

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!





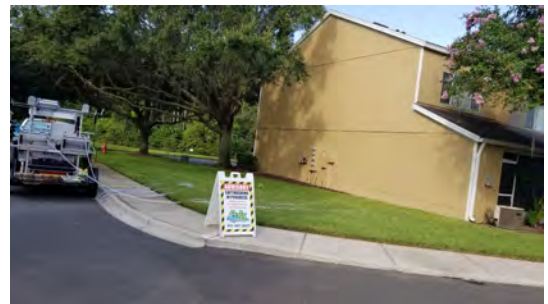
Sample Work



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
--	------------

SoftWash the main Community Monument and towers in the median and opposite roadside.

SoftWash - Clubhouse Monument	\$100.00
--------------------------------------	----------

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

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.

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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 (INSR)	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"/> PROJECT <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"/> OTHER 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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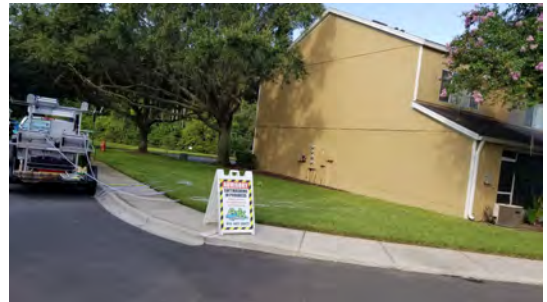
Sample Work



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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

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 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 <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED 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
-----------	---	--------------------------

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 #511 for 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

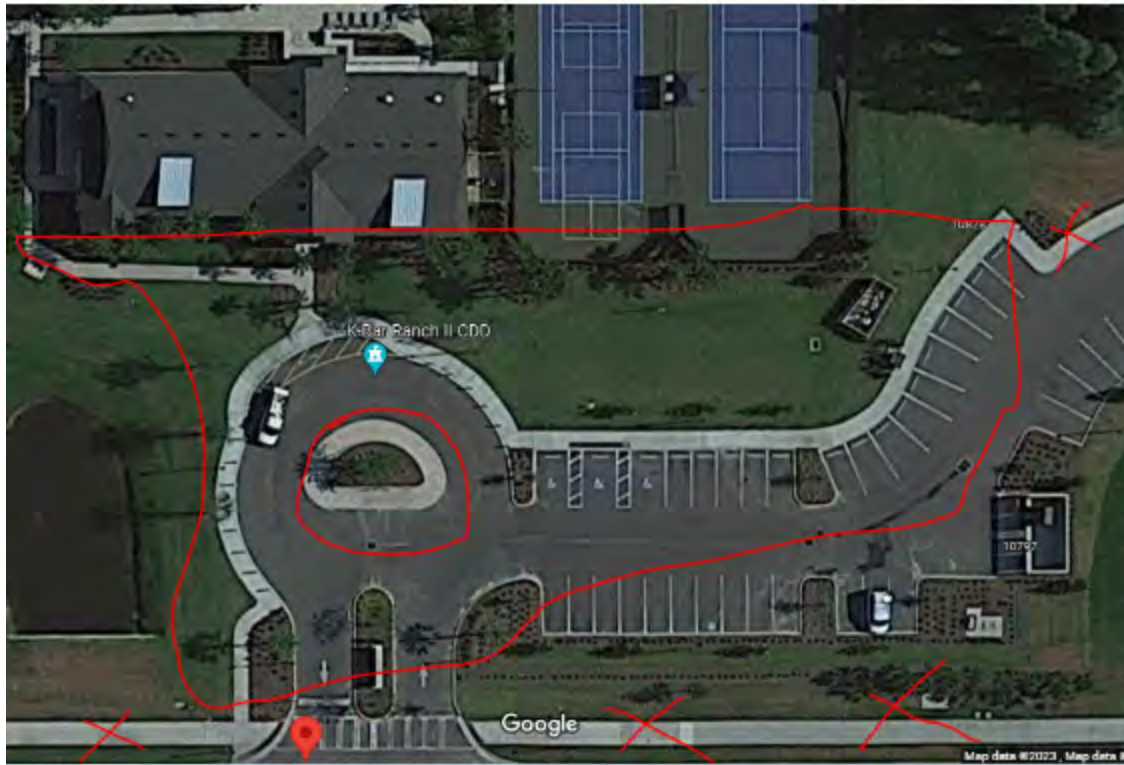
SoftWash all of the pavers on the entry level around all of clubhouse on both sides of the locked gate.



Concrete Walkway (Outside Gate/Pool Area) \$603.00

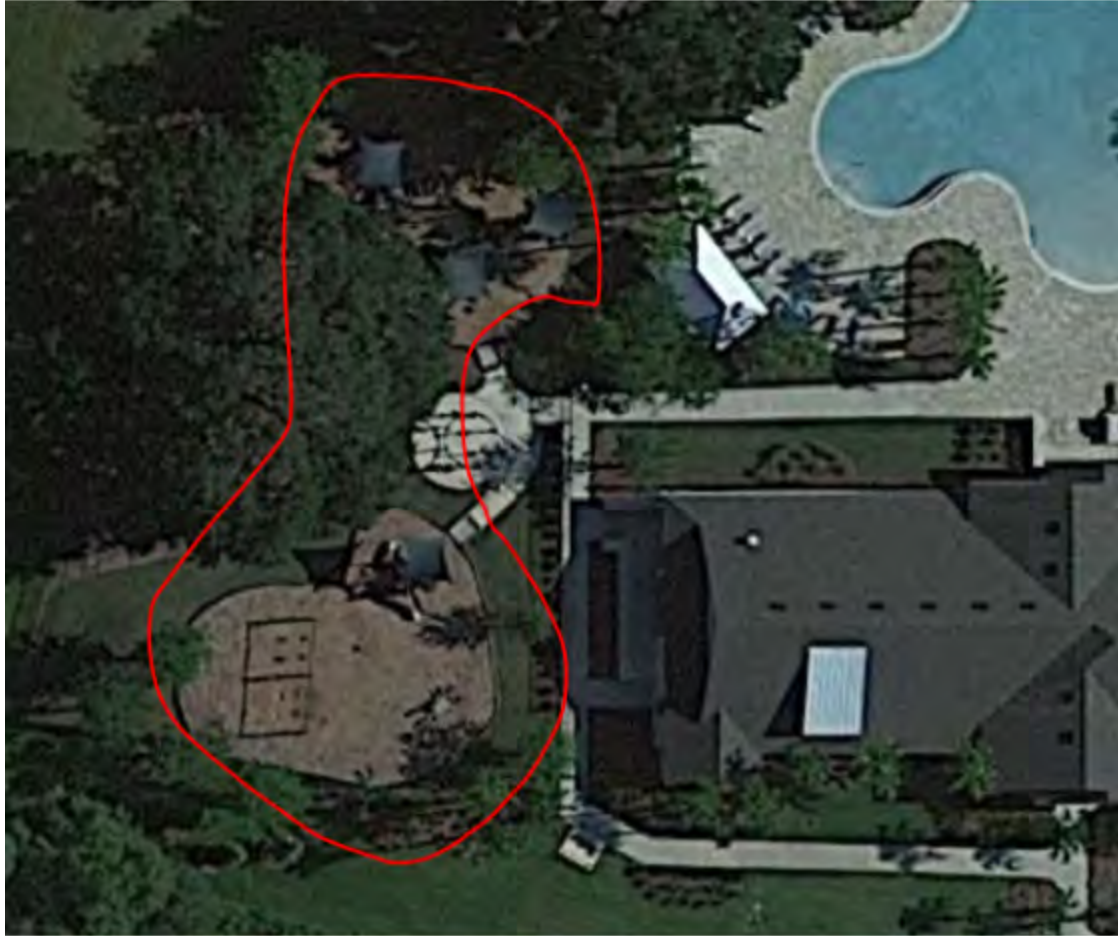
SoftWash all of the sidewalks in the front of the Clubhouse up to the point the sidewalk curves out to the 2nd entry, about where the tennis courts end.

SoftWash the median pavers directly in front of Clubhouse.



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/communities you want done.



SoftWash - Main Community Monument and associated Towers \$1,200.00



SoftWash the main Community Monument and towers in the median and opposite roadside.



SoftWash - Clubhouse Monument \$100.00



- **Proposal #512 K Bar 2 Clubhouse SoftWash Treatment - Roof, Siding and windows**

Asphalt Shingle Roof \$1,840.00
SoftWash Main Clubhouse Roof



Metal Roof - Pool Cabanas (5) \$774.80
SoftWash All Pool Cabana Roofs
4 Regular size
1 Larger size



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.



Tab 15

- * Only approved Instructors are allowed to teach here
- **In order to teach here, the following procedure must be completed

Vendor Approval Process

- ✓ 1-Submit a copy of your Current Certifications in your field
- ✓ 2-Submit proof of Liability Insurance specific to your type of Instruction *Fitness instructor*
- ✓ 3-List the programs or lessons you offer, including the time length, and the rate for residents.
- ✓ 4-Please share how long you have been teaching and any other info you would like to share.
- ✓ 5-Management will present this information to the CDD, and if approved, you will be asked to enter into a vendor agreement with the CDD which includes a monthly usage fee. This cost allows you to use certain areas of the District's property to conduct your business. The fee is tallied by participant sign in sheets and equal to 10% of your gross revenue.

K-Bar Ranch II Instructor Survey

Name: MARIA SPEARMAN

Phone: (863) 289-2119

Address: 19377 HAWK VALLEY DRIVE

Email address: Maria71244@yahoo.com

Are you a K-Bar Ranch II resident? YES

Type of Instruction: Tai chi, Balance & STRETCH

Length of each session: 1 hr.

Number of students per session: estimate 3-6/week

Number of sessions per week: 1 session

Rates: \$7.00 or by donation (recorded per session)

Approx. Weekly schedule at K-Bar Ranch II: Saturday at 10:00 AM

Do you carry liability insurance? ~~IBD~~ YES

Are you a current Pasco or Hillsborough County Public School Approved Vendor? NO

_____ If yes, expiration date _____

Area(s) used: Circle all that apply:

Pool (Deep section) Pool (Shallow section) Tennis Courts Playground

Parking Lot Bathrooms... Meeting Room... Gazebo.... Porch

Please attach a business card



CERTIFICATE OF ACHIEVEMENT

Let it be known that

MARIA SPEARMAN

has completed the 200-hour
TaijiFit 101: Original Flow Instructor Training.

December 13, 2022

VALID FOR 1 YEAR FROM THIS DATE



CEO, TAIJIFIT

DAVID-DORIAN ROSS
CEO, TAIJIFIT



Vistas Spa & Sports is now offering:

MINDFUL STRETCH & MEDITATION

A gentle stretch for the body and mind

Reduce stress

Control anxiety

Increase focus

Improve sleep

Enhance Self-Awareness



ROLLING HILLS
COUNTRY CLUB



There are thousands of studies that have shown mindfulness meditation can positively impact mental and physical health. Whether it's reducing stress, improving sleep, or increasing focus, discover how to transform your mind and body through the power of meditation.

Join us for an informal, relaxed format and "inhale and exhale" to better everyday living.

Certificate of Insurance

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not alter the coverage afforded by the policy(ies) below. This certificate of insurance does not constitute a contract between the insurer(s), authorized representative or producer, and the certificate holder.

Certificate Number: QAA000065194

Insurer: Berkshire Hathaway Specialty Insurance Company

NAIC# 22276

Named Insured: Maria Spearman

Mailing Address: 19377 Hawk Valley Dr , Tampa, FL 33647

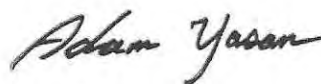
Policy Number 47-QAA-038193-01

Coverage Type Occurrence

Type of Insurance	Policy Effective	Policy Expiration	Limits of Insurance	
Professional Protection Liability	06/07/2023	06/07/2024	\$250,000	Each Claim
			\$750,000	Aggregate
Commercial General Liability Occurrence	N/A	N/A	N/A	Each Occurrence
			N/A	Aggregate

Description of profession/business: Wellness and Fitness - Fitness Professional/Multiple Specialties

Certificate holder: K-Bar Ranch Development District
10820 Mistflower Lane
Tampa, FL 33647



06/07/2023

Authorized Representative

Dated

MARIA SPEARMAN

19377 Hawk Valley Drive

Tampa, FL 33647

(863) 289.2119

Maria71244@yahoo.com

EXPERIENCE

Rolling Hills Country Club, Rolling Hills Estates, CA (2018-2023)

Personal Trainer, Group Fitness Instructor

Provided personal training, as well as instruction in Tai Chi, yoga and Pilates

Cypress Fitness, McLean, VA (2010-2016)

Personal Trainer, Group Fitness Instructor

Provided personal training, as well as instruction in Tai Chi, yoga and Pilates

McLean Racquet and Health Club, McLean, VA (2010-2014)

Developed targeted fitness programs to members at a variety of fitness levels. Oversaw Firm Believers Senior Fitness Program.

Elite Fitness Concepts, McLean, VA (2010-2014)

Group Fitness Instructor

Instructed a wide variety of fitness classes for club Members

The Palladium at McLean Condo Community, McLean, VA (2010-2014)

Personal Trainer, Group Fitness Instructor

Instructed a variety of fitness classes and developed individual targeted regimens to residents at a wide range of fitness levels.

Cypresswood Golf and Country Club, Winter Haven, FL (1990-2010)

Developed and managed the Wellness Center fitness programs. Managed Firm Believers Senior Fitness Program; Organized Annual Golf Fitness Seminar.

NATIONAL CERTIFICATIONS

Aerobics and Fitness Association of America (AFAA)

Personal Training

Pilates Mat Science

Pilates Small Apparatus

TRX

Aquatic Training

Hatha Yoga

Gentle Stretch and Relaxation

Tai-Chi, Taiji Fit for Veterans

Qi-Qong

Group Strength Training

Kettle Weights Group Training

NATIONAL CERTIFICATIONS

Bender Training Academy Specialty Certification

Stability Ball Training

Power Board Training

Gliding

Balletone

Step Training

Reebok Core Training

Sara City Workout Fitness Education (SCW Education)

National Dance Exercise Instructor Training Association (NDEIT)

Zumba

Meditation Certification

March 3, 2023

Re: Maria Spearman

1 Chandler Ranch Road
Rolling Hills Estates, CA 90274
424-903-0051

To Whom it May Concern;

I am writing to strongly recommend Maria Spearman for her exceptional skill as a Personal Trainer and Group Fitness Instructor and genuinely authentic personal qualifications. Maria and I have worked closely together for the past 5 years at Rolling Hills Country Club. During that time, I was able to get to know Maria very well and can thoroughly give assurance for her abilities and character.

Maria is a pleasure to work with, she is passionate about what she does and therefor has a pleasant and positive attitude while at work. She is a kind and caring individual who invests in her members' health and wellness journey by creating highly personal fitness training programs that are fun and challenging. Her instruction techniques are outstanding, and her member feedback is impressive. Many members who took her classes will say that Maria absolutely trained them to move in ways they never thought they could. From beginners stretch 101 to advanced athletes training for a marathon, Maria instills confidence at all levels and creates a comfortable and safe environment to stay fit.

For personal training Maria always took the initiative to make sure she arrived early to set-up and had a personalized workout ready to go that took into consideration each individual member's fitness goals. She also made sure she was thoroughly prepared for each class, and took the time to build relationships with each member who attended her classes to keep them coming back.

Maria will bring a wealth of knowledge and skill to any Fitness Facility. I know she would be an excellent fit and asset for any organization. If you have any questions, please feel free to contact me at the above address.

Kind Regards,

Katie Morena

Director of Spa and Sports

Tab 16

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the K-Bar Ranch II Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-05; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF JULY, 2023.

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

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 17



Rizzetta & Company

K-Bar Ranch II Community Development District

Proposal for Landscape and Irrigation Maintenance Specification Development

July 11, 2023

Presented by: Rizzetta & Company, Inc.

**3434 Colwell Avenue, Suite 200
Tampa, FL 33614**

rizzetta.com

Rizzetta & Co.

Landscape Inspection Services

“COMMITTED TO PRESERVING AND ENHANCING THE COMMUNITY LANDSCAPE”

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, and two prior owners of multi-dimensional landscape service firms. Rizzetta & Co.'s Landscape Inspection Services team has a combined total of 100 + years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a “Wow” factor to visitors, set a welcoming tone for the residents, and help to increase the home values within the community. Rizzetta & Co.'s Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.



Rizzetta & Company

How we do it

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

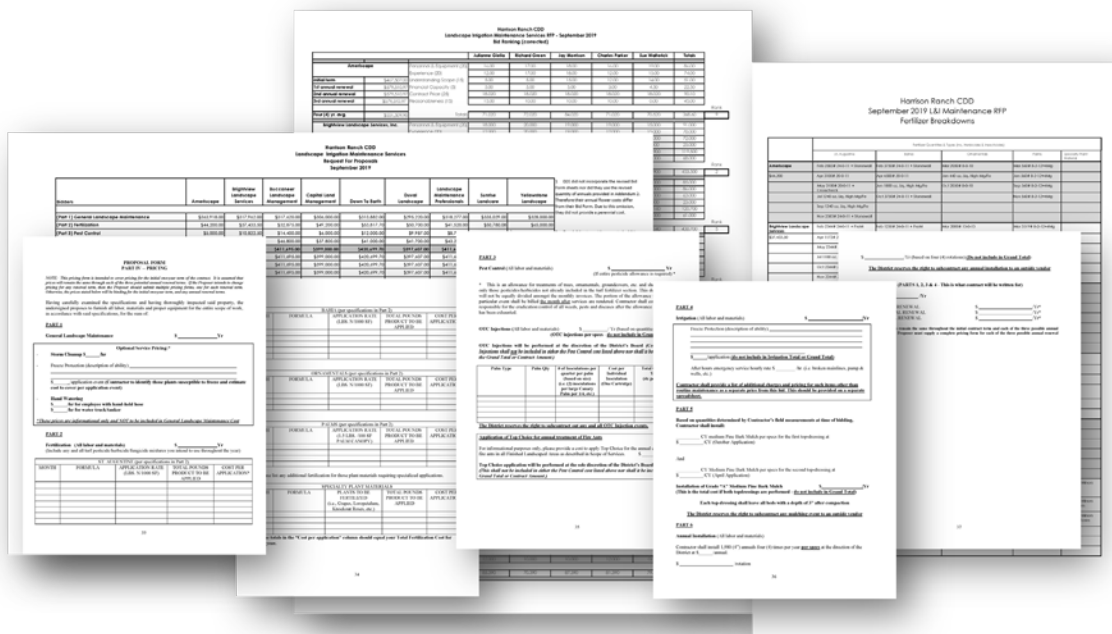
Landscape Design: Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape and Irrigation Specification Development: Upon request and following fee agreement, develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. Conduct the bidding process, review, and prepare bid tabulation documents for the board. Assist the board with reviewing the bid tabulation and other pertinent information.

Landscape Maintenance Inspections: Perform grounds inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the District. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.



Rizzetta & Company

Professionals in Community Management

Scope of Services

Rizzetta & Co. will perform the following scope of services:

- Develop a formal Request for Proposals (RFP).

Rizzetta will develop a customized RFP document that will be provided to interested landscape maintenance contractors. The RFP will include specific contractor instructions regarding site visits, pricing instructions, proposal forms, preparation, and delivery. Also included will be the customized scope of work.

- Develop Landscape and Irrigation Maintenance Services and Specifications.

After meeting with appropriate on-site personnel, if any, to ensure all site-specific maintenance requirements are met, Rizzetta & Co. will tailor a detailed scope of work based on the Client's needs for the property including maintenance specifications for turf, shrubs, trees, perennials, and groundcovers. Additional specifications will be provided for proper fertilization and pest control based on Green Industries Best Management Practices (GIBMP), as well as inspection requirements for monthly irrigation wet checks.

- Conduct and Administer Pre-Bid meeting with Contractors.

Rizzetta & Co. will conduct a mandatory on-site Pre-Bid meeting to discuss the RFP Project manual, the property and any other pertinent site-specific issues as well as compile a list of those vendors in attendance.

- Review Proposals and Submit Tabulation Summaries.

After receipt of proposals, Rizzetta & Co. will prepare and provide tabulation summaries to the Client to assist in the evaluation.

- Assist the Client during a designated meeting in the evaluation of the vendors' proposals.

Rizzetta & Co., after providing Client with summaries of proposals and bid ranking sheets, will conduct the evaluation/scoring of the proposals during a designated board meeting.



Rizzetta & Company

Our RFP Preparation Fees and Expenses

- Contractor Package Fees and Expenses:

All production, printing, postage, shipping and blueprinting costs necessary to perform the services are included.

Site maintenance exhibit to be provided by the Client.

Irrigation As-Builts (if available) to be provided by Client.

- All travel costs necessary to perform the services are included.

Total Fee for Landscape and Irrigation Maintenance Specification Development:
\$3000. (fee to be billed upon completion)

Submitted

By: _____

Lucianno Mastrionni, Vice President, Business Strategy and Development

Rizzetta & Co., Inc.

Date: _____

Accepted

By: _____

Print: _____

For: K-Bar Ranch II Community Development District

Date: _____



Rizzetta & Company

Tab 18



Altra Medical Corporation
9079 Belcher Road
Pinellas Park, FL 33782
TM

Ph: 727-541-5900
Fax: 727-541-5990
Toll free: 1-866-777-8555
Email: Kelly@altramedical.com June

7, 2023

Mr. Jeffrey LaFlamme
Kbar Ranch II CDD
10820 Mistflower Lane
Tampa, FL 33647

Dear Jeffrey:

Thank you for your request to provide an AED proposal to Kbar Ranch II as you add AEDs to your community.

I have provided information on the Philips FRx AED, ideal for a community setting, which is easy to use, has limited maintenance, CPR Coaching and performs self-tests automatically. The FRx also has a unique feature, a Pedi Key, so separate Pedi Pads are not needed. Pricing is shown on page three, with optional accessories, mounting options and signage, along with AED/CPR Training, for your review.

Philips AEDs

Philips HeartStart AED technology is designed for every skill level, every environment.

Philips is the world leader in cardiology products, including defibrillation, with a proven track record. They have over **2,000,000 AEDs deployed**, over twice the nearest competitor, over **50 Billion Service hours of use** and a **Billion self-tests, more than any other manufacturer.**

Philips HeartStart FRx



Expert Guidance The Philips HeartStart FRx defibrillator features intuitive, step-by-step voice instructions, including CPR guidance, and an audible metronome to help guide trained responders while treating a suspected cardiac arrest.

Easy To Use & Maintain Pre-connected SMART Pads II can be **used for both adults and children**. The FRx is easy to maintain, it performs a series of automatic self-tests, daily, weekly, and monthly to check pad readiness and verify functionality and calibration of circuits and systems.

Infant/Child Key – When treating an infant or child, simply insert the optional infant/child key and the FRx adjusts instructions and therapy no need to change pads!



Designed to work where you need it Lightweight, rugged and reliable, the Philips FRx AED can withstand rough handling, extreme temperatures, and dusty or wet surfaces. Designed for use in harsh settings, it can withstand up to 1,100 lbs and drops from 4 feet.



1,100 lb. Crush Test



IP55-Jetting Water

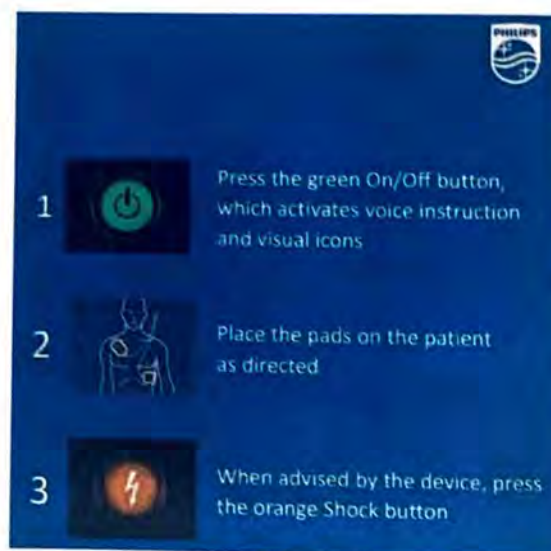


Vibration Construction

Easy as 1-2-3



Patented Quick Shock feature allows the FRx to typically deliver a shock within 8 seconds after CPR.⁴



Altra Medical – Serving Florida for over Twenty Years

Altra Medical has distributed AEDs since 2000, is a Philips Master AED Distributor; we sell and service all brands of defibrillators, with thousands of AEDs deployed and over 4,500 customers nationwide.







We offer a full package to be sure your program will be effective and minimize your risk from our *free replacement supply reminder program*, AED Maintenance Programs, AED Signage and cabinets, AED/CPR Training, training supplies and Stop the Bleed Trauma Kits.

Please contact me with any questions or for additional information. I can update the proposal based on your package preferences.

Sincerely,

Kelly M. Podsiedlik

Celebrating over 100 SAVES with our AEDs!
Philips AED Proposal for Kbar Ranch II

		List Price/Unit	Discount Price/Unit
Philips HeartStart FRx AED			
 	One Automated External Defibrillator with SMART Biphasic technology, Complete with User's Guide, one set of Adult Pads, one four-year battery	\$2,099.00	\$1,679.20
	Carrying Case	\$155.00	\$124.00
	First Responders Kit (razor, scissors, gloves, wipe, CPR pocket mask)	<u>\$29.95</u>	<u>\$20.00</u>
	FRx AED Package	\$2,283.95	\$1,823.20
	<i>Optional Accessories</i>		
	Spare Set of FRx Adult Pads (recommended)	\$62.00	\$55.80
	Pediatric Key, ≤ 8 years (one-time purchase)	\$111.00	\$99.90
Indoor Wall Mount Options:			
	Wall Mount & Signage Bundle	\$160.00	\$144.00
	Metal Wall Mount	\$105.00	\$94.50
	Plastic as shown above		
	Philips Basic Wall Cabinet with Alarm	\$339.00	\$271.20
	AED Wall Cabinet without Alarm		\$179.00

Outdoor Cabinet

Price/Unit



Outdoor Waterproof AED Wall Cabinet with Alarm

\$349.00

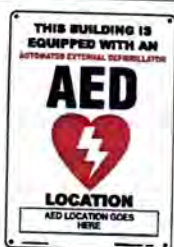
- Made of a high impact polycarbonate, UV resistant, clear door
- Contains a dual vent system to keep temperatures inside down and the elements out
- Stainless Steel Hinges and Latches

AED Wall Sign Options:



Triangular 3D AED Wall Sign

\$21.00



Custom AED Location Sign Options
(Customize with your location)

\$15.00

- Choose sign Color
- Provide "Location Language"

All HeartStart AED Packages from Altra Medical include *FREE* of charge:

- Owner's Manual
- Quick Set-up Guide
- Maintenance Booklet
- Quick Reference Guide
- AED Inspection Log
- AED Maintenance Tag
- Protected by AED Decal
- Free reminders when pads & batteries are needed

Warranty:

Philips provides an **eight-year warranty** from mechanical defects on the HeartStart FRx AED and a **four-year warranty** on the battery. This includes repair or replacement of any defective part or accessory. Please see product warranty for details. Philips will also provide an indemnification to the purchasers or users of the AED.

Sales Tax:

Freight:

Terms:

This quotation is valid for thirty days.

Tax on Supplies
plus shipping, UPS Ground
Prepay (via check) or Net 30 days w/PO

AED/CPR Certification Training Class

You will learn:

- Recognition of and emergency resuscitation techniques for heart attack, cardiac arrest, stroke and foreign airway obstructions in adults
- Adult CPR and AED use
- Use of Barrier Devices
- Adult choking
- Course Length: 2 ½ - 3 Hours
- Two-year certification card
- Taught at your location

AED/CPR Training Class Cost: ○ AED/CPR is \$560 for a class of up to 8 people. \$70 each additional person ○ 8 person minimum

○ Participants will receive an eCard

Clubhouse Manager

From: Matthew Cyrill <matthew.cyrill@redcross.org>
Sent: Thursday, June 8, 2023 10:54 AM
To: Clubhouse Manager
Subject: AED Information Requested



American Red Cross
Training Services

Hi Jeffrey LaFlamme

Thank you for your interest in purchasing an Automated External Defibrillator (AED).

Having trained staff and an AED on hand will help increase the chance of survival when an incident occurs. The average response time for local EMS ranges from eight to twelve minutes. This is a critical time for being able to help a victim in cardiac arrest. Having an AED on site and ready to use within two to three minutes can increase the chance of survival from 10% to 70% from CPR alone. This gives the victim a better chance of survival before EMS arrives.

We offer AEDs from three manufacturers:

- Philips
- Zoll
- Physio Control

A side-by-side comparison of several AEDs offered by these manufacturers, along with information on our current promotions can be found at the following [link](#)









If you are interested in purchasing an AED, please answer the following questions:

- Do you currently have AEDs at your location?
- How many AEDs are you looking to purchase?
- Will the AED be used indoors or outdoors?



American Red Cross
Training Services

Automated External Defibrillator Packages

								
Product Features	Philips FRx	Philips Onsite	Zoll AED Plus	Powerheart G5	HeartSine	HeartSine Connected	ZOLL AED 3	Lifepak CR2 Bag OR Handle
Shock Delivery	Semi-Automatic	Semi-Automatic	Fully / Semi-Automatic	Fully /Semi-Automatic	Fully /Semi-Automatic	Fully /Semi-Automatic	Fully /Semi-Automatic	Fully /Semi-Automatic
Real Time CPR Feedback	NO	NO	Rate and Depth	Rate and Depth	Rate (450P only)	Rate (450P only)	Rate and Depth	Rate and Depth
CPR Support	YES	YES	YES	YES	YES	YES	YES	YES
Child Mode *additional purchase	*KEY	*PADS	*PADS	*PADS	*PADS	*PADS	BUTTON	BUTTON
Bilingual	NO	NO	NO	YES	NO	NO	NO	YES
Battery/Pad Life	4 Years/ 2 Years	4 Years / 2 Years	5 Years / 5 Years	4 Years / 2 Years	4 Years / 4 Years	4 Years / 4 Years	5Years / 5 Years	4 Years / 4 Years
Warranty	8 Years	8 Years	5 years 7 with Registration	8 Years	8 Years	8 Years	6 Years 8 with Registration	8 Years
Red Cross Exclusive Packages	<ul style="list-style-type: none"> AED unit Carrying case Battery 2 Adult pad cartridges Wall Sign Wall Cabinet 	<ul style="list-style-type: none"> AED unit Carrying case Battery 2 Adult pad cartridges Wall Sign Wall Cabinet 	<ul style="list-style-type: none"> AED unit Soft carrying case 10 Duracell 123 lithium batteries 1 Pair CPR-D-PADZ ARC Responder Pack FREE Wall Cabinet 	<ul style="list-style-type: none"> AED Unit Carrying case 1 Pair electrodes 1 Lithium battery 	<ul style="list-style-type: none"> AED Unit Carrying case 1 Adult pak and battery <p>Choice of one FREE Wall Cabinet Backpack Pedi-Pak</p>	<ul style="list-style-type: none"> AED Unit Carrying case 1 Adult pak and battery <p>Choice of one FREE Wall Cabinet Backpack Pedi-Pak</p>	<ul style="list-style-type: none"> AED Unit Operating Manual CPR Uni-padz III Battery ARC Responder Pack 	<ul style="list-style-type: none"> AED Unit Bag OR Handle 1 Adult pak /Pedi Pak FREE Wall Cabinet
Apr - Jun 2023	\$2,137	\$1,625	\$1,599	\$1,699	350P SA - \$1350 360P FA - \$1450 450P SA - \$1510	350P SA - \$1600 360P FA - \$1700 450P SA - \$1750	\$1,799	English Handle Semi \$2130 English Bag Semi \$2200 English/Spanish Bag Fully \$2300 English/Spanish Handle Fully \$2275

*Additional Cost

Prices subject to change at manufacturer's discretion

Clubhouse Manager

From: Matthew Cyrill <matthew.cyrill@redcross.org>
Sent: Thursday, June 8, 2023 10:59 AM
To: Clubhouse Manager
Subject: AMERICAN RED CROSS TRAINING QUOTE - Account: K-bar Ranch II CDD

AMERICAN RED CROSS

Dear Jeffrey LaFlamme,

Thank you for your interest in the American Red Cross for your training needs.

- **First Aid and CPR/AED** trains you to respond to breathing and cardiac emergencies, injuries and sudden illness.
- **CPR/AED** trains you to respond to cardiac and breathing emergencies.
- **First Aid** trains you to identify and respond to common sudden illnesses such as seizures, strokes, allergic reactions, poisoning and diabetic emergencies.

All training classes include the following:

- 2-year certifications
- Free digital training material
- Free digital certificates for your employees

With our **Full Service training**, an American Red Cross Instructor comes to your facility to train your employees on a mutually agreed upon date and time.

billing minimum of 8 participants per class session

Here is the quote for your training, which is valid for 60 days*:

The cost for 8 people to be trained in **Adult CPR/AED** is \$956**; each additional person would cost \$86. This total cost includes our \$268 onsite delivery fee for one training class; any additional training classes would incur \$268 fee per class. The length of the class is 2 hours and 15 minutes.


Cintas First Aid & Safety

RYAN McCOY
 SALES PROFESSIONAL
 6800 Cintas Blvd
 Mason, OH 45040
 Phone #: (813) 490.4460
 Fax #: N/A
 Cell #: (201) 655-1307
 Direct #: (813) 551-1412

Prepared For:

Quotation

K-BAR RANCH II

Jeffrey LaFlamme
 10820 Mistflower Lane
 Tampa, FL 33647
 813.388.9646
manager@KBarII.com

Date: 6/7/2023
 Quote Expires: 7/7/2023

Product Number	Product Description	Unit Price	Quantity	Extended Price
	AED SLECTIONS:			
4003Z_AGRMT	ZOLL 3 AED SERVICE AGREEMENT	\$126.00	1	\$126.00
4001Z_AGRMT	ZOLL AED PLUS SERVICE AGREEMENT	\$108.00	0	\$0.00
	TRAINING:			
650011	First Aid/CPR/AED Course / EA	\$1,266.00	0	\$0.00
599640	FA CPR AED STUDENT WRKBK / EA	\$5.00	0	\$0.00
599613	FIRST AID CPR AED ECARD / EA	\$5.00	0	\$0.00
	FIRST AID CABINET/SERVICE BUNDLE			
15129	CINTAS 5 SHELF FULL FIRST AID CABINET / EA	\$431.10	0	\$0.00
250119	BODY FLUID CLEANUP KIT / EA	\$25.00	0	\$0.00
615508	PREM BLEEDING CONTROL KIT / EA	\$175.00	0	\$0.00
PZV1FA03A	SGN FIRST AID VISI 6X9 ACRYLIC / EA	\$10.00	0	\$0.00
	EYEWASH STAION SERVICE (GRAVITY FED)			
133441_SA	SD EYEWASH SERVICE AGREEMENT / EA	\$106.40	0	\$0.00
	WATERCOOLER SERVICE			
700001	WaterBreak Cooler Agrmt	\$ 49.500	0	\$0.00

Service Charge
Subtotal \$126.00
Pending applicable tax

Not an Invoice. Quote Valid for 30 days.

Signature _____

Customer hereby agrees to purchase all of the items listed above in the noted quantities and at the listed prices. Customer will not be invoiced until the items are delivered and will be subject to the usual payment terms.

Clubhouse Manager

From: Ragsdale, Andy <RagsdaleA@cintas.com>
Sent: Thursday, June 8, 2023 11:56 AM
To: McCoy, Ryan; Clubhouse Manager
Subject: RE: K-BAR RANCH AED PROGRAM

Good morning all – here is the negotiated pricing for Omnia:

650011	FIRST AID/CPR/AED COURSE	\$ 1,130.400	TC Standard Products
650013	FIRST AID/CPR/AED/BBP CLASS	\$ 1,228.500	TC Standard Products
650161	FIRST AID/CPR/AED/BBP PER PERSON	\$ 139.500	TC Standard Products

2yr. cert.

Andy Ragsdale | Regional Sales Manager
First Aid & Safety Division
Cell 407.761.6873
10805 Southport Dr. Suite 6 | Orlando, FL 32824
Ragsdalea@cintas.com | cintas.com



PLEASE CHECK OUT OUR NEW SAFETY CATALOG BELOW:

www.cintas.com/fasproductguide



From: McCoy, Ryan <McCoyR@cintas.com>
Sent: Thursday, June 8, 2023 11:38 AM
To: Clubhouse Manager <manager@kbarii.com>; Ragsdale, Andy <RagsdaleA@cintas.com>
Subject: Re: K-BAR RANCH AED PROGRAM

That accommodates up to 9 for a 2 year certification through the American Heart Association's Heart Saver course. But it also seems higher than it may be. The training i believe is lower with Omnia pricing and im pretty sure i may have misquoted. I do not have my computer on me right now though. I will copy my manager on this thiugh to see ifbhe can check.

@Ragsdale, Andy - can you possibly pull the omnia PRD and confirm FA, CPR, AED training pricing? If you can also provide per person pricing for each person over 9 up to 12 ppl? Thatvwould be amazing help!!!

ZOLL® AED 3®

The ZOLL® AED 3® defibrillator was developed based on extensive usability testing with hundreds of trained and untrained users. It was clear from these studies that users wanted three basic things: an AED that gives better support for rescuers by being easy to use, easy to own and easy to maintain.

FEATURES AND BENEFITS

Easy to navigate large color
LCD screen

- Simple to operate with clear one-touch buttons
- Real CPR Help® guides rescuers in delivering high-quality CPR consistent with current guidelines
- Enhanced bar gauge lets rescuers see when they are doing quality CPR



ZOLL® AED PLUS®

ciMAs.

Using innovations that help make responding to a cardiac emergency easier than ever, ZOLL's AED Plus® is equipped with one-of-a-kind Real CPR Help® technology. Easy-to-follow instructions inform the user on how to attach pads to the patient. A sensor in the pads "sees" each chest compression and communicates it to the AED. This unique CPR feedback tool provides real-time feedback for depth and rate of chest compressions. Audio and visual prompts help you to respond with confidence.



FEATURES

- Real CPR Feedback
- Synchronized 5-year pad and battery life
- One-piece CPR-D-Padz®
- Available with a service agreement
- Accessories available

ACCESSORIES




Independent - Refurbished



- No training, could use Red Cross

 Use Code **SAVE50** At Checkout For **\$50 Off!**

★★★★★ **4.7**/5 over 115 reviews on 

MPN: Refurb-9300A-1001

~~\$875.00~~ **\$745.00**

Add-Ons

- ☐ Cardiac Science Powerheart G3 AED Pediatric Defibrillation PADS **\$118.00**
- ☐ AED Program Management **\$99.00**
- ☐ Extended Warranty - 1 Additional Year **\$99.00**
- ☐ Extended Warranty - 2 Additional Years **\$179.00**

1

Add to Cart

What's Included

Refurbished Cardiac Science Powerheart G3 AED - Fully Automatic
3 Year Warranty
1 Set of Adult PADS (2 Year Shelf Life)
Lithium Battery (4 Year Warranty)
CPR+AED Fast Response Kit
Alarmed AED Wall Cabinet
Facility AED Wall Sign
FREE AED "Equipped Facility" Decal
FREE Medical Prescription/Authorization
FREE Inspection / Maintenance Tag
FREE UPS Shipping

Product Description

Our Complete Refurbished AED Package is designed to provide schools, churches, businesses, and non-profits with the highest quality emergency protection at the most affordable price point. This package