



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
August 17, 2023**

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

www.kbarranchiicdd.org

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Michele Emery	Chair
	Duzianthan Mohan	Vice Chair
	Greg Halstead	Assistant Secretary
	James Finley	Assistant Secretary
	Chloe Firebaugh	Assistant Secretary
District Manager	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

August 9, 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, August 17, 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 and Responses Tab 1
 1. Review of Pine Lake Corrective Notice
 2. Consideration of Landscape Proposals Tab 2
 2. Consideration of Landscape RFP Proposal Tab 3
 - C. Presentation of Aquatics Report Tab 4
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report Tab 5
 - E. District Counsel
 - F. District Engineer
 - G. District Manager Report
 1. Review of Financial Statement Tab 6
 2. District Manager's Report Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on July 20, 2023..... Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for June 2023 Tab 9
- 5. BUSINESS ITEMS**
 - A. Consideration of Securiteam Proposals..... Tab 10
 - B. Consideration of Holiday Lighting Proposals Tab 11
 - C. Consideration of Additional Playground Equipment Tab 12
 - D. Consideration of Dance Class Vendor Tab 13
 - E. Consideration of Art Workshop Vendor Tab 14
 - F. Ratification of Plat for Segment F2 Tab 15
 - G. Consideration of Resolution 2023-10, Setting Meeting Schedule for FY 23-24..... Tab 16
 - H. Public Hearing on Fiscal Year 2023/2024 Final Budget
 1. Consideration of Resolution 2023-11, Adopting the Final Budget for FY 23-24 Tab 17
 - I. Public Hearing on Fiscal Year 2023/2024 Assessments
 1. Consideration of Resolution 2023-12, Levying O&M Assessment for FY 23-24 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



July 17, 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.
- ❖ **Complete red items on the report.**

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

1. Throughout the district when annual beds get this bad, we need to go ahead and strike them from the beds and make the presentable. **Completed**
2. **Treat the grassy weeds in the Jasmine beds at the main entrance in the center island on Kbar Ranch Parkway.(Pic 2)** **Completed**
6. Throughout the bed spaces on Kbar Ranch parkway we need to improve the bed weed control and soft edging. **Treated for weeds. Retreating and continuing to monitor**
7. **Lift the oak trees at the redwood pointe mail kiosk.** **Completed**
8. **Remove the broken dead limb under the grand oak at the end of Redwood Pointe Drive in the common area.(Pic 7)** **Completed**



3. **Remove the taller weeds growing in the dwarf bottle brush at the main entrance on the inbound side on Kbar Ranch Parkway.** **Completed**
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.** **Completed**
5. **Remove the tall weeds in the center island at the hawk valley main entrance.** **Completed**
9. **Treat the turf weeds at the outbound side of the redwood pointe entrance just inside of the gate next to the home.** **One application done. Will be retreating a second time.**
10. **Prune the Podocarpus in the redwood pointe center island to help them fill out.** **Completed**
11. **Treat the crack weeds along the sidewalk on Kbar Ranch Parkway in the expansion joints**

Completed



Rizzetta & Company
Professionals in Community Management

Redwood Point, Wild Tamarind, Laurel Vista

12. Treat the weeds in the Jasmine Minima beds along the metal railing fence past redwood pointe on the inbound side of Kbar Ranch Parkway. **Treated one time will need second application.**

13. Eradicate the weeds in the pavers as you enter paddock view off Kbar Ranch Parkway.(Pic 13) **Completed**



14. Treat the Fakahatchee grass for spider mites before the traffic circle on Paddock View drive/ Mistflower Lane. Perform a rejuvenation prune once eradicated.

Treated and will be retreated and pruned down.

15. Throughout Mistflower Lane remove the weeds and vines from the ornamental grass beds. During my inspection I noticed a worker string trimming weeds this is not the proper way to handle them. They need to either be treated are hand pulled. **Completed**

16. Throughout Kbar Ranch parkway the soft edging is in noticeable bad shape, and we are getting runner throughout the beds. This needs to improve. **Completed**

17. Treat the weeds in the center island at the traffic circle on Mistflower lane with a selective herbicide. **One Treatment completed. Second application scheduled.**

18. During my inspection, the mowing height on the Saint Augustine looks to be better make sure we continue this. **Decks raised.**

19. Eradicate the weeds in the tree rings on the inbound side of the Briar Brook entrance. **Completed**

20. Treat the turf weeds throughout the Briar brook mail kiosk. This includes next to the home. **Make sure we are not overwater with the recent rains.(Pic 20)** **1 application completed second scheduled**



21. Treat the grassy weeds in the Viburnum Suspensum around the Briar brook mail kiosk. **Completed**

22. Eradicate the weeds in the tree rings near the lift station at the Briar Brook mail kiosk. **Completed**

23. Treat the turf weeds next to address 10802 Rolling Moss rd. in the CDD common area. **Completed**

24. Throughout mistflower lane continue to improve the vigor in the Loropetalum. **one app completed second scheduled**

25. Treat the turf weeds in the Saint Augustine at the mossy pine mail kiosk area. **One app completed second scheduled.**

26. Make sure the soft edging is being completed at the mossy pine mail kiosk area and any runners are pulled up. **Completed**

27. Treat the Saint Augustine with a selective herbicide for the weeds on the outbound side on the common area on Mossy Pine Drive as you are coming to the exit gate. **Completed**



Redwood Point, Wild Tamarind, Laurel Vista

28. Treat the turf weeds around the mail kiosk area in the sundrift community.
[Completed](#)

29. Eradicate the bed weeds that is around the sundrift mail kiosk in the viburnum hedge.
[Completed](#)

30. During my inspection it was noticeable that the ponds behind 11061 sundrift drive had been missed the week before.(Pic 30>)
[Completed](#)

31. Also, during my inspection, it was noticeable that the pond behind 11120 Sundrift Drive was missed the week before.(Pic 31) [Completed](#)



32. Straighten the crape myrtle in the center island in the Sundrift II entrance on Kbar Ranch Parkway. [Completed](#)

33. Improve the vigor in the saint Augustine at the sundrift II mail kiosk area. This area is very yellow. [One app completed second scheduled](#)

34. Make sure crews are soft edging the front and the backside of the beds at the Sundrift II mail kiosk. [Complete](#)

35. Lift the oak trees along the pond bank on Kbar ranch parkway before you get to the Eagle Creek entrance.(Pic 29>)

[Not in our section.](#)

36. Treat the weeds in the Bermuda turf throughout the pool area.

[Complete](#)



Proposals

1. Provide a proposal to install 3 gallon copperleaf between the Bottlebrush and the viburnum at the hawk valley entrance east and west beds. This will replace the oleanders in which we have been fishing caterpillars in. (Pic 1).

Complete



2. Provide the district with a proposal to replace the oleanders at the redwood pointe entrance with 3-gallon copperleaf in the east and west beds. .

Complete



Tab 2



O'Neil's Tree Service

PO Box 492
Ozona, FL 34660

Proposal #21338

Created: 08/01/2023
From: Carson Smith

Proposal For

Kbar Ranch CDD

19350 Water Maple Dr
Tampa, FL 33647

main: 813-933-5571
JLiggett@rizzetta.com

Location

19438 Redwood Point Dr

Tampa, FL 33647

Terms

Due Upon Completion

19438 Redwood Point Dr 33647

ACCEPT	ITEM DESCRIPTION	DBH	AMOUNT
✓	1) Permit Fee - Oak, Southern Live Included Obtain permit for removal of tree(s) and or pruning trees in certain municipalities. The price below can cover several trees but the price could go up if the client wants to remove multiple trees. Additionally, if a commercial permit is required it may cost additional. ROW permits, DOT permits and other fees are not covered under this line item and will cost additional if your municipality requires it. **Grand tree pruning permits and removal permits will cost additional. City of Tampa Grand tree removal permits start at \$600. **In the case your permit is not approved by your municipality, you will be responsible for the full price of this line item regardless of the outcome.		\$ 300.00
✓	2) Tree Trimming - Included Objective: Improve aesthetics, raise canopy, remove larger dead. Elevate canopy to 4'-6' average clearance from grade. No cuts larger than 4" diameter and no more than 25% of foliage to be removed from any branch. Remove dead wood 4" and greater from entire canopy. Remove broken branches that are at base of the the tree and under the canopy **General Pruning Specifications: No cuts larger than 3" diameter on live branches and no more than 30% of foliage removed from an individual branch unless stated otherwise. All distances listed above are averages and assume that the distances can be achieved without removing or trimming branches larger than 3" diameter unless otherwise stated above. All pruning will be done in accordance with the ANSI Z133 safety standards and the ANSI A300 pruning standards. Dead wood smaller than specified may remain in the canopy when done. **Price doesn't include hauling away debris from pruning.		\$ 3,500.00



O'Neil's Tree Service

PO Box 492
Ozona, FL 34660

Proposal #21338

Created: 08/01/2023
From: Carson Smith



3) Remove Spanish Moss (by hand) - **Optional**

\$ 650.00

Remove larger clumps of Spanish Moss by average 75%.

****This is billed at an hourly rate of \$650.00 per hour****

**This service only targets larger clumps and there will still be a lot of smaller wispy clumps and pieces left hanging when done.

Note: The university of Florida has determined that Spanish Moss isn't harmful to trees as it tends to accumulate under leaves (this doesn't block sunlight) and is simply there because of foliar mineral leaching. Foliar mineral leaching a normal function of trees and is part of tree respiration as a tree dumps its waste (water and minerals) out through stomata parts on the bottom of leaves. Oak trees and Cypress trees in Florida tend to be the most likely to have a lot of Spanish Moss as these are the trees that pick up an abundance of minerals and water. Older trees seem to have a lot of Spanish Moss which could be attributed to them still picking up the same amount of food (nutrients and water) as when they were young, however, they aren't actively growing so end up dumping out more excess water and nutrients that aren't being used to grow.



4) Debris Removal - **Included**

\$ 250.00

Haul away and recycle debris.

**IN AN EFFORT TO KEEP INCREASING COSTS DOWN ON THIS SERVICE SOME PILES MAY SIT FOR A COUPLE DAYS BEFORE BEING HAULED AWAY. Please let us know if this will cause you problems or if you have any limitations regarding this part of the service.

**Pruning and removing trees can be very hard on turf and landscaping. In an effort to keep the cost of providing tree care and removal services to you at more affordable rates, we utilize machinery to do the work of many men. This ultimately saves you money. For this reason, when we are moving debris on your property, we will utilize machinery. This can cause damage to turf including rutting and turf dieback. If you are concerned about this, we will be happy to provide an amended proposal (costs more) to add ground protection such as plywood or to remove debris by hand thereby reducing the chances of this type of damage.

**If your proposal is not amended to account for turf or landscape preservation, we will not be responsible for the cost of damages to your landscape.

Client Notes

Please see the optional field for removing the moss from the tree. This is billed at an hourly rate of \$650.00 per hour

Please use the checkbox to mark items as accepted.



O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #21338
Created: 08/01/2023
From: Carson Smith

***This estimate/proposal does not serve as an assessment of the overall condition or risk of your trees. Trees are living things, circumstances and conditions can change rapidly creating an unacceptable or higher risk. Trees with targets of people and/or property should be assessed and/or monitored for changes by an ISA Certified Arborist.*

***O'Neil's Tree Service provides monitoring and/or risk assessments appropriate for the current situation at an additional cost. A risk assessment may include Level 3 Advance Assessment arboriculture equipment and/or methodology.*

***Stump grinding and excavation can damage underground utilities such as irrigation, electrical and water. Such damages will be an additional cost to fix. Upon your request we can arrange such repairs with an appropriate licensed and insured contractor and attach the repair bill to the final invoice.*

***All work will be performed in accordance with the ANSI Z133 safety standards for tree care and the ANSI A300 standards for pruning.*

***If no pruning specification is stated on a line item, the general pruning specification will apply: No cuts larger than 3" diameter and no more than 30% of live foliage removed from an individual limb or branch.*

***Client responsibilities: Please help us by communicating your needs and expectations to our estimator. Please don't assume that we will do certain things not mentioned or itemized here as tree care is always done for specific reasons. Unfortunately, we don't currently employ mind readers:) If you don't see items discussed or which are important to you mentioned or itemized on this proposal, they WILL NOT be performed at no cost and you are expected to pay the full price for the services delivered as per this proposal. Optional fields must be selected if the client would like to have them done and if we must come back to perform such services after the fact they will often cost more money than quoted on the this proposal as it will require a separate trip etc.*

***If the total of your proposal is less than \$1000 we will show up to perform the work unannounced at our discretion. This allows us to keep the routes of our crews optimized so we can deliver the best quality tree care at affordable prices. If the work cannot be performed due to vehicles being in the way or otherwise we will be back to perform the work at our convenience.*

Signature

x

Date:

Please sign here to accept the terms and conditions

Consulting Arborist

Carson Smith

Office: 727-599-7548

carson@oneilstreeservice.com

Photos

2) Tree Trimming -



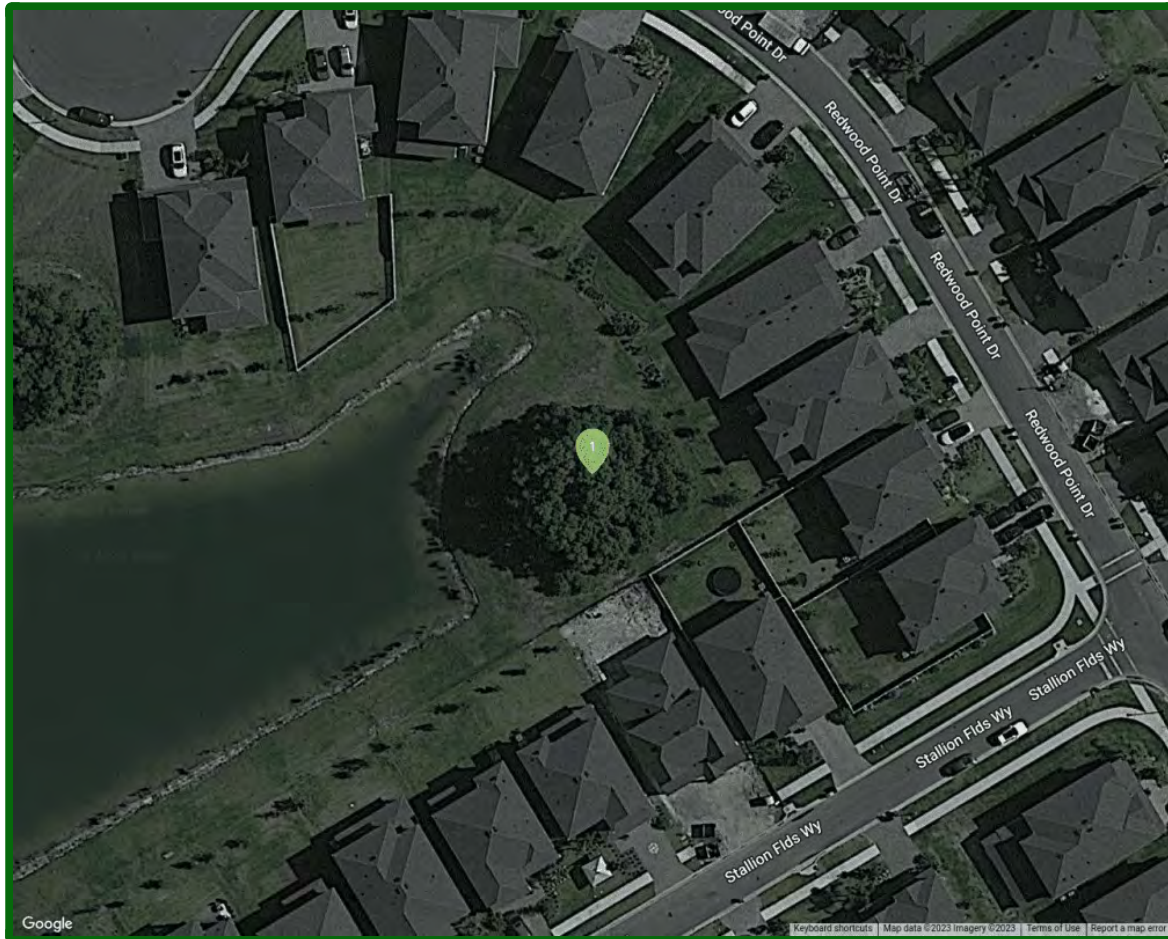
3) Remove Spanish Moss (by hand) -





O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #21338
Created: 08/01/2023
From: Carson Smith



ID	DESCRIPTION	COLOR
1	Live oak (grand)	

TERMS AND CONDITIONS

The following terms and conditions are a part of the confirmation of work to be performed by O'Neil's Tree Service and with the information on the front constitute the whole agreement.

Types of Pruning:

Crown Cleaning - Removal of detached, broken, dead and diseased branches especially those more than one inch in diameter.

Crown Reduction or Reduction Pruning - This type of pruning is used to reduce the size of a tree by decreasing the length of one or many stems and branches.

Crown Thinning - Thinning should result in an even distribution of branches along individual limbs, not a grouping towards the ends. Do this by removing some of the branches from the edge of the canopy, not from the interior! Caution must be taken not to create an effect known as lions-tailing, which is caused by removing an excessive number of interior lateral branches or limbs and foliage. Before thinning a tree a crown cleaning must be done. Appropriately thinned trees may not look like they were pruned.

Structural Pruning - Structural pruning will increase structural integrity by pruning to one dominant leader. This is done by reducing the length of or removing competing leaders. Do not allow weakly attached branches to grow too long because they could split from the tree.

Crown Raising or Crown Elevation - Instead of removing large low branches all at once, slow their growth by reducing their length so they can be removed later without stressing the tree. Raising is also done by removing smaller branches at the branch tips which are growing downward or weighing the branch down.

Scheduling :

Work crews will arrive at the job site unannounced unless otherwise indicated. O'Neil's Tree Service shall attempt to meet all performance dates, but shall not be held responsible for delays due to inclement weather, response to disasters or other conditions beyond our control.

Workmanship :

All work will be performed in a professional manner by experienced personnel outfitted with appropriate tools and equipment to complete the job properly.

Driveway damage :

O'Neil's Tree Service is not responsible for damage to driveways caused by the weight of our trucks or machinery. This damage rarely occurs and is very dependant on the construction process used to install your driveway. If you do not wish us to use your driveway, let us know beforehand and we will be happy to give you a revised estimate to perform the work manually.

Lawn damage :

O'Neil's Tree Service will make reasonable attempts to prevent damage to your lawn. Falling limbs, wood, trucks, and machinery may cause damage to lawn. While we will make efforts to prevent this damage, we do not repair damage to lawns.

Insurance :

O'Neil's Tree Service is insured for liability resulting from injury of persons or property, and all employees are covered by Workers Compensation Insurance. Proof will be provided upon request.

Ownership :

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by the customer or permission for the work has been obtained by the owner. O'Neil's Tree Service is to be held harmless from all claims for damages resulting from failure to obtain such permission.

Terms of payment :

All accounts are payable upon receipt of the invoice. A service charge of 1.5% per month, which is an annual percentage rate of 18% will be added to accounts thirty days after invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collecting.

Access to work :

Customer shall provide free access to work areas for O'Neil's Tree Service employees and vehicles and agrees to keep driveways clear and available for the movement and parking of required equipment during normal working hours. O'Neil's Tree Service shall not be expected to keep gates closed for animals or children.

Concealed contingencies :

Customer agrees to pay O'Neil's Tree Service on a time and material basis or an additional agreed upon amount in the event additional work impossible to foresee is needed to complete the job. This would include, but is not limited to, concrete or other foreign matter within the tree, stinging insects or nests, rocks, pipe, underground lines or any other condition not apparent in estimating the job.

Stump removal :

Stumps will be cut to within approximately six (6) inches of ground level unless specified to the contrary on the face page of this agreement. Stump removal is not included in this agreement unless specifically provided for on the face page hereof. If the customer request deep grinding, 811 must be called prior to grinding and an additional cost will be added for the additional grinding. It is not part of our normal service to haul away the wood chips from stump grinding, but we can haul them away at an additional cost. **We are not responsible for damage to underground utilities or irrigation components. Stump grinding can damage underground utilities, such as irrigation, internet, water lines, etc. O'Neil's LLC is not responsible for this damage, but we can arrange to have this repaired by a licensed and insured contractor at an additional cost in the event it does occur and attach the cost to the final invoice. You must understand and agree to this before any stump grinding work is performed. Initial here _____**

Length of validity :

This contract is valid for 90 days only.

Our best advertisement is YOU!

If you refer a friend, we want to give you something.

\$1 to \$500
gets you a
\$25.00
gift card.

\$501 to \$5000
gets you a
\$50.00
gift card!

Refer \$5001 or
more and get a
\$100.00
gift card!

**It is our way of
saying thank you.**



O'NEIL'S
TREE SERVICE
727-599-7548

*Gift cards are sent to a referrer ONLY when the person whom was referred mentions the referrer's name on the day they book their appointment.

Name:
Address:

Email:
Phone:
Cell:



Refer your friends, family and neighbors!

O'Neil's Instant \$\$ Off Referral Program

O'Neil's will only send handwritten letters and use email addresses for remarketing purposes. We promise we will not annoy your friends, family or neighbors. We will use your name as a reference.

Name:
Address:

Email:
Phone:
Cell:

Name:
Address:

Email:
Phone:
Cell:

Name:
Address:

Email:
Phone:
Cell:

COUPON

2 REFERRED

\$25.00 OFF NOW

COUPON

3 REFERRED

\$50.00 OFF NOW



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/6/2023

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 Adcock-Adcock Insurance Agency 315 W. Fletcher Ave. Tampa FL 33612-3414	CONTACT NAME: Tracey Moore PHONE (A/C, No, Ext): 813-933-6691 E-MAIL ADDRESS: traceym@adcock-insurance.com FAX (A/C, No): 813-932-6287
INSURED O'Neil's Tree Service; O'Neil's LLC 233 Hedden Ct Palm Harbor FL 34683	INSURER(S) AFFORDING COVERAGE INSURER A: Greenwich Insurance Company INSURER B: Insurance Company of the West INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 232361623

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:			NGL100257703	1/1/2023	1/1/2024	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 - COMP/OP AGG \$ 2,000,000 Pesticide/Herbicide \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			NBA100257803	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			NEC600600203	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	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 <input checked="" type="checkbox"/> N	N/A	WFL505904802	1/1/2023	1/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Oneils Tree Service
233 Hedden Ct
Palm Harbor FL 34683

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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Silverson Tree Service

6107 100th Way North | St. Petersburg, Florida 33708
727-409-4894 | silversontreeservice@gmail.com | www.Silversontree.com

RECIPIENT:

Rizzetta & Company, Inc.

19438 Redwood Point Drive
Tampa, Florida 33647
Phone: 813-533-2950 ext 2928

Estimate #954

Sent on Aug 01, 2023

Total \$2,000.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
Tree Trimming	Prune and elevate live oak all the way around	1	\$2,000.00

Total **\$2,000.00**

By signing below, I hereby authorize Silverson Tree Service, LLC to perform the work described and at the rate indicated above. Descriptions and specifications above are satisfactory and hereby accepted. Only work described above will be performed at the quoted rate. I understand any extra work must be approved by the Lead Estimator and a new quote will be sent for customer signature approving the work before additional work can be completed.

All Payments are due upon completion. Owner agrees to pay a late fee of 1.5% on balances owed if final payment is not received within (5) days from the date of service completion. In the event it is necessary for Silverson Tree Service, LLC to retain an attorney in the pursuit to collect payment due pursuant to this agreement, the undersigned agrees to pay and be responsible for all the reasonable attorney fees and court cost of Silverson Tree Service, LLC, whether suit be brought or



Silverson Tree Service

6107 100th Way North | St. Petersburg, Florida 33708
727-409-4894 | silversontreeservice@gmail.com | www.Silversontree.com

Notes Continued...

not.

Silverson is NOT responsible for any damage to underground utilities including, but not limited to water lines, irrigation pipes, sprinkler heads, and electrical wires of any type.

Silverson is NOT responsible for any damages to the driveway caused by the weight of our trucks or machinery. This damage rarely occurs and is dependent on the construction process used to install your driveway or the driveways current age and condition. If you do not wish for us to use your driveway, let us know in advance so we can revise this estimate to reflect handling all material manually.

Silverson will make reasonable efforts to avoid damage to your lawn by using plywood and other types of weight distribution mats. While we do try to minimize our footprint falling limbs, large logs/trucks/machinery may cause damage and we are NOT responsible for any type of lawn repair.

Customer is responsible for additional cost incurred by concealed or unforeseen obstacles. Including but not limited to: objects located within the tree. For example, metal fence post, concrete, rocks or underground lines of any type. This also includes any remediation costs for stinging insects or nest relocation of any type.

Customer is responsible for providing a clean and safe work area for Silverson employees, by keeping driveways, sidewalks and pathways for work completion free of household material and/or yard accessories or decor.

All Deposits are non-refundable unless otherwise stated.

Signature: _____ Date: _____

Tab 3



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.

The collage displays several professional documents from Horton Ranch CDD, illustrating the company's services. Key documents include:

- Landscape Maintenance Schedule RFP - September 2017:** A detailed Request for Proposal form with multiple tables for scheduling and pricing.
- Landscape Maintenance Services Request for Proposal - September 2019:** Another RFP form, similar to the 2017 version, with updated content.
- September 2019 LA Maintenance RFP Fertilizer Breakdowns:** A document detailing fertilizer requirements and costs.
- Inspection Reports:** Forms with tables for recording inspection findings, dates, and corrective actions.
- Master Task Project Plan:** Documents outlining project goals, timelines, and budgets for landscape enhancement.



Rizzetta & Company

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 4



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

7/6/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

2sw

Temperature

99

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

193 242 sdii 2 sdii3 sdii4 sdii5 sdii1 241
fc242b fc670250a fc630151 244 fc242a 243
231 wca 240 a13 232 fc230 230 221 213
211 210 212 222 225 c2 c3

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 3

Pond Numbers

Sdii2 sdii3 230 231 210

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Medium



Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae

3 of 3

Pond Numbers

210

Service Performed

Treatment

Work Performed

☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

7 days irrigation

Observations/Recommendations

Site treated for niad



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

7/6/2023

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

121, EWR3, 122, EWR2, 100, 101, 102, 103, 104, FC40, EC5, EC6, EC4, EC3, EC8, EC9, EC2, EC1, 191190, 192, S1, 192A, 192B

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

- ☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated these ponds for emergent vegetation, torpedo grass, creeping water primrose, pennywort, and various types of brush. PINE LAKE LANDSCAPE/NURSERY BLEW TONS OF GRASS CLIPPINGS INTO ALMOST ALL OF THE PONDS IN K BAR 2. Pictures will be added to PTR.

Aquatic Services Report

2 of 3

Pond Numbers

202, 200, A10, 203, 192B, EC6, 204, 192, 190

Service Performed

Inspection

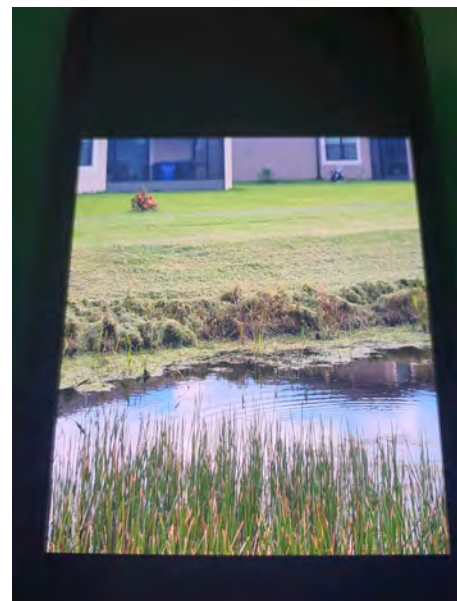
Water Level

Medium

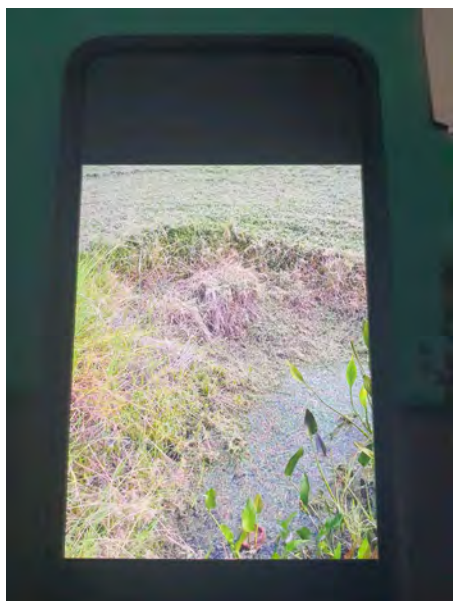
Observations/Recommendations

Most of the ponds in K BAR 2 have some grass clippings in them. But, these ponds have been majorly abused by PINE LAKE LANDSCAPE/NURSERY

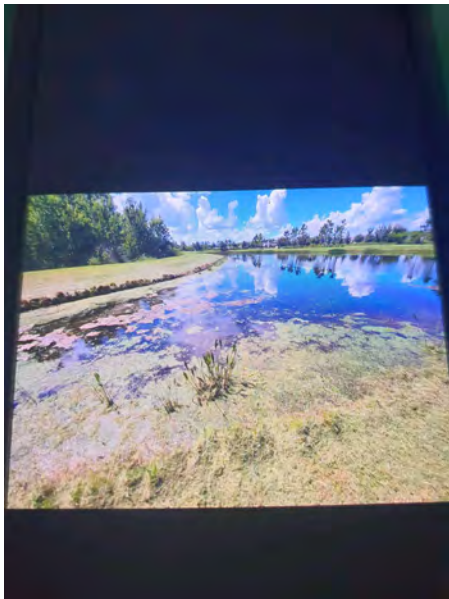
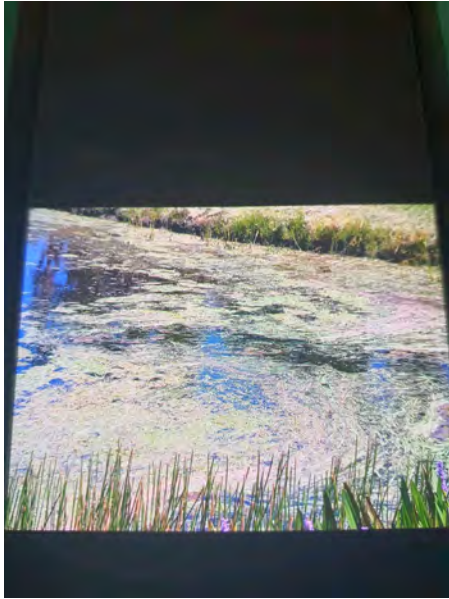
Pictures of Work Completed



Aquatic Services Report



Aquatic Services Report



3 of 3

Pond Numbers

EC9, 121, 101, 100, EWR2

Service Performed

Treatment

Work Performed

- ☒ Algae
- ☒ Floating

Equipment Used

- ☒ ATV/UTV



Aquatic Services Report

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	7/19/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	9 MPH W
Temperature	95*
Multiple Sites Treated	Yes

 Ponds Treated Information	Repeatable - 1 Count
1 of 1	

Pond Numbers	204, 203 200, 230
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Treated several ponds for emergent vegetation. The ponds that were victims to PINE LAKE LANDSCAPE company at the beginning of the month were looking better with fewer grass clippings.



Aquatic Services Report

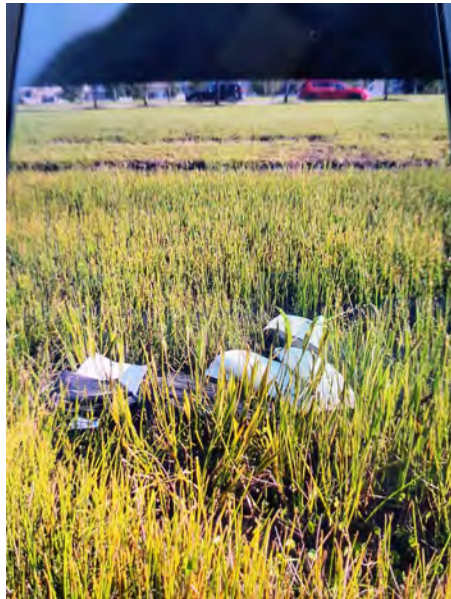
Technician

Darren Maio

Job Details

Service Date	7/21/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	2 MPH WNW
Temperature	84*
Multiple Sites Treated	No
Pond Number	204
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Special Service Agreement
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Removed large piece of vinyl house wrap from middle of pond. It was a special request from the CDD 2 meeting from July 20th. Several other items of trash were also removed from the pond as well.
Pictures of Work Completed	

Aquatic Services Report



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

July 21-August 17, 2023

For August CDD BOS 2023 Meeting

Operations and Maintenance Report

Amenities Center

- Draperies for Event Room ordered and installed.
- Stanchions to 'rope off' designated areas after-hours outside during events are being looked into.
- AED and add-ons ordered. May be delayed due to a backorder.
- CPR training class has been scheduled. Email blast sent offering residents an opportunity for certification at \$70/person.
- Continue to regularly post/email reminders regarding towing/no street parking.
- Life preservers have been relocated and 'No Lifeguard on Duty' signs added at entrance and left side gate near playground per the insurance co. requests.
- I have included a copy of the Non-Resident waiver form I am currently using for event rentals.

Landscaping

Landscapers crew showed me video they took, Monday Aug 7 of Spectrum truck driving along Mistflower on the grass creating ruts. Asked to send me a copy but never received.

No complaints/issues to report.

Maintenance

Outdoor showerhead replaced.

Main.cont.

Garbage/littering continues to be an issue at the K-Bar Ranch II monument entrance area

No Dumping sign added to dumpster door to deter resident dumping.

Gates

Sundrift 1 gates fully functioning with new sticker reader.

Issues continue with Hawk Valley gates.

Events/Activities

Casual Evening Gathering with
Wine and Beer event for
Saturday, Aug.19 6-9pm The
Event Room

Assumption of Risk Waiver and Release of Liability

In consideration for the use of the facilities and equipment, including but not limited to, swimming pools, spas, tennis/pickleball courts, clubhouse, parking facilities, playground equipment and any and all related facilities and amenities and programs located at the amenity center for K-Bar Ranch II Community Development District (the "Facilities"), owned by K-Bar Ranch II Community Development District, a special purpose unit of local government organized and existing under the laws of the State of Florida ("Owner"), the undersigned hereby acknowledges and agrees that using the Facilities and participating in related programs involves a risk of sickness, injury or even death and that the undersigned is voluntarily using the Facilities and participating in related programs with knowledge of the dangers and risks, both known and unknown, involved therein. The undersigned fully understands and acknowledges that such problems may occur during or after use of the Facilities.

The undersigned, on behalf of the undersigned and the undersigned's personal representatives, successors, heirs or assigns, acknowledges that there are risks, known and unknown, associated with the use of the Facilities and that the undersigned hereby expressly, knowingly and freely AGREES TO COMPLETELY AND ABSOLUTELY ASSUME ALL RISKS including but not limited to those enumerated or referred to herein AND FULL RESPONSIBILITY FOR any and all personal injuries, accidents, damage, losses or illnesses, including death, loss of personal property, whether direct, indirect, or consequential, which may occur to his or herself, guests, invitees and family, sustained while at the Facilities or having used any equipment at the Facilities or involved in any event or activity incident to the Facilities and further agrees to release, indemnify, defend and hold the Owner harmless, to the full extent permitted by law, from any and all claims relating to the Facilities and the use of the Facilities. The obligation to indemnify includes the indemnification of Owner for, from and against all costs, expenses, court costs, counsel fees, paraprofessional fees (including, but not limited to, all trial, appellate and bankruptcy levels and whether or not suit is instituted), expenses and liabilities incurred or rising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders, judgments or decrees which may be entered relating thereto.

In accepting the risk of injury, I agree to the extent allowable by law to hold the Owner and its successors and assigns, its officers, members, employees, representatives and agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by me resulting therefrom and/or from any act or omission of any member, officer, employee, representative or agent of the Owner. I acknowledge that I shall have, owe and perform the same obligation to the Owner and its affiliates, officers, members, employees, representatives and agents hereunder in respect to any such loss, cost, claim, injury, damage or liability sustained or incurred by any of my family members, invitees or guests.

If any portion of this Agreement is held to be invalid, the balance, notwithstanding, shall continue in full force and effect.

I, ON BEHALF OF MYSELF, GUESTS, INVITEES AND ANY MINOR CHILDREN FOR WHOM I AM A PARENT, LEGAL GUARDIAN OR OTHERWISE RESPONSIBLE, HAVE READ THE FOREGOING ACKNOWLEDGMENT OF RISK, ASSUMPTION OF RISK AND RESPONSIBILITY AND RELEASE OF LIABILITY AND HAVE HAD AN OPPORTUNITY TO ASK ANY AND ALL QUESTIONS. ANY QUESTIONS THE UNDERSIGNED HAS ASKED HAVE BEEN ANSWERED TO THE UNDERSIGNED'S COMPLETE SATISFACTION. NO ORAL REPRESENTATIONS, STATEMENTS, OR INDUCEMENTS APART FROM THE WRITTEN AGREEMENT HEREIN HAVE BEEN MADE. I UNDERSTAND THAT, BY SIGNING THIS DOCUMENT, I MAY BE WAIVING VALUABLE LEGAL RIGHTS. I

ACKNOWLEDGE AND SWEAR THAT I HAVE REACHED THE AGE OF MAJORITY AND, THEREFORE, AM ABLE TO ENTER INTO THIS RELEASE. I HAVE READ AND UNDERSTOOD THE ABOVE, FULLY UNDERSTAND THE TERMS AND ACKNOWLEDGE AND UNDERSTAND THE RISKS SET FORTH HEREIN AND KNOWINGLY ASSUME AND ACCEPT FULL RESPONSIBILITY FOR SUCH RISKS.

I HEREBY EXECUTE SUCH DOCUMENT ON THE ____ DAY OF _____, 20____.

Sign: _____ **Sign:** _____

Print Name: _____ **Print Name:** _____

Sign: _____ **Sign:** _____

Print Name: _____ **Print Name:** _____

Sign: _____ **Sign:** _____

Print Name: _____ **Print Name:** _____

List Name of Minors in Household:

Date of Birth

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Resident Address: _____

Tab 6



Rizzetta & Company

K-Bar Ranch Community Development District

**Financial Statements
(Unaudited)**

June 30, 2023

Prepared by: Rizzetta & Company, Inc.

**kbarranchcdd.com
rizzetta.com**

K-Bar Ranch Community Development District

Balance Sheet

As of 06/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	524,955	190,625	6,457	722,037	0	0
Investments	799,409	450,516	566,871	1,816,796	0	0
Refundable Deposits	23,712	0	0	23,712	0	0
Fixed Assets	0	0	0	0	7,676,275	0
Amount Available in Debt Service	0	0	0	0	0	573,328
Amount To Be Provided Debt Service	0	0	0	0	0	6,619,672
Total Assets	1,348,076	641,141	573,328	2,562,545	7,676,275	7,193,000
Liabilities						
Accounts Payable	46,163	0	0	46,163	0	0
Accrued Expenses	2,590	0	0	2,590	0	0
Due To Other	20	0	0	20	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,193,000
Total Liabilities	48,773	0	0	48,773	0	7,193,000
Fund Equity & Other Credits						
Beginning Fund Balance	1,018,610	444,760	541,404	2,004,774	0	0
Investment In General Fixed Assets	0	0	0	0	7,676,275	0
Net Change in Fund Balance	280,694	196,381	31,924	508,999	0	0
Total Fund Equity & Other Credits	1,299,304	641,141	573,328	2,513,773	7,676,275	0
Total Liabilities & Fund Equity	1,348,076	641,141	573,328	2,562,545	7,676,275	7,193,000

See Notes to Unaudited Financial Statements

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,159	(10,159)
Special Assessments				
Tax Roll	869,124	869,124	879,144	(10,020)
Total Revenues	869,124	869,124	889,303	(20,179)
Expenditures				
Legislative				
Supervisor Fees	12,000	9,000	8,800	200
Total Legislative	12,000	9,000	8,800	200
Financial & Administrative				
Administrative Services	4,680	3,510	3,510	0
District Management	18,117	13,588	13,588	0
District Engineer	11,000	8,250	6,980	1,270
Disclosure Report	2,600	2,600	2,600	0
Trustees Fees	14,105	10,579	12,060	(1,481)
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	3,900	3,900	0
Accounting Services	15,600	11,700	11,700	0
Auditing Services	3,600	3,600	3,400	200
Arbitrage Rebate Calculation	1,000	750	0	750
Public Officials Liability Insurance	3,050	3,050	2,733	317
Agenda Books	800	600	58	542
Legal Advertising	2,500	1,875	0	1,875
Dues, Licenses & Fees	375	281	175	106
Website Hosting, Maintenance, Backup & Email	3,638	3,066	3,113	(47)
Total Financial & Administrative	91,465	72,548	69,017	3,532
Legal Counsel				
District Counsel	20,000	15,000	13,373	1,626
Total Legal Counsel	20,000	15,000	13,373	1,626
Security Operations				
Security Monitoring Services	16,200	12,150	8,720	3,430
Total Security Operations	16,200	12,150	8,720	3,430
Electric Utility Services				
Utility Services	15,100	11,325	12,422	(1,097)
Utility - Street Lights	183,240	137,430	186,955	(49,525)

See Notes to Unaudited Financial Statements

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	198,340	148,755	199,377	(50,622)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,500	1,875	1,546	329
Total Garbage/Solid Waste Control Services	2,500	1,875	1,546	329
Water-Sewer Combination Services				
Utility Services	3,500	2,625	1,070	1,555
Total Water-Sewer Combination Services	3,500	2,625	1,070	1,555
Stormwater Control				
Aquatic Maintenance	38,000	28,500	22,474	6,026
Lake/Pond Bank Maintenance & Repair	10,000	7,500	0	7,500
Mitigation Area Monitoring & Maintenance	5,000	3,750	0	3,750
Stormwater Assessments	1,000	1,000	0	1,000
Wetland Monitoring & Maintenance	10,600	7,950	4,525	3,425
Fountain Service Repair & Maintenance	1,000	750	709	41
Aquatic Plant Replacement	10,000	7,500	0	7,500
Stormwater System Maintenance	12,000	9,000	0	9,000
Total Stormwater Control	87,600	65,950	27,708	38,242
Other Physical Environment				
Property Insurance	5,126	5,126	5,059	67
General Liability Insurance	3,050	3,050	2,733	317
Entry & Walls Maintenance & Repair	6,500	4,875	1,855	3,020
Landscape Maintenance	173,037	129,778	129,937	(159)
Irrigation Maintenance & Repair	12,000	9,000	4,468	4,532
Landscape Replacement Plants, Shrubs, Trees	35,000	26,250	6,143	20,107
Landscape Inspection Services	9,600	7,200	7,200	0
Landscape - Annuals/Flowers	7,435	5,576	4,758	818
Fire Ant Treatment	4,200	3,150	3,963	(812)
Holiday Decorations	8,000	8,000	8,000	0
Landscape - Mulch	25,500	19,125	10,465	8,660
Rust Prevention	7,140	5,355	5,355	0
Total Other Physical Environment	296,588	226,486	189,935	36,550
Road & Street Facilities				
Sidewalk Maintenance & Repair	25,000	18,750	27,480	(8,730)
Street Sign Repair & Replacement	8,000	6,000	7,708	(1,708)
Total Road & Street Facilities	33,000	24,750	35,188	(10,438)
Parks & Recreation				
Management Contract	9,000	6,750	7,309	(559)

See Notes to Unaudited Financial Statements

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Contracted Employee Salaries	29,531	22,148	23,995	(1,846)
Telephone, Internet, Cable	3,600	2,700	2,492	208
Rentals & Leases	1,200	900	900	0
Pool Permits	500	375	275	100
Pest Control	1,000	750	835	(85)
Furniture Repair & Replacement	3,000	2,250	150	2,100
Pool Service Contract	5,500	4,125	5,394	(1,269)
Playground Equipment & Maintenance	2,000	1,500	0	1,500
Maintenance & Repairs	4,000	3,000	3,014	(14)
Clubhouse Janitorial Services	7,500	5,625	5,619	6
Pool Repairs	6,000	4,500	350	4,150
Tennis Court Maintenance & Supplies	1,600	1,200	0	1,200
Basketball Court Maintenance & Supplies	500	375	0	375
Dog Waste Station Supplies & Maintenance	3,000	2,250	2,141	109
Total Parks & Recreation	77,931	58,448	52,475	5,974
Contingency				
Miscellaneous Contingency	30,000	22,500	1,400	21,100
Total Contingency	30,000	22,500	1,400	21,100
Total Expenditures	869,124	660,088	608,609	51,479
Total Excess of Revenues Over(Under) Expenditures	0	209,037	280,694	(71,657)
Fund Balance, Beginning of Period	0	0	1,018,610	(1,018,610)
Total Fund Balance, End of Period	0	209,037	1,299,304	(1,090,267)

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,755	(5,755)
Special Assessments				
Tax Roll	190,625	190,625	190,625	0
Total Revenues	<u>190,625</u>	<u>190,625</u>	<u>196,380</u>	<u>(5,755)</u>
Expenditures				
Contingency				
Capital Reserve	190,625	190,625	0	190,625
Total Contingency	<u>190,625</u>	<u>190,625</u>	<u>0</u>	<u>190,625</u>
Total Expenditures	<u>190,625</u>	<u>190,625</u>	<u>0</u>	<u>190,625</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>196,380</u>	<u>(196,380)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>444,761</u>	<u>(444,761)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>641,141</u>	<u>(641,141)</u>

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,934	(4,934)
Special Assessments				
Tax Roll	306,738	306,738	309,638	(2,901)
Total Revenues	<u>306,738</u>	<u>306,738</u>	<u>314,572</u>	<u>(7,835)</u>
Expenditures				
Debt Service				
Interest	89,738	89,738	92,288	(2,550)
Principal	217,000	217,000	217,000	0
Total Debt Service	<u>306,738</u>	<u>306,738</u>	<u>309,288</u>	<u>(2,550)</u>
Total Expenditures	<u>306,738</u>	<u>306,738</u>	<u>309,288</u>	<u>(2,550)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,284</u>	<u>(5,285)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>89,668</u>	<u>(89,668)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>94,952</u>	<u>(94,953)</u>

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	636	(636)
Special Assessments				
Tax Roll	58,469	58,469	59,022	(553)
Total Revenues	<u>58,469</u>	<u>58,469</u>	<u>59,658</u>	<u>(1,189)</u>
Expenditures				
Debt Service				
Interest	43,469	43,469	42,187	1,281
Principal	15,000	15,000	15,000	0
Total Debt Service	<u>58,469</u>	<u>58,469</u>	<u>57,187</u>	<u>1,281</u>
Total Expenditures	<u>58,469</u>	<u>58,469</u>	<u>57,187</u>	<u>1,281</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,471</u>	<u>(2,471)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>85,421</u>	<u>(85,421)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>87,892</u>	<u>(87,892)</u>

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,371	(10,371)
Special Assessments				
Tax Roll	258,616	258,616	261,062	(2,445)
Total Revenues	<u>258,616</u>	<u>258,616</u>	<u>271,433</u>	<u>(12,816)</u>
Expenditures				
Debt Service				
Interest	183,616	183,616	172,263	11,353
Principal	75,000	75,000	75,000	0
Total Debt Service	<u>258,616</u>	<u>258,616</u>	<u>247,263</u>	<u>11,353</u>
Total Expenditures	<u>258,616</u>	<u>258,616</u>	<u>247,263</u>	<u>11,353</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>24,170</u>	<u>(24,170)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>366,314</u>	<u>(366,314)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>390,484</u>	<u>(390,484)</u>

K-Bar Ranch CDD
Investment Summary
June 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 5,188
The Bank of Tampa ICS Operating		
First Horizon Bank	Money Market Account	247,739
JPMorgan Chase Bank	Money Market Account	14
NexBank	Money Market Account	45
Pacific Western Bank	Money Market Account	1,070
Pinnacle Bank	Money Market Account	248,810
United Bank	Money Market Account	248,810
Zions Bancorporation, N. A.	Money Market Account	47,733
Total General Fund Investments		\$ 799,409
The Bank of Tampa ICS Capital Reserve:		
First Horizon Bank	Money Market Account	\$ 687
Isabella Bank	Money Market Account	248,729
JPMorgan Chase Bank	Money Market Account	127
NexBank	Money Market Account	203
Zions Bancorporation, N. A.	Money Market Account	200,770
Total Reserve Fund Investments		\$ 450,516
US Bank Series 2011 Prepayment	US Bank Money Market Account 5-Ct	\$ 1,148
US Bank Series 2011 Reserve	US Bank Money Market Account 5-Ct	14,813
US Bank Series 2011 Revenue	US Bank Money Market Account 5-Ct	71,326
US Bank Series 2014 Revenue Parcel O	First American Treasury Obligation Fund Class Z	114,630
US Bank Series 2014 Reserve Parcel O	First American Treasury Obligation Fund Class Z	66,215
US Bank Series 2014 Prepayment Parcel O	First American Treasury Obligation Fund Class Z	80
US Bank Series 2014 Revenue Parcel Q	First American Treasury Obligation Fund Class Z	132,357
US Bank Series 2014 Reserve Parcel Q	First American Treasury Obligation Fund Class Z	73,652
US Bank Series 2014 Prepayment Parcel Q	First American Treasury Obligation Fund Class Z	874
US Bank Series 2021 Revenue	First American Treasury Obligation Fund Class Z	91,113
US Bank Series 2021 Bond Redemption Fund	First American Treasury Obligation Fund Class Z	663
Total Debt Service Fund Investments		\$ 566,871

K-Bar Ranch Community Development District
Summary A/P Ledger
From 06/01/2023 to 06/30/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
363, 2438						
	363 General Fund	06/01/2023	Blue Water Aquatics, Inc.	30273	Aquatic Service 06/23	2,260.00
	363 General Fund	06/01/2023	Blue Water Aquatics, Inc.	30274	Midge Fly Control Service 06/23	250.00
	363 General Fund	06/30/2023	City of Tampa Utilities	2133060 06.23 Auto-pay	10511 Wild Tamarind Dr 06/23	26.25
	363 General Fund	06/01/2023	Oasis Amenities, LLC	1391	Landscape Design Services 07/23	1,200.00
	363 General Fund	06/30/2023	Rizzetta & Company, Inc.	INV0000081472	Cell Phone 06/23	50.00
	363 General Fund	06/01/2023	Spectrum	1711221061423 06.23 Autopay	10511 Wild Tamarind Dr 06/23	237.97
	363 General Fund	06/01/2023	TECO	211025675680 06/23 Autopay	19238 Climbing Aster 06/23	102.87
	363 General Fund	06/01/2023	TECO	221008243992 06/23 Autopay	Kbar Ranch Pkwy - Streetlights 06/23	1,033.87
	363 General Fund	06/30/2023	TECO	321000017103 06/23 Autopay	Electric Services 06/23	1,189.96
	363 General Fund	06/30/2023	TECO	321000017103 06/23 Autopay	Electric Services 06/23	16,225.39
	363 General Fund	06/30/2023	TECO	211004822964 06/23 Autopay	Electric Services 06/23	3,623.58
	363 General Fund	06/30/2023	TECO	211004822469 06/23 Autopay	Electric Services 06/23	802.82
	363 General Fund	06/01/2023	Yellowstone Landscape	TM 506784 - Revised	Landscape Maintenance 04/23	2,271.00
	363 General Fund	06/01/2023	Yellowstone Landscape	TM 530664	Landscape Maintenance 05/23	14,899.84
	363 General Fund	06/01/2023	Yellowstone Landscape	TM 546855	Plant Install 06/23	1,989.00
Sum for 363, 2438						46,162.55
Sum for 363						46,162.55
Sum Total						46,162.55

K-Bar Ranch Community Development District
Notes to Unaudited Financial Statements
June 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 06/30/23.
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.

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 21 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

August 17

2023

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II

FINANCIAL SUMMARY

7/31/2023

General Fund Cash & Investment Balance: \$1,140,348

Reserve Fund Cash & Investment Balance: \$101,581

Debt Service Fund Investment Balance: \$827,563

Total Cash and Investment Balances: \$2,069,492

General Fund Expense Variance: \$146,901 Under Budget

Tab 8

MINUTES OF MEETING

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

K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, July 20, 2023 at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	Board Supervisor, Chairman
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.
Dan Lewis	District Counsel, Persson, Cohen & Mooney
Jeffrey Laflamme	Clubhouse Manager
Terry Mclane	Representative, Pine Lake Nursery
Chris Beck	Representative, Securiteam
Frank Prete?	Representative, Securiteam
Chris Thomas	Blue Water Aquatics

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. O’Nolan called the meeting to order, conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on landscaping issues regarding overgrowth behind Eagle Creek Ln, towing policy, and oleanders needing to be replaced on Hawk Valley.

THIRD ORDER OF BUSINESS

Staff Reports

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

A. Landscape Inspection Report Tab 1

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

1. Discussion of Landscaper Performance

The Board heard comments from Mr. Liggett regarding performance issues from Pine Lake Landscaping.

B. Pine Lake Nursery Report.....Tab 2

Mr. McLane gave his response to Mr. Liggett's comments.

Ms. Emery requested Pine Lake to address the ant bed issues throughout community and Amenity Center.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors issued a 30-day period for Pine Lake to provide measurable improvements on their service, or be terminated after review period, for K-Bar Ranch II Community Development District.

1. Pine Lake Irrigation Inspection & Proposal

Ms. McLane discussed the issues from her inspection.

The Board requested District Counsel to determine if the previous landscaper, Yellowstone, is financially responsible for irrigation repairs proposed by Pine Lake.

C. Consideration of Landscape RFP Proposal

The Board voted to postpone the RFP on landscapers pending the review of Pine Lake's performance after 30-day period.

D. Presentation of Aquatics Report

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

88 questions from the Board.

89
90 Mr. Thomas from Blue Water Aquatics expressed concerns with landscapers
91 sending debris into the ponds and will work with Pine Lake to remedy this issue.

92
93 Ms. Emery asked Mr. Thomas from Blue Water Aquatics to remove a large piece of
94 construction material in the pond on Winston Manor.

95
96
97
98 **E. Clubhouse Manager**

99
100 **1. Presentation of Clubhouse Report**

101
102 Mr. LaFlamme presented his report to the Board. There were no comments
103 or questions from the Board.

104
105
106 **2. Presentation of Egis Insurance Report**

107
108
109 District Counsel requested a copy to review of the Amenity Center contract that
110 residents sign to rent Amenities regarding EGIS suggestions.

111
112 **F. District Counsel**

113
114 Mr. Lewis discussed new laws regarding Board member required training. Mr.
115 Lewis will update with details on completing training when available.

116
117 There was a discussion on new laws regarding golf cart operation within the
118 District. Anyone ages 14-18 needs to have someone 18 or older and licensed to
119 drive with them in order to drive a golf cart.

120
121 **G. District Engineer**

122
123 Not present. No report.

124
125 **H. District Manager**

126
127 **1. Review of District Manager Report.**

128
129 Mr. Nielsen discussed the appraisal, FY 23-24 Budget discrepancy, and the bond
130 issue with the Board.

131

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the proposed budget changes presented by Mr. Nielsen and will review at the final budget hearing on August 17, 2023, for K-Bar Ranch II Community
--

Development District.

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the amendments to the FY 2023-2024 Budget, for K-Bar Ranch II Community Development District.

Mr. O’Nolan presented the District Manager Report to the Board and advised of the upcoming meeting to be held on August 17, 2023 at 6:00 pm for the Board of Supervisors meeting.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on May 18, 2023, and the Operation and Maintenance Expenditures for May 2023

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on May 18, 2023, and the Operation and Maintenance Expenditures for May 2023 (\$108,334.34) for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Authorizing the Investment of District Funds

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, The Board adopted Resolution 2023-08, Authorizing the Investment of District Funds, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of the Securiteam Addendum

The Board discussed the Securiteam Addendum and decided to ratify the addendum, adding remote entry service to Eagle Creek and Sundrift.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, The Board Ratified the Securiteam Addendum, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Securiteam Camera Proposal

The Board approved Securiteam camera proposal, for a total of 3 cameras to be installed in the kitchen and on both sides of the divider in the clubroom.

On a Motion by Mr. Finley, seconded by Ms. Emery, with Ms. Firebaugh opposed, The Board approved the Securiteam camera proposal, in the amount of \$4,922.84, for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Monument Cleaning Proposals

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, The Board approved the Ark Softwash proposal #511 and #512, as amended, for K-Bar Ranch II Community Development District.

The Board approved Ark Softwash proposal 511 partially, to soft wash all monuments, including 8 panels of PVC fencing, for a total of \$4,375.00 and Ark Softwash guaranteed pricing on proposal 511 and 512 for six months from 7/20/23. The board instructed District Counsel to draft the contract for this work to be done.

TENTH ORDER OF BUSINESS

Consideration of Abad Towing Appeal

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, The Board denied the Abad towing appeal, for K-Bar Ranch II Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Tai Chi License Agreement

The Board tabled the consideration of the Tai Chi License agreement until the next BOS meeting in order to review insurance requirements and consistency.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, The Board tabled Tai Chi License Agreement, for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09,
Re-Designating a Secretary**

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, The Board adopted Resolution 2023-09, adding Scott Brizendine as a secretary, for K-Bar Ranch II Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of AED/First Aid
Proposals**

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, The Board approved the purchase of one Philips HeartStart FRx AED for \$1,823.20, a pediatric key for \$99.90, and the AED/CPR training class for 8 people for \$560.00 from Altra Medical, for K-Bar Ranch II Community Development District.

The Board voted to allow residents to attend training at a cost of \$70 per person to be paid by the resident.

FOURTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Ms. Emery discussed adding no fishing signs around the ponds and requested a detailed proposal for all ponds working with Stantec and verify that the Tampa Police Department will enforce the no fishing rules.

Mr. Halstead requested Ms. Stewart provide report on locations of speed limit signs, what the speed limits are throughout the villages, and what the process would be to lower them.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors adjourned the meeting at 8:06 p.m., for K-Bar Ranch II Community

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Minutes of Meeting

Page 7

Development District.

234

235

236

237

238

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

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

June 2023

For Board Approval

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

The total items being presented: \$ **98,985.11**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
BBG, Inc.	100285	012311032300	Appraisal Fee - M/I Homes 06/23	\$ 4,000.00
Blue Water Aquatics, Inc.	100287	30200	Aquatic Service - Pond Treatment 05/23	\$ 3,705.00
City of Tampa Utilities	100277	2282015 05/23	10352 K Bar Ranch Pkwy - Account #2282015 05/23	\$ 8.99
City of Tampa Utilities	100277	2333386 05/23	19339 Eagle Creek Ln - Account #2333386 05/23	\$ 47.34
Florida Department of Revenue	100280	39-8017923158-4 05/23	Sales and Use Tax 05/23	\$ 377.27
Horner Environmental Professionals, Inc.	100281	219064	Aquatic Maintenance - Parcels A,C,K,L,M 03/23	\$ 430.78
K-Bar Ranch II	DC061223	DC061223	Debit Card Replenishment	\$ 1,045.42
Persson, Cohen & Mooney, P.A.	100282	3617	Legal Services 05/23	\$ 1,982.50
Pine Lake Services, LLC	100288	2440	Monthly Landscape Maintenance 06/23	\$ 26,578.67
Rizzetta & Company, Inc.	100274	INV0000080657	District Management Fees 06/23	\$ 5,138.75
Rizzetta & Company, Inc.	100275	INV0000080792	Out of Pocket Expenses 05/23	\$ 203.34
Rizzetta & Company, Inc.	100276	INV0000080844	Amenity Management & Oversight 06/23	\$ 7,316.42
Rizzetta & Company, Inc.	100291	INV0000081307	Personnel Reimbursement (Overtime) 06/23/23	\$ 6,986.00
Securiteam, Inc.	100278	13190032023	Service Call - Hawk Valley 06/23	\$ 175.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	100283	16897	Gate Video Monitoring Services 06/23	\$ 8,532.00
Securiteam, Inc.	100283	13302040723	Gate Maintenance - Hawk Valley 06/23	\$ 262.50
Securiteam, Inc.	100283	13305040723	Gate Maintenance - Briarbrook 06/23	\$ 175.00
Securiteam, Inc.	100283	13403050123	Service Call - Sundrift Entry 06/23	\$ 175.00
Securiteam, Inc.	100283	13474052323	Service Call - Mossy Pine 06/23	\$ 190.46
Securiteam, Inc.	100286	16963	Add Sundrift II & Eagle Creek - Gate Video Monitoring Services 06/23	\$ 2,460.00
Securiteam, Inc.	100286	13492053023	Service Call - Hawk Valley 06/23	\$ 175.00
Securiteam, Inc.	100286	13493053023	Service Call - Amenity 06/23	\$ 262.50
Securiteam, Inc.	100286	13495053023	Service Call - Windsome Manor 06/23	\$ 175.00
Securiteam, Inc.	100286	13496053023	Service Call - Sundrift Entry 06/23	\$ 175.00
Securiteam, Inc.	100286	13497053023	Service Call - Old Spanish Entry 06/23	\$ 175.00
Securiteam, Inc.	100286	13498053023	Service Call - Mossy Pine 06/23	\$ 175.00
Spectrum	ACH	1736970051923 - 6970	10711 Mistflower Lane 05/23	\$ 169.97
Spectrum	ACH	1736988051923 - 6988	10541 K-Bar Ranch Pkwy 05/23	\$ 169.97

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	1736996061223 - 6996	10339 K-BAR RANCH PKWY BLDG GATE 06/23	\$ 149.97
Spectrum	ACH	1744362052923 - 4362	10340 K-Bar Ranch Pkwy 06/23	\$ 169.97
Spectrum	ACH	1752167062123 - 2167	10820 Mistflower Lane - Amenity Center 05/23	\$ 289.95
Spectrum	ACH	1754981060123 - 4981	10528 Mistflower Ln 06/23	\$ 169.98
Spectrum	ACH	1758297061023 - 8297	10821 MISTFLOWER LN - Gate Phone 06/23	\$ 189.98
Spectrum	ACH	1779814051723 - 9814	19302 Eagle Creek LN SB 05/23	\$ 171.42
Spectrum	ACH	2736809052223 - 6809	19292 Mossy Pine Dr 05/23	\$ 189.98
Spectrum	ACH	2756559061023 - 6559	10841 Mistflower Ln - Gate Phone 06/23	\$ 77.98
Stantec Consulting Services, Inc.	100284	2091002	Engineering Services 05/23	\$ 780.00
Suncoast Pool Service, Inc.	100289	9378	Pool Service 06/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100290	05795	Monthly Rust Control 06/23	\$ 1,525.00
TECO	ACH	211025392658 06/23	10841 Mistflower Lane, Gate 06/23	\$ 36.95
TECO	ACH	211025490809 06/23	10611 K-Bar Ranch Pkwy 06/23	\$ 34.97
TECO	ACH	221005600376 06/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 06/23	\$ 113.28

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	ACH	221008392039 06/23	Parcel I - Street Lights 06/23	\$ 1,723.40
TECO	ACH	221008498422 06/23	19301 Eagle Creek LN - Entry Sign/Gate 06/23	\$ 48.96
TECO	ACH	221008777825 06/23	10580 K-Bar Ranch Pkwy 06/23	\$ 109.03
TECO	ACH	321000017111 Summary 05/23	Electric Summary 05/23	\$ 19,326.26
Waste Management Inc. of Florida	ACH	9937192-2206-5	Waste Management - Clubhouse 06/23	\$ 241.81
Welch Tennis Courts, Inc.	100279	72110	Tennis Court Maintenance & Supplies 05/23	\$ <u>668.34</u>
Report Total				\$ <u><u>98,985.11</u></u>

CLIENT CONTACT	CLIENT #	INVOICE #	INVOICE DATE	DUE DATE
Taylor Nielsen	6642	012311032300	06/12/2023	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

JOB

Job #0123110323

DATE	DESCRIPTION	COMMENTS	AMOUNT
6/12/2023	Appraisal Fee		\$4,000.00

Total Due

\$4,000.00

RECEIVED
6/12/2023

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@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

**INVOICE**

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

INVOICE 30200
DATE 05/31/2023
TERMS Net 45
DUE DATE 07/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/01/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
05/02/2023	Pond / Waterway Treatment	Aquatic Services - (2 technicians on-site) - (Included) Treatment Reports Attached	1	0.00	0.00
05/09/2023	Pond / Waterway Treatment	Aquatic Services - Pond EC9 w/Jon Boat (Included) Treatment Report Attached	1	0.00	0.00
05/12/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
05/19/2023	Pond / Waterway Treatment	Aquatic Services - (2 technicians on-site) - (Included) Treatment Reports Attached	1	3,705.00	3,705.00
05/26/2023	Service Request	Aquatic Service Request on Pond 103 (Included) Treatment Report Attached	1	0.00	0.00

BALANCE DUE

\$3,705.00

THANK YOU for choosing Blue Water Aquatics, Inc.!



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

5/2/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

12 MPH W

Temperature

82*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

EWR 3, 121, 122, EWR 3, 101, 102, FC 105, 104, 103, FC 40, 100, 202, 204, 205, 201, 203, S1, A10, 232, 192 A, 192 B, EC 1, EC 2, EC 3, EC 4, EC 6, EC 7, 200 101, 190

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Cattails
- ☒ Floating
- ☒ Grasses
- ☒ Other

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Treated exposed banks and emergent vegetation. Sprayed out heavily vegetated EAGLES CROSSING ponds that have not been mowed back in a long time.

2 of 3



Aquatic Services Report

Pond Numbers	193, 242, 191A
Service Performed	Inspection
Water Level	Low
Observations/Recommendations	Pond water levels are either very low or non-existent.

3 of 3

Pond Numbers	121, EC 6
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated these ponds for floating algae mats.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

5/19/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

7 MPH NE

Temperature

86*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

EC 9, EC8, EC 3, EC 6, EC 4, EC 5

Service Performed

Treatment

Work Performed

☒ Brush
☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Treated exposed banks for brush and grasses. Water levels in all ponds are very low.

2 of 2

Pond Numbers

SDII-1

Service Performed

Inspection

Water Level

Low

Observations/Recommendations

Removed dead brush from shorelines for area beautification.



Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	5/9/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	0
Temperature	78
Multiple Sites Treated	No
Pond Number	EC9
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Cattails <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> JonBoat
Water Level	Low
Restrictions	None
Observations/Recommendations	Approximately 1-2ft deep. Targeted West Indian Marsh Grass and Torpedo Grass.



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
Monday, May 22, 2023
10:30:27 AM

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	5/19/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	0
Temperature	81
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	EC9, EC8
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Cattails <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Construction debris NE corner of EC8
Pictures of Work Completed	

Aquatic Services Report





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

5/2/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

7

Temperature

84

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

All ponds South side of Mistflower Lane

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

All sites treated for invasive growth - alligator weed, pennywort, torpedo grass.

2 of 3

Pond Numbers

230, 202, SD11-2

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae

3 of 3

Pond Numbers

210

Service Performed

Treatment

Work Performed

☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

7 days

Observations/Recommendations

Site treated for niad



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

Amount Now Due

\$8.99

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 06/09/2023

PAY NEW CHARGES BY: 06/30/2023

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

0000 228 2015 0000000899

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



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

Bill Date: 06/09/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 06/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	26	25	32	1	1
LAST BILLING						5.50
LESS PAYMENTS						5.50 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
IRRIGATION TIER 1 CHARGE				1.0 @	3.17	3.17
TBW PASS-THROUGH				1.0 @	0.00	0.00
WATER SUBTOTAL			8.17			
UTILITY TAX 10%						0.82

Amount Now Due

\$8.99

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$8.99

PLEASE PAY BY DUE DATE OF 06/30/2023



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

Amount Now Due

\$47.34

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386



BILL DATE: 06/09/2023

PAY NEW CHARGES BY: 06/30/2023

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

00002333386 0000004734

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



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

Bill Date: 06/09/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 06/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	153	141	31	12	9
LAST BILLING						40.37
LESS PAYMENTS						40.37 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
IRRIGATION TIER 1 CHARGE				12.0 @	3.17	38.04
TBW PASS-THROUGH				12.0 @	0.00	0.00
WATER SUBTOTAL			43.04			
UTILITY TAX 10%						4.30

Amount Now Due

\$47.34

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$47.34

PLEASE PAY BY DUE DATE OF 06/30/2023



Sales and Use Tax Return

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

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

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

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

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

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$5,030.27	.	377.27	377.27
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 MAY 2023	5. Total Amount of Tax Due 377.27
			6. Less Lawful Deductions	.
			7. Net Tax Due	377.27
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	377.27
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	377.27

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: 06/20/23
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	\$5,030.27	.	377.27	377.27
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 MAY 2023	5. Total Amount of Tax Due 377.27
			6. Less Lawful Deductions	.
			7. Net Tax Due	377.27
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	377.27
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	377.27

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: 06/20/23
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).	75.45
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).	75.45
16. Hope Scholarship Credits (included in Line 6)	16.	_____
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19. Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20. Rural or Urban High Crime Area Job Tax Credits	20.	_____
21. Other Authorized Credits	21.	_____



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

Invoice

Date	Invoice No.
5/26/2023	219064

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

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

Service Description
Parcels: A, C, K, L, M Routine (monthly) inspections of mitigation areas Application of approved aquatic herbicides for the control of all non-native/nuisance aquatic vegetation including control of exotic/nuisance perimeter vegetation. Trash removal and monthly reporting as needed. Client coordination as needed.
RECEIVED 6/1/2023

Balance Due: \$430.78

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

K-Bar II CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00
6/12/2023

*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	Tennis Court Repair & Maintenance	Office Supplies
				001-57400-4731	001-57200-4734	001-57200-4705	001-57200-4763	001-57200-5101
Date	Vendor Name	Description	Amount					
05/07/23	Mail Chimp	Monthly Email Service	(26.50)					(26.50)
05/10/23	Amazon	Pickleball Net	(199.99)				(199.99)	
05/12/23	Amazon	Water Closet Repair Kit	(17.00)			(17.00)		
05/24/23	Winn Dixie	Event - Coffee Day	(24.80)	(24.80)				
05/30/23	Amazon	Clubhouse Supplies	(40.97)		(40.97)			
05/30/23	Amazon	Clubhouse Supplies	(67.98)		(67.98)			
05/30/23	Amazon	Winn Dixie	(8.98)	(8.98)				
06/02/23	Amazon	Janitorial Supplies	(14.96)		(14.96)			
06/02/23	Amazon	Walter Filter	(24.99)			(24.99)		
06/02/23	Amazon	Janitorial Supplies	(40.15)		(40.15)			
06/02/23	Amazon	Battery & Charger	(93.69)			(93.69)		
06/06/23	Amazon	Janitorial Supplies	(14.99)		(14.99)			
06/07/23	Amazon	(2) Carabiner Clips	(19.98)		(19.98)			
06/07/23	Amazon	Acrylic Sign Holder	(21.99)			(21.99)		
06/07/23	Amazon	Acrylic Sign Holder	(23.87)			(23.87)		
06/07/23	Amazon	(4) Packs Black Cable Ties	(29.96)		(29.96)			
06/07/23	Amazon	(2) Sign Holders	(49.48)			(49.48)		
06/07/23	Amazon	Office Supplies	(78.65)					(78.65)
06/07/23	Amazon	Toner Cartridge	(219.99)					(219.99)
06/07/23	Mail Chimp	Monthly Email Service	(26.50)					(26.50)
	TOTAL	001-10102	(1,045.42)	(33.78)	(228.99)	(231.02)	(199.99)	(351.64)

DM Approval:

Taylor Nielsen

Date:

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]FW: Mailchimp billing estimate
Date: Wednesday, May 24, 2023 11:59:10 AM
Attachments: [image002.png](#)

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

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: No Reply - Mailchimp <no-reply@mailchimp.com>
Sent: Wednesday, May 24, 2023 2:55 AM
To: Clubhouse Manager <manager@kbarii.com>
Subject: Mailchimp billing estimate

Mailchimp



Here's your monthly estimate.

Estimate for May 7 - Jun 6

This is an estimate of your next bill. The numbers aren't final until your billing cycle is over.

Essentials plan

1,500 contacts

\$26.50

Issued to

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

Issued by

Mailchimp
c/o The Rocket Science Group, LLC

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

[Contact Us](#) • [Terms of Use](#) • [Privacy Policy](#)

[Turn off Notification](#)

Details for Order #114-7552518-6875446

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

Order Placed: May 10, 2023

Amazon.com order number: 114-7552518-6875446

Order Total: \$199.99

Shipping now

Items Ordered

	Price
1 of: <i>A11N Pro Pickleball Net with Wheels for Easy Mobility, Tournament Regulation Size, Anti-Sag Design with Winch System, Perfect for Outdoor Court & Indoor Gym Floor</i>	\$199.99
Sold by: Midwest Rusher (seller profile)	

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa | Last digits: 1852

Billing address

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

Item(s) Subtotal:	\$199.99
Shipping & Handling:	\$0.00

Total before tax:	\$199.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$199.99

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

**Details for Order #113-9150663-2474639**[Print this page for your records.](#)**Order Placed:** May 12, 2023**Amazon.com order number:** 113-9150663-2474639**Order Total:** \$17.00**Not Yet Shipped****Items Ordered**1 of: *Sloan Valve A-36-A Regal 4.5 GPF / 17.0 Lpf Water Closet Repair Kit*

Sold by: Amazon.com Services LLC

Price

\$17.00

Condition: New

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

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Item(s) Subtotal: \$17.00

Shipping & Handling: \$0.00

Total before tax: \$17.00

Estimated tax to be collected: \$0.00

Grand Total: \$17.00**Billing address**David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United StatesTo view the status of your order, return to [Order Summary](#).

Winn-Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

05/24/23 8:39am 2487 032 18

Store Manager: DANIEL

Your Cashier: STEPHANNIE



44230524248703200911188001800000

	Reg	You Pay	
NVGB BOUNS PACK	\$8.29	\$8.29	F
NG BARS STAW	\$4.79	\$4.79	F
CHC CAKE DNUT HOLE	\$3.99	\$3.99	F
VAN CINN ROLLS	\$4.99	\$3.74	F
You save (\$1.25)			
FRUIT BITE	\$3.99	\$3.99	F

Total number of items sold = 5

Subtotal	\$24.80
Tax	\$0.00
Total due	\$24.80
Debit total	\$24.80

DEBIT *****1852

APPROVAL CODE 093321 SEQ #: 329178

AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)

rewards savings	Coupon savings	Total savings
\$0	\$1.25	\$1.25

Points summary*:

Base earned	Bonus earned	Total balance
12	0	547

Worth \$5.47 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!



Multiply your points!

Spend \$30+ in a single transaction & score a points multiplier coupon to multiply your base points on your next purchase.

Exclusions apply. See store for details.

FREE Amazon Box Closure with 100 Black Outdoor Trash Bags, Extra Large Trash Can Liners, 60 Gal, 55Gal, 50 Gallon Trash Can Liner Capacity
[Print this page for your records](#)

Order Placed: May 30, 2023
 Amazon.com order number: 112-4312793-7253030
 Order Total: \$40.97

Shipped on May 30, 2023

Items Ordered	Price
1 of: 55-60 Gallon Trash Bags, (Value Pack 100 Bags w/Ties) Large Black Outdoor Trash Bags, Extra Large Trash Can Liners, 60 Gal, 55Gal, 50 Gallon Trash Can Liner Capacity <small>Sold by: Simple (amazon.com)</small>	\$40.97
Condition: New	

Shipping Address:
 David Eskra
 10820 MISTFLOWER LN
 TAMPA, FL 33647-3781
 United States

Shipping Speed:
 Rush Shipping

Payment information

Payment Method:
 Visa | Last digits: 1852

Billing address
 David Eskra
 10820 MISTFLOWER LN
 TAMPA, FL 33647-3781
 United States

Item(s) Subtotal:	\$40.97
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$40.97
Estimated tax to be collected:	\$0.00

Grand Total:\$40.97

Credit Card transactions

Visa ending in 1852: May 30, 2023:\$40.97

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

10:14 AM

amazon.com

Amazon.com : Order: 112-1727053-0173815

Thank you for your order #112-1727053-0173815

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

Order Placed: May 30, 2023
Amazon.com order number: 112-1727053-0173815
Order Total: **\$67.98**

Shipped on May 30, 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:

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 1852

Billing address

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
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 1852: May 30, 2023: \$67.98

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

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Sent from my iPhone

Coke Wed. 5/31

Winn✓Dixie

It's a Winn Win

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

05/30/23 8:02pm 2487 005 204

Store Manager: DANIEL

Your Cashier: NATHAN



44230530248700500954421020400000

	Reg	You Pay
CHEESE CROWNS	\$4.99	\$4.99 F
APPLE TURNOVERS	\$4.49	\$3.99 F
1 lbs @ \$3.99/lb		
You save (\$0.50)		

Total number of items sold = 2

Subtotal	\$8.98
Tax	\$0.00
Total due	\$8.98
Debit total	\$8.98

DEBIT *****1852

APPROVAL CODE 023861 SEQ #/ 58192

ATD A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)		
rewards savings	Coupon savings	Total savings
\$0.50	\$0	\$0.50

Points summary:

Base earned	Bonus earned	Total balance
4	0	567

Worth \$5.67 in FREE groceries

*May not include pending points activity

Every 100 points = \$1 in FREE groceries

Sent from my iPhone

amazon.com**Details for Order #112-7986277-3382649**Print this page for your records.**Order Placed:** June 2, 2023**Amazon.com order number:** 112-7986277-3382649**Order Total: \$14.96****Not Yet Shipped****Items Ordered**

1 of: *Hefty Ultra Strong Tall Kitchen Trash Bags, 13 Gallon Citrus Twist Scent, 80 Count (Pack of 1), White* **Price** \$14.96

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Item(s) Subtotal: \$14.96
Shipping & Handling: \$0.00

Billing address

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Total before tax: \$14.96
Estimated tax to be collected: \$0.00

Grand Total: \$14.96To view the status of your order, return to [Order Summary](#).

06/05

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amazon.com

Final Details for Order #112-2393318-7428244[Print this page for your records.](#)**Order Placed:** June 2, 2023**Amazon.com order number:** 112-2393318-7428244**Order Total:** \$24.99**Shipped on June 2, 2023****Items Ordered**

1 of: 2 Pack Inline Water Filter 1/4" Quick-Connect Replacement Cartridge Inline Activated Carbon Block Filter for Refrigerator, Ice Maker, Under Sink System, Reduces Chlorine, Fluoride, Limescale and More

Sold by: HiWater Filters ([seller profile](#))

Condition: New

Price

\$24.99

Shipping Address:

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Item(s) Subtotal: \$24.99

Shipping & Handling: \$0.00

Total before tax: \$24.99

Estimated tax to be collected: \$0.00

Grand Total: \$24.99**Billing address**

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Credit Card transactions

Visa ending in 1852: June 2, 2023: \$24.99

06/05

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**Details for Order #112-1120906-5177860**

Print this page for your records.

Order Placed: June 2, 2023

Amazon.com order number: 112-1120906-5177860

Order Total: \$40.15

Not Yet Shipped**Items Ordered**

1 of: *Bounty Quick-Size Paper Towels, White, 16 Family Rolls = 40 Regular Rolls*
(Packaging May Vary)

Sold by: Amazon.com Services LLC

Condition: New

Price

\$43.15

Shipping Address:

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Billing address

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$43.15

Shipping & Handling: \$0.00

Your Coupon Savings: -\$3.00

Total before tax: \$40.15

Estimated tax to be collected: \$0.00

Grand Total: \$40.15

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

06/05

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**Details for Order #112-3411427-5238631**

Print this page for your records.

Order Placed: June 2, 2023

Amazon.com order number: 112-3411427-5238631

Order Total: \$93.69

Not Yet Shipped**Items Ordered****Price**

1 of: 6.0Ah 40V OP4060A Replacement Battery and Charger Compatible with Ryobi 40 Volt Battery Lithium and Ryobi 40v Charger OP401 OP4015 OP4050A OP4040 OP4050 OP40201 OP4026 OP40501 Cordless Power(Green)

\$93.69

Sold by: Enermall-US ([seller profile](#))

Condition: New

Shipping Address:

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Item(s) Subtotal: \$93.69

Shipping & Handling: \$0.00

Total before tax: \$93.69

Estimated tax to be collected: \$0.00

Grand Total: \$93.69

Billing address

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

06/05

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

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amazon.com**Details for Order #112-0007146-9085036**Print this page for your records.**Order Placed:** June 6, 2023**Amazon.com order number:** 112-0007146-9085036**Order Total:** \$14.99**Not Yet Shipped****Items Ordered**1 of: *Hefty Strong Large Trash Bags, 30 Gallon, 56 Count*
Sold by: Amazon.com Services LLC**Price**

\$14.99

Condition: New

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

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Item(s) Subtotal: \$14.99

Shipping & Handling: \$0.00

Total before tax: \$14.99

Estimated tax to be collected: \$0.00

Grand Total: \$14.99**Billing address**David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United StatesTo view the status of your order, return to [Order Summary](#).

06/07

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Details for Order #112-8696049-4881836[Print this page for your records.](#)**Order Placed:** June 7, 2023**Amazon.com order number:** 112-8696049-4881836**Order Total:** \$19.98**Not Yet Shipped****Items Ordered**

2 of: 10 PCS Stainless Steel Carabiner Clip Spring-Snap Hook - Lotsun M4 1.57 Inch Heavy Duty
Carabiner Clips for Keys Swing Set Camping Fishing Hiking Traveling

Price

\$9.99

Sold by: Lotsun Direct ([seller profile](#))

Condition: New

Shipping Address:

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 1852

Item(s) Subtotal: \$19.98

Shipping & Handling: \$0.00

Total before tax: \$19.98

Estimated tax to be collected: \$0.00

Grand Total: \$19.98**Billing address**

David Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

06/09

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Final Details for Order #112-8553858-3089807

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

Order Placed: June 7, 2023

Amazon.com order number: 112-8553858-3089807

Order Total: \$21.99

Shipped on June 7, 2023

Items Ordered

1 of: COYMOS Acrylic Sign Holder 6 Pack 8.5x11 Slant Back Acrylic Stands for Display Plexiglass Clear Acrylic Display Stands for Ad \$21.99

Frame, Picture Photo Frames, Promotions, Restaurants, Office, Store, Home

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

Condition: New

Price

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: \$21.99

Shipping & Handling: \$0.00

Total before tax: \$21.99

Estimated tax to be collected: \$0.00

Grand Total: \$21.99

Credit Card transactions

Visa ending in 1852: June 7, 2023: \$21.99

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

06/08

Details for Order #112-4906718-9022647

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

Order Placed: June 7, 2023

Amazon.com order number: 112-4906718-9022647

Order Total: \$35.82

Not Yet Shipped

Items Ordered

1 of: *Photo Booth Frames - 5x7 Inch Clear Acrylic Display, Slanted Back Vertical Standing Plastic Picture or Display Sign Holder with Inserts - 6 pack*

Sold by: Picture Perfect Supply ([seller profile](#))

Condition: New

Price

\$11.95

06/08 \$11.88

Shipping Address:

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

Shipping Speed:

Standard Shipping

Shipped on June 7, 2023

Items Ordered

1 of: *White Cardstock Paper 8.5 x 11, 60 Sheets 250g Premium White Card Stock Printer Paper, Thick Heavy Cardstock Paper for card making, scrapbooking, craft*

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

Condition: New

Price

\$11.99

06/08

Total - \$23.87

Shipping Address:

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

Shipping Speed:

Standard Shipping



amazon.com

Details for Order #112-7711944-0262614[Print this page for your records.](#)**Order Placed:** June 7, 2023**Amazon.com order number:** 112-7711944-0262614**Order Total:** \$29.96**Not Yet Shipped****Items Ordered**4 of: *TR Industrial Multi-Purpose UV Resistant Black Cable Ties, 8 inches, 100 Pack*Sold by: eToolscity ([seller profile](#))

Condition: New

Price

\$7.49

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

Rush Shipping

Payment information**Payment Method:**

Visa | Last digits: 1852

Billing addressDavid Eskra
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal: \$29.96

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$29.96

Estimated tax to be collected: \$0.00

Grand Total: \$29.96To view the status of your order, return to [Order Summary](#).

06/09

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Final Details for Order #112-3107960-7166614

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Order Placed: June 7, 2023

Amazon.com order number: 112-3107960-7166614

Order Total: \$49.48

Shipped on June 7, 2023

Items Ordered

1 of: *Mayyol Adjustable Sign Holder 8.5 x 11 Inch Stand - Poster Floor Heavy Duty Pedestal Display Holder, Vertical and Horizontal Sign Displayed, Aluminum Sign Standing Holders for Outdoor Indoor, Black* \$32.99
Sold by: Mandarin ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on June 7, 2023

Items Ordered

1 of: *NIUBEE Acrylic Sign Holder 8.5x11 Inches 3 Pack Landscape, Slant Back Clear Paper Frames, Plastic Flyer Display Holder, Document Menu Table Stand for Office, Store, Restaurant -Horizontal* \$16.49
Sold by: Niu Bee ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

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: \$49.48
Shipping & Handling: \$0.00

Total before tax: \$49.48
Estimated tax to be collected: \$0.00

Grand Total: \$49.48

Visa ending in 1852: June 7, 2023: \$49.48

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

06/08

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Final Details for Order #112-7286015-8176235

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Order Placed: June 7, 2023

Amazon.com order number: 112-7286015-8176235

Order Total: \$78.65

Shipped on June 7, 2023

Items Ordered

2 of: *Avery Heavy Duty View 3 Ring Binder, 5" One Touch EZD Ring, Holds 8.5" x 11" Paper, 1 White Binder (79106)*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$16.49

Shipping Address:

Jeffrey LaFlamme

10820 MISTFLOWER LN

TAMPA, FL 33647-3781

United States

Shipping Speed:

Delivery in fewer trips to your address

Shipped on June 8, 2023

Items Ordered

1 of: *Avery Heavy Duty View 3 Ring Binder, 5" One Touch EZD Ring, Holds 8.5" x 11" Paper, 1 White Binder (79106)*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$16.49

Shipping Address:

Jeffrey LaFlamme

10820 MISTFLOWER LN

TAMPA, FL 33647-3781

United States

Shipping Speed:

Delivery in fewer trips to your address

Shipped on June 7, 2023



Items Ordered

2 of: *Avery Heavy-Duty View 3 Ring Binder, 2" One Touch EZD Rings, 1 White Binder (79192)*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$14.59

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Payment information**Payment Method:**

Visa | Last digits: 1852

Billing address

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

Item(s) Subtotal: \$78.65
Shipping & Handling: \$0.00

Total before tax: \$78.65
Estimated tax to be collected: \$0.00

Grand Total: \$78.65

Credit Card transactions

Visa ending in 1852: June 8, 2023: \$78.65

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

06/09

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Final Details for Order #112-2032746-6445840

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Order Placed: June 7, 2023

Amazon.com order number: 112-2032746-6445840

Order Total: \$219.99

Shipped on June 7, 2023

Items Ordered

	Price
1 of: (with CHIP) 414A Toner Cartridge 4 Pack 414X | Works with HP Color Laserj Pro MFP M479fdw, MFP M454dw Color Laserj Pro MFP M479fdn, HP Color Laserj Enterprise MFP M454dn M480f| W2020A	\$219.99
Sold by: Elloner (seller profile)	

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:	\$219.99
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$219.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$219.99

Visa ending in 1852: June 7, 2023: \$219.99

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

06/08

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]FW: Mailchimp Order
Date: Wednesday, June 7, 2023 10:52:11 AM
Attachments: [image001.png](#)

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

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: No Reply - Mailchimp <no-reply@mailchimp.com>
Sent: Wednesday, June 7, 2023 10:40 AM
To: Clubhouse Manager <manager@kbarii.com>
Subject: Mailchimp Order

Mailchimp



Your order has been processed.

Order MC20533883

Processed on Jun 07, 2023 10:40 am New York.

Essentials plan	\$26.50
1,500 contacts	

Paid via Visa ending in 1852 which expires 04/2027	\$26.50
---	----------------

on June 7, 2023	06/08
-----------------	-------

Balance as of June 7, 2023	\$0.00
-----------------------------------	---------------

Issued to

K-Bar Ranch II CDD c/o Rizzetta & Co., Inc.
manager@kbarii.com
manager@kbarii.com
3434 Colwell Ave. Suite 200 Tampa, FL 33614

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
675 Ponce De Leon Ave NE
Suite 5000
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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JUN - 5 2023

BY:INVOICE

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

Invoice # 3617
Date: 06/01/2023
Due On: 07/01/2023

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	+ \$1,982.50	) - ( \$0.00	) = \$1,982.50

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	05/01/2023	Initial review of engagement for appraisal of M/I parcel and exchange e-mails with District Manager. Prepare Resolution for budget adoption and e-mail to District Manager.	0.50	\$305.00	\$152.50
Service	AHC	05/03/2023	Exchange e-mails re: Securiteam Addenda for new neighborhoods.	0.25	\$305.00	\$76.25
Service	AHC	05/12/2023	Exchange e-mails with District Manager re: Amazon agreement and Securiteam Addenda. Initial review of agenda package for 5/18 CDD meeting.	0.50	\$305.00	\$152.50
Service	AHC	05/16/2023	Exchange e-mails with District Manager re: Amazon agreement. Continued review of agenda package and preparation for 5/18 CDD meeting.	0.50	\$305.00	\$152.50
Service	AHC	05/17/2023	Continued review of agenda package and preparation for 5/18 CDD meeting. Exchange e-mails with M/I and District Manager re: pending items.	1.00	\$305.00	\$305.00
Service	AHC	05/18/2023	Final preparation for CDD meeting. Attend meeting by telephone.	2.50	\$305.00	\$762.50
Service	AHC	05/24/2023	Exchange e-mails re: TECO agreements. Draft Supplemental Addendum for	1.25	\$305.00	\$381.25

Securiteam contract and e-mail to District Manager for review/comment. Prepare draft Investment Resolution and e-mail to District Manager for review/comment.

Subtotal \$1,982.50

Total \$1,982.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3617	07/01/2023	\$1,982.50	\$0.00	\$1,982.50
Outstanding Balance				\$1,982.50
Total Amount Outstanding				\$1,982.50

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6/6/2023

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.
05/31/23	2440
Terms	Due Date
Net 30	06/30/23

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 June 2023		\$26,578.67	\$0.00	\$26,578.67
	Total		\$26,578.67	\$0.00	\$26,578.67

RECEIVED
5/31/2023

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

Invoice

Date	Invoice #
6/1/2023	INV0000080657

Bill To:

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

Services for the month of	Terms	Client Number
June	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

RECEIVED
05/26/2023

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

Invoice

Date	Invoice #
5/31/2023	INV0000080792

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 #
6/9/2023	INV0000080844

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
6/23/2023	INV0000081307

Bill To:

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

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

[illegible]

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
06/05/2023	13190032023		Net 30	07/05/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Mar 20, 2023 3:31 PM Reset door king receiver,tighten antenna tested antenna works fine the device needs to be Mounting outside of kiosk sent a email to office with pic's etc. Adjusted time in emerge stay open longer.</p> <p>DanielG - Daniel Gainza - 3/20/2023 12:08:38 PM -</p> <p>Susan reported Hawk Valley Residents were having issues with their gate remotes. I did some tests with my remote this morning and it took 3 tries the first time to get the gate to start opening and the second time it took 4 tries to get a response. Once the gate opened, the barrier arm only stayed open for 5 seconds before dropping back down.)</p>

RECEIVED
6/7/2023

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

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 #
	06/01/2023	16897	07/01/2023	VID0167

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

RECEIVED
 6/1/2023

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

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Tampa, FL 33613
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Fax: 888-596-8464

Invoice

**Bill To**

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

Ship To

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

Date	Invoice #	P.O. No.	Terms	Due Date
06/05/2023	13302040723		Net 30	07/05/2023

QTY	Description
1.5	<p>Service Labor - 1 hour minimum (DanielG - Daniel Gainza - Apr 7, 2023 2:45 PM</p> <p>Arm was already connected. The gate was stuck open. After troubleshoot, i found the inground loop relay was loose, preventing the arm from coming back down furthermore keeping the gate open. Fixed and tested, all good.</p> <p>DanielG - Daniel Gainza - 4/6/2023 3:27:59 PM -</p> <p>the arm was hit last afternoon. At the moment of this ticket been created the arm was still down and the exit gate was wide open. Please check everything is ok with the operator.)</p> <p style="text-align: right;">RECEIVED 6/5/2023</p>

	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
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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
06/05/2023	13305040723		Net 30	07/05/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (DanielG - Daniel Gainza - 5/10/2023 9:51:01 AM -</p> <p>Limit switches were replaced. Gate tested, working good now.</p> <p>DanielG - Daniel Gainza - 4/7/2023 9:36:43 AM -</p> <p>Exit Gate open, arm in the ground apatently was hit.)</p>

RECEIVED
6/5/2023

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

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
06/05/2023	13403050123		Net 30	07/05/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - May 1, 2023 3:43 PM Need to relocate these antennas or the whole unit the antis a foot off ground really should be around 7ft and not hitting any metal the device is working properly just poor reception. See pics I have a few ideas can go over.</p> <p>DanielG - Daniel Gainza - 5/1/2023 7:56:51 AM - K-Bar manager complained about many residents having problems to open the gate using the clicker. Look if relocation is needed. Thanks)</p>

RECEIVED
6/5/2023

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

Securiteam
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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- Mossy Pine Mossy Pine Entry 19292 Mossy Pine Drive Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
06/05/2023	13474052323		Net 30	07/05/2023

QTY	Description
1	Service Labor - 1 hour minimum
1	Replacement Clutch Key (DanielG - Daniel Gainza - 5/22/2023 8:37:03 AM - Clutch key was broken. Replaced the clutch key.)

RECEIVED
6/5/2023

	Subtotal	\$190.46
	Sales Tax (0.0%)	\$0.00
	Total	\$190.46
	Payments/Credits	\$0.00
	Balance Due	\$190.46

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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 10820 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
06/16/2023	16963		Net 30	07/16/2023

QTY	Description
	July Monthly Security Services Agreement Signed 5/30/23 adding Sundrift II & Eagle Creek
1	Eagle Creek- Remote Gate Concierge Service
1	Sundrift II -Remote Gate Concierge Service

RECEIVED
6/16/2023

	Subtotal	\$2,460.00
	Sales Tax (0.0%)	\$0.00
	Total	\$2,460.00
	Payments/Credits	\$0.00
	Balance Due	\$2,460.00

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Phone: 813-909-7775
Fax: 888-596-8464

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
06/19/2023	13492053023		Net 30	07/19/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - May 30, 2023 9:32 AM Checked ped-gates notice the exit side ped gate not closing keeping it unlocked. The access system working perfectly. I greased gate closure working better client should replace door closure</p> <p>DanielG - Daniel Gainza - 5/30/2023 7:09:39 AM - pedestrian gate is not locking. Property manager reported.)</p>

RECEIVED
6/19/2023

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

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Invoice



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

Ship To
K-Bar Ranch CDD II Amenity 10820 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
06/19/2023	13493053023		Net 30	07/19/2023

QTY	Description
1.5	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - May 30, 2023 11:14 AM Went over system with Jeffrey founding ip products software not running got it running then set up on s2 showed client how to use and turn it on future. Went over other functions on cctv and access systems. All good</p> <p>DanielG - Daniel Gainza - 5/30/2023 7:12:43 AM - Jeffrey is the new Property manager, he is having issues using the badge printer. Please help him out.)</p>

RECEIVED
6/19/2023

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

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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
06/19/2023	13495053023		Net 30	07/19/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum Fixed barrier arms bent back then had to replace bolts and screws. Refocused both kiosk Cameras</p> <p>DanielG - Daniel Gainza - 5/30/2023 7:33:08 AM - Exit bound was hit and arm is detached next to the operator. Please test the gate to ensure is working as expected. Fix drivers view camera is side way</p>

RECEIVED
6/19/2023

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

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 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
06/19/2023	13496053023		Net 30	07/19/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - May 30, 2023 2:54 PM Installed barrier arms with new scew and bolts. Checked ped gate was working. Drive by gate a hr later barrier arm knocked off again so I reinstalled for 2nd time today smh</p> <p>DanielG - Daniel Gainza - 5/30/2023 7:53:14 AM - Entrance arm on the floor. Exit Ped gate open, Please check.)</p>

RECEIVED
 06/19/2023

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

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Phone: 813-909-7775
Fax: 888-596-8464

Invoice



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

Ship To
K-Bar Ranch CDD II- Old Spanish Entry Old Spanish Entry 10820 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
06/19/2023	13497053023		Net 30	07/19/2023

QTY	Description
1	Service Labor - 1 hour minimum (Remounted barrier arm on entry gate and tested replaced plastic nuts. works fine DanielG - Daniel Gainza - 5/30/2023 7:57:26 AM - Arm on the floor as well. Please check and fix)

RECEIVED
6/19/2023

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

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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- Mossy Pine Mossy Pine Entry 19292 Mossy Pine Drive Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
06/19/2023	13498053023		Net 30	07/19/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - May 30, 2023 2:57 PM Adjusted limits on entry gate. It was hitting the wall on close bent gate it be fine now limits adjusted . Entry ped gate not functioning need to replace gatelock Seco larm 1200lb</p> <p>DanielG - Daniel Gainza - 5/30/2023 8:03:49 AM - Please adjust limit switches, entry gate not closing all the way)</p> <p style="text-align: right;">RECEIVED 6/19/2023</p>

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



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BAP-TVP2305
SA4NF00P



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8337 1200 NO RP 19 05202023 NNNNNNNN 01 983927

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

833712032173697000169979

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736970

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BAP-M2315
SA4NF010



May 19, 2023
Invoice Number: 1736970051923
Account Number: **8337 12 032 1736970**
Security Code:
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

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Summary

Service from 05/19/23 through 06/18/23
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 06/05/23	
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 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.

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.

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.

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8337 1200 NO RP 19 05202023 NNNNNNNN 01 983927

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

May 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736970051923
Account Number: 8337 12 032 1736970
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

833712032173697000169979

Invoice Number: 1736970051923
 Account Number: 8337 12 032 1736970
 Security Code:

KBAR RANCH II CDD

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8337 1200 NO RP 19 05202023 NNNNNNNN 01 983927

Charge Details

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

Payments received after 05/19/23 will appear on your next bill.

Service from 05/19/23 through 06/18/23

Spectrum Business™ Internet

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

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

Phone number (813) 536-1076

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

Billing Information

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

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

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

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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....

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Invoice Number: 1736970051923
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Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Invoice Number: 1736970051923
Account Number:: 8337 12 032 1736970
Security Code:

[Kbar Ranch II Cdd](#)



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

833712032173698800169979

Account Number:
Security Code:

KBAR RANCH II CDD
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**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 19, 2023
Invoice Number: 1736988051923
Account Number: **8337 12 032 1736988**
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 05/19/23 through 06/18/23
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 06/05/23	
Total Due by Auto Pay	\$169.97

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 19 052023 NNNNNNNN 01 983926

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.

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.

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 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736988051923
Account Number: 8337 12 032 1736988
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

833712032173698800169979

Invoice Number: 1736988051923
 Account Number: 8337 12 032 1736988
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 19 05202023 NNNNNNNN 01 983926

Charge Details

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

Payments received after 05/19/23 will appear on your next bill.

Service from 05/19/23 through 06/18/23

Spectrum Business™ Internet

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

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

Phone number (813) 536-1073

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

Billing Information

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: 1736988051923
Account Number: 8337 12 032 1736988
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 19 05202023 NNNNNNNN 01 983926

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: 1736988051923
Account Number:: 8337 12 032 1736988
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 19 05202023 NNNNNNNN 01 983926





\$1,000
contract
buyout^o

Get the entertainment and
VALUE
YOU WANT.



NO CONTRACTS

BUSINESS TV

\$29⁹⁹
/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 06132023 NNNNNNNN 01 984358

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 06132023 NNNNNNNN 01 984358



**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





June 12, 2023
Invoice Number: 1736996061223
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 06/12/23 through 07/11/23
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 06/29/23	
Total Due by Auto Pay	\$149.97

NEWS AND INFORMATION

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

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](tel:1-855-339-9673) 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 12 06132023 NNNNNNNN 01 984358

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

June 12, 2023

KBAR RANCH II CDD

Invoice Number: 1736996061223
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: 1736996061223
 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 06132023 NNNNNNNN 01 984358

Charge Details

Previous Balance		149.97
EFT Payment	05/29	-149.97
Remaining Balance		\$0.00

Payments received after 06/12/23 will appear on your next bill.

Service from 06/12/23 through 07/11/23

Spectrum Business™ Internet

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

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

Phone number (813) 536-1058

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$39.99****Current Charges** **\$149.97****Total Due by Auto Pay** **\$149.97****Billing Information**

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.01, 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: 1736996061223
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 06132023 NNNNNNNN 01 984358

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: 1736996061223
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 06132023 NNNNNNNN 01 984358





\$1,000
contract
buyout^o

Get the entertainment and
VALUE
YOU WANT.



NO CONTRACTS

BUSINESS TV

\$29⁹⁹
/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. ^oContract 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 29 05302023 NNNNNNNN 01 985120

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

833712032174436200169979

Account Number:
Security Code:

Envera KBar Ranch II CDD
8337 12 032 1744362

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

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

8337 1200 NO RP 29 05302023 NNNNNNNN 01 985120



**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 29, 2023
Invoice Number: 1744362052923
Account Number: **8337 12 032 1744362**
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 05/29/23 through 06/28/23 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 06/16/23	
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.

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.

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.

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.

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 29 05302023 NNNNNNNN 01 985120

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

May 29, 2023

Envera KBar Ranch II CDD

Invoice Number: 1744362052923
Account Number: 8337 12 032 1744362
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Total Due by Auto Pay	\$169.97
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032174436200169979

Invoice Number: 1744362052923
 Account Number: 8337 12 032 1744362
 Security Code:

Envera KBar Ranch II CDD

Contact Us

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

8337 1200 NO RP 29 05302023 NNNNNNNN 01 985120

Charge Details

Previous Balance		169.97
EFT Payment	05/16	-169.97
Remaining Balance		\$0.00

Payments received after 05/29/23 will appear on your next bill.

Service from 05/29/23 through 06/28/23

Spectrum Business™ Internet

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

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

Phone number (813) 803-7074

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

Billing Information

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

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

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

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: 1744362052923
Account Number: 8337 12 032 1744362
Security Code:

[Envera KBar Ranch II CDD](#)

Contact Us

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

8337 1200 NO RP 29 05302023 NNNNNNNN 01 985120

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: 1744362052923
Account Number:: 8337 12 032 1744362
Security Code:

[Envera Kbar Ranch II Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 29 05302023 NNNNNNNN 01 985120





Taxes
and fees
included

Add Mobile.
**SAVE
BIG.**

Save over \$350[^]



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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 21 06222023 NNNNNNNN 01 983135

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

833712032175216700289959

Account Number:
Security Code:

K BAR RANCH II AMENITY
8337 12 032 1752167

Spectrum
BUSINESS®

Contact Us

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

8337 1200 NO RP 21 06222023 NNNNNNNN 01 983135

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





June 21, 2023
Invoice Number: 1752167062123
Account Number: **8337 12 032 1752167**
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 06/21/23 through 07/20/23
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 07/07/23	
Total Due by Auto Pay	\$289.95

NEWS AND INFORMATION

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

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](tel: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.



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8337 1200 NO RP 21 06222023 NNNNNNNN 01 983135

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

June 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 1752167062123
Account Number: 8337 12 032 1752167
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

833712032175216700289959



Invoice Number: 1752167062123
 Account Number: 8337 12 032 1752167
 Security Code:

K BAR RANCH II AMENITY

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 21 06222023 NNNNNNNN 01 983135

Charge Details

Previous Balance		289.95
EFT Payment	06/07	-289.95
Remaining Balance		\$0.00

Payments received after 06/21/23 will appear on your next bill.

Service from 06/21/23 through 07/20/23

Spectrum Business™ Internet

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

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

Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 388-9713

Spectrum Business Voice	39.99
	\$39.99

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

Spectrum Business Voice	39.99
	\$39.99

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

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

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

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

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Continued on the next page....

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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**.

Invoice Number: 1752167062123
Account Number: 8337 12 032 1752167
Security Code:

K BAR RANCH II AMENITY

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 21 06222023 NNNNNNNN 01 983135

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.

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Invoice Number: 1752167062123
Account Number:: 8337 12 032 1752167
Security Code:

[K Bar Ranch II Amenity](#)



Contact Us

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

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

8337 1200 NO RP 21 06222023 NNNNNNNN 01 983135



June 1, 2023
Invoice Number: 1754981060123
Account Number: **8337 12 032 1754981**
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 06/01/23 through 06/30/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 06/18/23</i>	
Total Due by Auto Pay	\$169.98

NEWS AND INFORMATION

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.

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.

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.

**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 01 06022023 NNNNNNNN 01 994401

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

June 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 1754981060123
Account Number: 8337 12 032 1754981
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

833712032175498100169987

Invoice Number: 1754981060123
 Account Number: 8337 12 032 1754981
 Security Code:

K-BAR RANCH 2 GATE

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 01 06022023 NNNNNNNN 01 994401

Charge Details

Previous Balance		169.98
EFT Payment	05/18	-169.98
Remaining Balance		\$0.00

Payments received after 06/01/23 will appear on your next bill.

Service from 06/01/23 through 06/30/23

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**

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





Taxes
and fees
included

Add Mobile.
**SAVE
BIG.**

Save over \$350[^]



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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

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8337 1200 NO RP 10 06112023 NNNNNNNN 01 988996

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

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BUSINESS®

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

8337 1200 NO RP 10 06112023 NNNNNNNN 01 988996

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\$1,000
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buyout[†]

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

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

OR

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for 12 mos.[‡]

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

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





June 10, 2023
Invoice Number: 1758297061023
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

NEWS AND INFORMATION

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.

Summary Service from 06/10/23 through 07/09/23 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 06/27/23	
Total Due by Auto Pay	\$189.98



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 10 06112023 NNNNNNNN 01 988996

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

June 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 1758297061023
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: 1758297061023
 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 06112023 NNNNNNNN 01 988996

Charge Details

Previous Balance		189.98
EFT Payment	05/27	-189.98
Remaining Balance		\$0.00

Payments received after 06/10/23 will appear on your next bill.

Service from 06/10/23 through 07/09/23

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**.



MAILED
MAY 23 2023
DELIVERED

WELCOME TO SPECTRUM BUSINESS

Visit SpectrumBusiness.net today to manage your account.

Create your account

Go to the sign-in page, select **Create a Username**, then **Account Info**. Enter your Account Number and Security Code located on your bill.

View user guides and FAQs

Click on the **Support** tab to get access to Internet, TV and Voice guides, plus frequently asked questions.

Enroll in Paperless Billing

Sign in to your account and toggle the **Paperless Billing** option to ON. It's located under the **Billing** tab at the top of the screen.

Set up Auto Pay

Go to the **Billing** section of your account and proceed to **Pay Bill**. You can change Payment Frequency to Recurring.



Visit SpectrumBusiness.net to get started

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 17 05182023 NNNNNYNN 01 000598 0004

K BAR RANCH CDD 2 EAGLE CREEK
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



833712032177981400171421

May 17, 2023

Account Number:
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK
8337 12 032 1779814

Spectrum
BUSINESS

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

8337 1200 NO RP 17 05182023 NNNNNYNN 01 000698 0004

Welcome to Spectrum Business

This overview of your new monthly statement provides a summary of your services, charge details, notes that may apply to your account and updated billing information.

Spectrum BUSINESS

November 15, 2016

Account: 8337 12 032 1779814
Phone Number: (866) 555-5355
Security Code: 4587
Service AL: 4444 MAIN ST, BIRMINGHAM AL 35208-2710

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

3 Summary

Previous Balance	
Payments Received	
Remaining Balance	
Spectrum Business™ Internet	
Spectrum Business™ TV	
One-Time Charges	
Perf'd Month Charges	
Current Charges	
Total Due by 12/23/16	

4 YOUR AUTO PAY WILL BE PROCESSED AGAIN
Total Due by Auto Pay

Welcome to Spectrum Business!
This bill reflects initial service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may reflect that payment at your next bill.

5 **Spectrum BUSINESS**

P.O. BOX 51759 TAMPA FL 33651-9159
1800 1700 NO RP 17 05182023 NNNNNYNN 01 000698 0004

4444 MAIN ST, BIRMINGHAM AL 35208-2710

Account: 8337 12 032 1779814
Phone Number: (866) 555-5355
Security Code: 4587
Service AL: 4444 MAIN ST, BIRMINGHAM AL 35208-2710

Total Due by 12/23/16
Amount you are enclosing \$

Please Remit Payment To:
SPECTRUM
PO BOX 51759
TAMPA FL 33651-9159

Page 4 of 6 July 10, 2020

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263
1800 1700 NO RP 17 05182023 NNNNNYNN 01 000698 0004

8 Charge Details

Previous Balance

Payments Received after 11/15/16 will appear on your next bill.

9 Computed Change of Service Fee 11.67

Remaining Balance

Certificate on 07/08/20 through 08/06/20

10 Taxes, Fees & Surcharges

Utility Usage Tax
Franchise Fee
Multiple Fee Access Fee

Spectrum Business™ TV Total

11 Broadcast TV Surcharge

Current Charges

Total Due by 12/23/16

12 Billing Information

Pay and Plan - This document reflects the current rates and fees for your area (including extra, service, user, taxes, etc.). These rates and fees may change without notice. Visit SpectrumBusiness.net for more information.

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and will also save the planet!

Enrolling is easy. Just go to SpectrumBusiness.net. Each month, you'll receive a paperless bill that you pay online with your choice of payment method:

- Direct Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at anytime
- Access up-to-the-minute statements

Payment Options

Pay Online - Create or Login to pay or view your bill online at SpectrumBusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondence of any type with payments.

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

- 1** Statement date, Account number and Security code in upper left corner of each page.
- 2** How to reach us.
- 3** At a glance: your charges, payments and credits for this bill.
- 4** Payment due date.
- 5** Payment coupon for your convenience. Simply tear it off and mail.
- 6** Important messages, reminders and offers. You'll find special events, savings opportunities, news and promotions.
- 7** Be sure our address shows in the return envelope window.
- 8** Itemized details of transactions during this period.
- 9** Adjustments showing any additional credits or fees applied.
- 10** Required telecommunications Taxes, Fees and Charges. For information, please see the Billing Information section of your bill.
- 11** Broadcast TV surcharge - A pass through reflecting charges assessed to Charter by the local broadcasters, or local "network affiliated" TV stations.



May 17, 2023

Invoice Number: 1779814051723
Account Number: 8337 12 032 1779814

Security Code:
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647-3669

Contact Us

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

Summary

Service from 05/17/23 through 06/16/23
details on following pages

Previous Balance	0.00
Payments Received	0.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	64.99
One-Time Charges	99.00
Taxes, Fees and Charges	7.43
Current Charges	\$171.42
Total Due by 06/03/23	\$171.42

Welcome to Spectrum Business! This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 17 05182023 NNNNNYNN 01 000898 0004

K BAR RANCH CDD 2 EAGLE CREEK
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



NEWS AND INFORMATION

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.

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.

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.



RECEIVED
5/23/2023

May 17, 2023

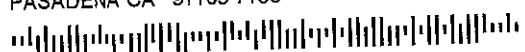
K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814051723
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647-3669

Total Due by 06/03/23	\$171.42
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712032177981400171421

May 17, 2023

Invoice Number:
Account Number:
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK
1779814051723
8337 12 032 1779814

Spectrum
BUSINESS

Contact Us

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

8337 1200 NO RP 17 05182023 NNNNNYNN 01 000898 0004

Charge Details

Previous Balance	0.00
Remaining Balance	\$0.00

Payments received after 05/17/23 will appear on your next bill.

Service from 05/17/23 through 06/16/23

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Promotional Discount	-135.00
	\$64.99

Spectrum Business™ Internet Total \$64.99

One-Time Charges

B Ultra Installation	05/17	99.00
One-Time Charges Total		\$99.00

Taxes, Fees and Charges

State and Local Sales Tax	7.43
Taxes, Fees and Charges Total	\$7.43

Current Charges	\$171.42
Total Due by 06/03/23	\$171.42

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

Sign up for Paperless Billing.

It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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

Spectrum
BUSINESS



May 22, 2023
Invoice Number: 2736809052223
Account Number: **8337 12 030 2736809**
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 05/22/23 through 06/21/23
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 06/08/23	
Total Due by Auto Pay	\$189.98

NEWS AND INFORMATION

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.

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.

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.

**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 22 05232023 NNNNNNNN 01 996645

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

May 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809052223
Account Number: 8337 12 030 2736809
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030273680900189985



Invoice Number: 2736809052223
 Account Number: 8337 12 030 2736809
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

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

8337 1200 NO RP 22 05232023 NNNNNNNN 01 996645

Charge Details

Previous Balance		189.98
EFT Payment	05/08	-189.98
Remaining Balance		\$0.00

Payments received after 05/22/23 will appear on your next bill.

Service from 05/22/23 through 06/21/23

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

Get the entertainment and
VALUE
YOU WANT.



NO CONTRACTS

BUSINESS TV

\$29⁹⁹
/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 10 06112023 NNNNNNNN 01 988997

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

833712030275655900077982

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559



Contact Us

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

8337 1200 NO RP 10 06112023 NNNNNNNN 01 988997



**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





June 10, 2023
Invoice Number: 2756559061023
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

NEWS AND INFORMATION

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.

Summary Service from 06/10/23 through 07/09/23 details on following pages

Previous Balance	57.98
Payments Received -Thank You!	-57.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	77.98
Current Charges	\$77.98
YOUR AUTO PAY WILL BE PROCESSED 06/27/23	
Total Due by Auto Pay	\$77.98



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 10 06112023 NNNNNNNN 01 988997

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

June 10, 2023

KBAR RANCH II CDD

Invoice Number: 2756559061023
Account Number: 8337 12 030 2756559
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay	\$77.98
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030275655900077982

Invoice Number: 2756559061023
 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 06112023 NNNNNNNN 01 988997

Charge Details

Previous Balance		57.98
EFT Payment	05/27	-57.98
Remaining Balance		\$0.00

Payments received after 06/10/23 will appear on your next bill.

Service from 06/10/23 through 07/09/23

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business	199.99
Internet Ultra	
Promotional Discount	-130.00
Business WiFi	7.99
	\$77.98

Spectrum Business™ Internet Total **\$77.98****Current Charges \$77.98****Total Due by Auto Pay \$77.98****Billing Information**

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

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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.

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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.



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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	2091002
Invoice Date	June 12, 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	May 26, 2023
Current Invoice Total (USD)	780.00		

Follow up regarding budget inquiry for new ponds coming into FY 2024

Top Task 2023 2023 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.25	152.00	342.00
Stewart, Tonja L	2.00	219.00	438.00
Subtotal Professional Services	4.25		780.00

Top Task Subtotal	2023 FY General Consulting	780.00
-------------------	----------------------------	--------

Total Fees & Disbursements**780.00****INVOICE TOTAL (USD)****780.00****RECEIVED**
6/15/2023**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 #
6/1/2023	9378

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

P.O. No.	Terms	Project
June 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,700.00	1,700.00

RECEIVED
5/30/2023

Thank you for your business.

Phone #
(727) 271-1395

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

Suncoast Rust Control, Inc.

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

INVOICE

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

Date	Invoice #
6/1/2023	05795
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
7/1/2023	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,525.00	1,525.00
Thank you for your business.			Total: \$1,525.00	

RECEIVED
6/5/2023

Balance Due \$1,525.00

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



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

Statement Date: June 19, 2023

Amount Due: \$36.95

Due Date: July 10, 2023

Account #: 211025392658

Account Summary

Current Service Period: May 13, 2023 - June 13, 2023

Previous Amount Due	\$92.50
Payment(s) Received Since Last Statement	-\$126.72
Credit balance after payments and credits	-\$34.22
Current Month's Charges	\$71.17

Amount Due by July 10, 2023 \$36.95

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 **2233.33% higher** than the same period last year.

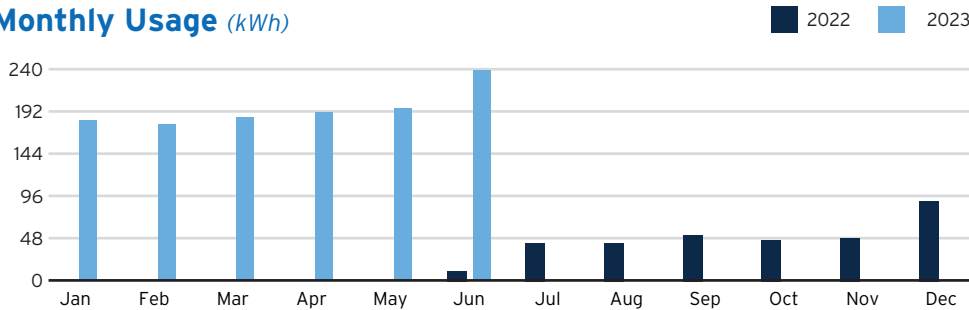


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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 #: 211025392658

Due Date: July 10, 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: \$36.95

Payment Amount: \$ _____

606939617932

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.

6069396179322110253926580000000036953



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

Account #: 211025392658
Statement Date: June 19, 2023
Charges Due: July 10, 2023

Meter Read

Service Period: May 13, 2023 - Jun 13, 2023

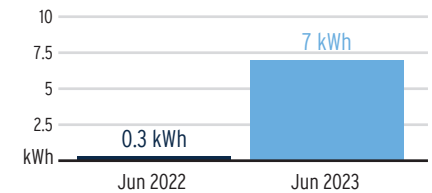
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	06/13/2023	1,491		1,252		239 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	239 kWh @ \$0.07990/kWh	\$19.10
Fuel Charge	239 kWh @ \$0.05239/kWh	\$12.52
Storm Protection Charge	239 kWh @ \$0.00400/kWh	\$0.96
Clean Energy Transition Mechanism	239 kWh @ \$0.00427/kWh	\$1.02
Storm Surcharge	239 kWh @ \$0.01061/kWh	\$2.54
Florida Gross Receipt Tax		\$1.54
Electric Service Cost		\$61.68
Franchise Fee		\$4.04
Municipal Public Service Tax		\$5.45
Total Electric Cost, Local Fees and Taxes		\$71.17

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$71.17

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

Statement Date: June 19, 2023

Amount Due: \$34.97

Due Date: July 10, 2023

Account #: 211025490809

Account Summary

Current Service Period: May 13, 2023 - June 13, 2023

Previous Amount Due	\$93.22
Payment(s) Received Since Last Statement	-\$135.62
Credit balance after payments and credits	-\$42.40
Current Month's Charges	\$77.37

Amount Due by July 10, 2023 \$34.97

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 **200% higher** than the same period last year.

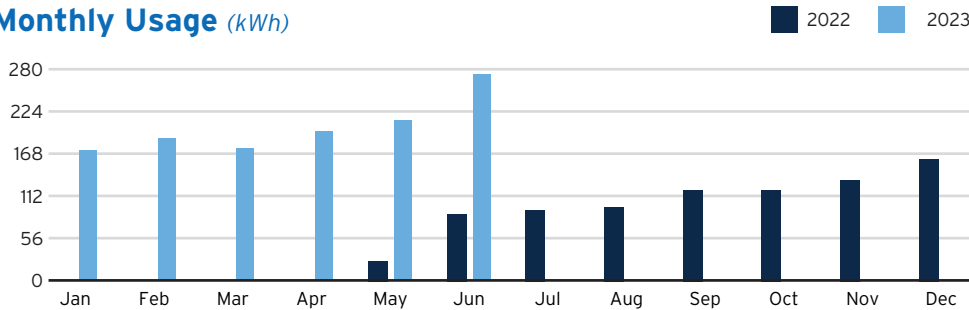


Your average daily kWh used was **28.57% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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 #: 211025490809

Due Date: July 10, 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: \$34.97

Payment Amount: \$ _____

608174188218

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.

6081741882182110254908090000000034979



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: June 19, 2023
Charges Due: July 10, 2023


Meter Read

Service Period: May 13, 2023 - Jun 13, 2023

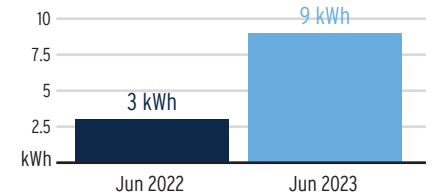
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	06/13/2023	2,443		2,169		274 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	274 kWh @ \$0.07990/kWh		\$21.89
Fuel Charge	274 kWh @ \$0.05239/kWh		\$14.35
Storm Protection Charge	274 kWh @ \$0.00400/kWh		\$1.10
Clean Energy Transition Mechanism	274 kWh @ \$0.00427/kWh		\$1.17
Storm Surcharge	274 kWh @ \$0.01061/kWh		\$2.91
Florida Gross Receipt Tax			\$1.68
Electric Service Cost			\$67.10
Franchise Fee			\$4.40
Municipal Public Service Tax			\$5.87
Total Electric Cost, Local Fees and Taxes			\$77.37

Avg kWh Used Per Day



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Total Current Month's Charges

\$77.37

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Bank Draft

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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

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TampaElectric.com

Phone:

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

Statement Date: June 19, 2023

Amount Due: \$113.28

Due Date: July 10, 2023

Account #: 221005600376

Account Summary

Current Service Period: May 13, 2023 - June 13, 2023

Previous Amount Due	\$98.05
Payment(s) Received Since Last Statement	-\$98.05
Current Month's Charges	\$113.28

Amount Due by July 10, 2023 \$113.28

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

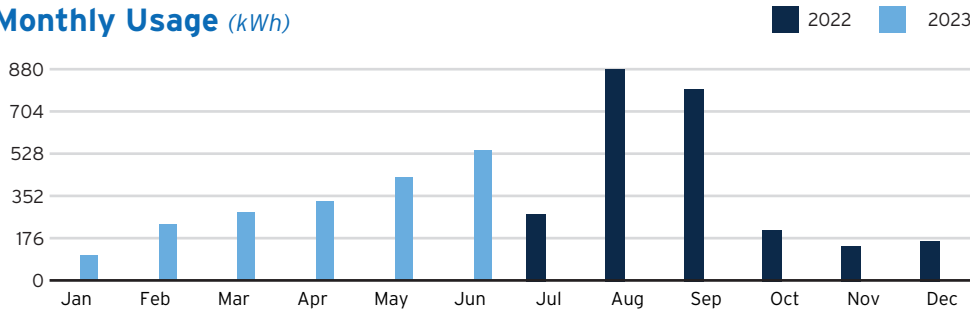


Your average daily kWh used was **13.33% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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 #: 221005600376

Due Date: July 10, 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: \$113.28

Payment Amount: \$ _____

637803760026

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.

637803760026221005600376000000113285



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

Account #: 221005600376
Statement Date: June 19, 2023
Charges Due: July 10, 2023

Meter Read

Meter Location: WELL

Service Period: May 13, 2023 - Jun 13, 2023

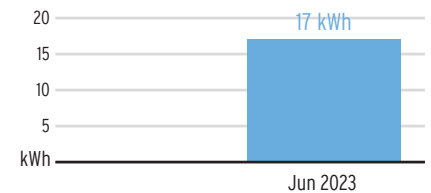
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	06/13/2023	4,943		4,402		541 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.71000		\$22.72
Energy Charge	541 kWh @ \$0.06847/kWh		\$37.04
Fuel Charge	541 kWh @ \$0.04908/kWh		\$26.55
Storm Protection Charge	541 kWh @ \$0.00373/kWh		\$2.02
Clean Energy Transition Mechanism	541 kWh @ \$0.00430/kWh		\$2.33
Storm Surcharge	541 kWh @ \$0.01022/kWh		\$5.53
Florida Gross Receipt Tax			\$2.47
Electric Service Cost			\$98.66
Franchise Fee			\$6.46
Municipal Public Service Tax			\$8.16
Total Electric Cost, Local Fees and Taxes			\$113.28

Avg kWh Used Per Day



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Total Current Month's Charges

\$113.28

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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TECO
P.O. Box 31318
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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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K BAR RANCH II CDD
K BAR RANCH PARCEL I
TAMPA, FL 33647

Statement Date: June 20, 2023

Amount Due: \$1,723.40

Due Date: July 11, 2023

Account #: 221008392039

Account Summary

Current Service Period: May 16, 2023 - June 14, 2023

Previous Amount Due	\$1,749.25
Payment(s) Received Since Last Statement	-\$1,749.25

Current Month's Charges	\$1,723.40
-------------------------	------------

Amount Due by July 11, 2023 \$1,723.40

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



Scan here to view
your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number,
register at TECOaccount.com.

** 12-digit account number and
zip code required.

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: July 11, 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: \$1,723.40

Payment Amount: \$ _____

683482570266

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.

6834825702662210083920390000001723403



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

Account #: 221008392039
Statement Date: June 20, 2023
Charges Due: July 11, 2023

Service Period: May 16, 2023 - Jun 14, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,723.40**

Total Current Month's Charges

\$1,723.40

Important Messages

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Hearing Impaired/TTY:

7-1-1

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877-588-1010

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813-275-3909

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K BAR RANCH II CDD
19301 EAGLE CREEK LN
TAMPA, FL 33647

Statement Date: June 20, 2023

Amount Due: \$48.96

Due Date: July 11, 2023

Account #: 221008498422

Account Summary

Current Service Period: May 16, 2023 - June 14, 2023

Previous Amount Due	-\$0.94
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$0.94
Current Month's Charges	\$49.90

Amount Due by July 11, 2023 \$48.96

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 **42.86% lower** than the same period last year.

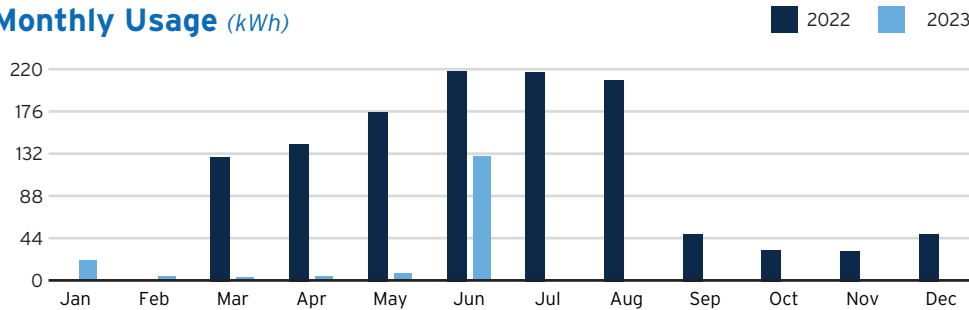


Your average daily kWh used was **1233.33% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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 #: 221008498422

Due Date: July 11, 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: \$48.96

Payment Amount: \$ _____

683482570267

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.

6834825702672210084984220000000048967



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: June 20, 2023
Charges Due: July 11, 2023

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: May 16, 2023 - Jun 14, 2023

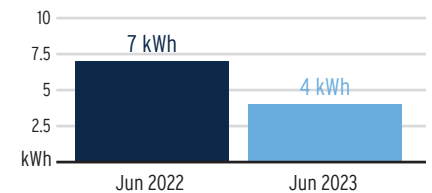
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	06/14/2023	1,401		1,272		129 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	129 kWh @ \$0.07990/kWh		\$10.31
Fuel Charge	129 kWh @ \$0.05239/kWh		\$6.76
Storm Protection Charge	129 kWh @ \$0.00400/kWh		\$0.52
Clean Energy Transition Mechanism	129 kWh @ \$0.00427/kWh		\$0.55
Storm Surcharge	129 kWh @ \$0.01061/kWh		\$1.37
Florida Gross Receipt Tax			\$1.08
Electric Service Cost			\$43.09
Franchise Fee			\$2.82
Municipal Public Service Tax			\$3.99
Total Electric Cost, Local Fees and Taxes			\$49.90

Avg kWh Used Per Day



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Total Current Month's Charges

\$49.90

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

Statement Date: June 19, 2023

Amount Due: \$109.03

Due Date: July 10, 2023

Account #: 221008777825

Account Summary

Current Service Period: May 13, 2023 - June 13, 2023

Previous Amount Due \$83.73

Payment(s) Received Since Last Statement -\$83.73

Current Month's Charges \$109.03

Amount Due by July 10, 2023 \$109.03

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

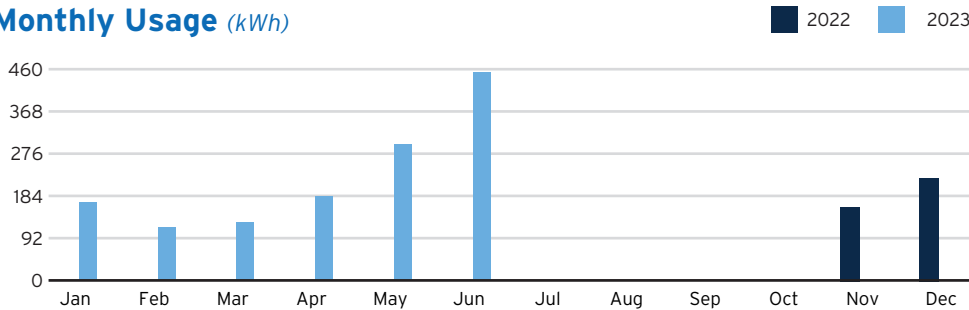


Your average daily kWh used was **40% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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 #: 221008777825

Due Date: July 10, 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: \$109.03

Payment Amount: \$ _____

667433212242

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.

6674332122422210087778250000000109039



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: June 19, 2023
Charges Due: July 10, 2023

Meter Read

Meter Location: IRRIGATION

Service Period: May 13, 2023 - Jun 13, 2023

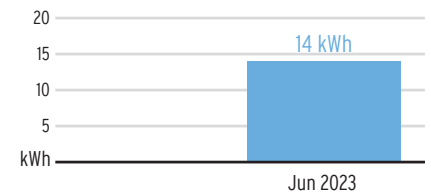
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	06/13/2023	4,322		3,869		453 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	453 kWh @ \$0.07990/kWh	\$36.19
	Fuel Charge	453 kWh @ \$0.05239/kWh	\$23.73
	Storm Protection Charge	453 kWh @ \$0.00400/kWh	\$1.81
	Clean Energy Transition Mechanism	453 kWh @ \$0.00427/kWh	\$1.93
	Storm Surcharge	453 kWh @ \$0.01061/kWh	\$4.81
	Florida Gross Receipt Tax		\$2.37
	Electric Service Cost		\$94.84
	Franchise Fee		\$6.21
	Municipal Public Service Tax		\$7.98
	Total Electric Cost, Local Fees and Taxes		\$109.03

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.

Total Current Month's Charges

\$109.03

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

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.

K-Bar Ranch II CDD

6/6/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,516.40	6/20/2023	19292 Mossy Pine Dr	53100	4301
211019281875	\$ 1,565.27	6/20/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 61.52	6/20/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 71.82	6/20/2023	10821 Mistflower LN	53100	4301
211023511093	\$ 671.80	6/20/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 102.80	6/20/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 54.47	6/20/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 830.70	6/20/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 71.64	6/20/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 217.52	6/20/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,059.07	6/20/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 35.00	6/20/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,604.32	6/20/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 237.57	6/20/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 69.34	6/20/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 898.27	6/20/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,555.26	6/20/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,050.85	6/20/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,652.64	6/20/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total **\$ 19,326.26**

\$ 6,771.37 **53100-4301** **Utilities**
\$ 1,565.27 **53100-4304** **Recreation**
\$ 10,989.62 **53100-4307** **Street Lights**
 TECO Credits

Total **\$ 19,326.26**



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

Statement Date: June 06, 2023

Amount Due: \$19,326.26

Due Date: June 20, 2023

Account #: 321000017111

Account Summary

Previous Amount Due	\$19,153.24
Payment(s) Received Since Last Statement	-\$19,153.24
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$19,326.26

Amount Due by June 20, 2023 \$19,326.26

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

Your Locations With The Highest Usage



10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781

13,602 KWH



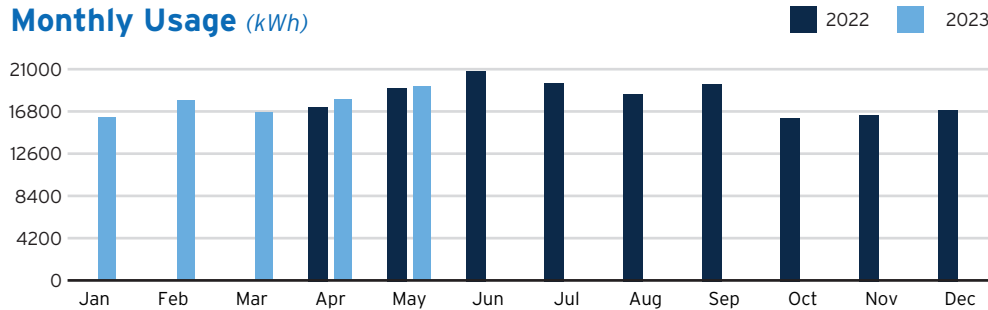
19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

1,184 KWH



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 #: 321000017111

Due Date: June 20, 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: \$19,326.26

Payment Amount: \$ _____

700250002615

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.

7002500026153210000171110000019326268

Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month



Increased



Same



Decreased

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

Sub-Account Number: 211017791636

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000716424	05/15/2023	11,662		11,327		335 kWh	1	31 Days	\$1,516.40
									5.0%

Service Address: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781

Sub-Account Number: 211019281875

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000778163	05/12/2023	6,409		92,807		13,602 kWh	1	29 Days	\$1,565.27
1000778163	05/12/2023	28.31		0		28.31 kW	1	29 Days	2.9%

Service Address: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647-3781

Sub-Account Number: 211019923880

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000277186	05/12/2023	9,249		8,996		253 kWh	1	29 Days	\$61.52
									4.1%

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	05/12/2023	7,726		7,468		258 kWh	1	29 Days	\$71.82
									1.2%

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

Sub-Account Number: 211023511093

Continued on next page →

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



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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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Summary of Charges by Service Address

Account Number: 321000017111


Energy Usage From Last Month

 Increased
  Same
  Decreased

Amount: \$671.80


Service Address: 10541 K BAR RANCH PKWY, WELL, TAMPA, FL 33647

Sub-Account Number: 211023511135

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000857951	05/12/2023	10,556		10,123		433 kWh	1	29 Days	\$102.80
									 11.0%


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

Sub-Account Number: 221003321017

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143235	05/12/2023	11,479		11,319		160 kWh	1	29 Days	\$54.47
									 14.9%


Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	05/12/2023	12,223		11,990		233 kWh	1	29 Days	\$830.70
									 0.4%


Service Address: 10339 K BAR RANCH PKWY, TAMPA, FL 33647

Sub-Account Number: 221005599891

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143216	05/12/2023	14,233		13,976		257 kWh	1	29 Days	\$71.64
									 4.8%

Service Address: 10340 K BAR RANCH PKWY, TAMPA, FL 33647

Sub-Account Number: 221005600327

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000762199	05/12/2023	25,294		24,213		1,081 kWh	1	29 Days	\$217.52
									 26.9%


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

Sub-Account Number: 221005600335

Amount: \$6,059.07

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

Sub-Account Number: 221005600350

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143215	05/12/2023	1,651		1,601		50 kWh	1	29 Days	\$35.00
									 7.4%

Continued on next page →

Summary of Charges by Service Address


Account Number: 321000017111

Energy Usage From Last Month

 Increased
  Same
  Decreased


Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Sub-Account Number: 221005600368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000123590	05/12/2023	28,709		27,808		901 kWh	1	29 Days	\$2,604.32
									 32.9%


Service Address: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

Sub-Account Number: 221005629565

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143151	05/15/2023	28,301		27,117		1,184 kWh	1	31 Days	\$237.57
									 39.5%


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

Sub-Account Number: 221007136783

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000707065	05/12/2023	9,700		9,456		244 kWh	1	29 Days	\$69.34
									 6.9%

Service Address: 10820 MISTFLOWER LN, TAMPA, FL 33647-3781

Sub-Account Number: 221007621776

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000777467	05/15/2023	8,214		7,879		335 kWh	1	31 Days	\$898.27
									 26.4%

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

Sub-Account Number: 221007993977

Amount: \$1,555.26

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

Sub-Account Number: 221008130249

Amount: \$1,050.85

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

Sub-Account Number: 221008151583

Amount: \$1,652.64

Total Current Month's Charges

\$19,326.26



Sub-Account #: 211017791636
Statement Date: 06/01/2023

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


Meter Read

Service Period: 04/15/2023 - 05/15/2023

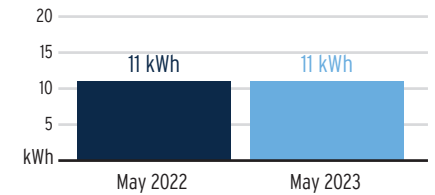
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	05/15/2023	11,662		11,327		335 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	335 kWh @ \$0.07990/kWh	\$26.77
Fuel Charge	335 kWh @ \$0.05239/kWh	\$17.55
Storm Protection Charge	335 kWh @ \$0.00400/kWh	\$1.34
Clean Energy Transition Mechanism	335 kWh @ \$0.00427/kWh	\$1.43
Storm Surcharge	335 kWh @ \$0.01061/kWh	\$3.55
Florida Gross Receipt Tax		\$1.89
Electric Service Cost		\$75.78
Franchise Fee		\$4.96
Municipal Public Service Tax		\$6.50
Total Electric Cost, Local Fees and Taxes		\$87.24

Avg kWh Used Per Day



Current Month's Electric Charges

\$87.24

Billing information continues on next page →



Sub-Account #: 211017791636
Statement Date: 06/01/2023

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

Service Period: 04/15/2023 - 05/15/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/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 →



Sub-Account #: 211019281875
Statement Date: 06/01/2023

Service Address: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781

Meter Read

Service Period: 04/14/2023 - 05/12/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	05/12/2023	6,409		92,807		13,602 kWh	1	29 Days
1000778163	05/12/2023	28.31		0		28.31 kW	1	29 Days

Charge Details

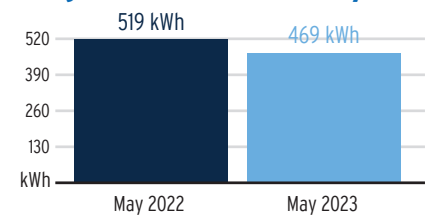
Electric Charges		
Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	28 kW @ \$14.13000/kW	\$395.64
Energy Charge	13,602 kWh @ \$0.00736/kWh	\$100.11
Fuel Charge	13,602 kWh @ \$0.05239/kWh	\$712.61
Capacity Charge	28 kW @ -\$0.06000/kW	-\$1.68
Storm Protection Charge	28 kW @ \$0.62000/kW	\$17.36
Energy Conservation Charge	28 kW @ \$0.88000/kW	\$24.64
Environmental Cost Recovery	13,602 kWh @ \$0.00084/kWh	\$11.43
Clean Energy Transition Mechanism	28 kW @ \$1.12000/kW	\$31.36
Storm Surcharge	13,602 kWh @ \$0.00238/kWh	\$32.37
Florida Gross Receipt Tax		\$34.75
Electric Service Cost		\$1,389.91
Franchise Fee		\$91.04
Municipal Public Service Tax		\$84.32
Total Electric Cost, Local Fees and Taxes		\$1,565.27

Current Month's Electric Charges

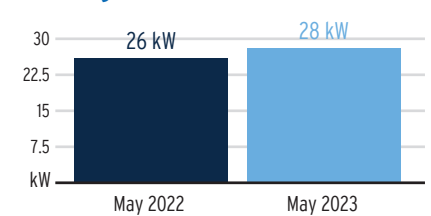
\$1,565.27

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 211019923880
Statement Date: 06/01/2023

Service Address: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647-3781

Meter Read


Meter Location: SIGN/GATE

Service Period: 04/14/2023 - 05/12/2023

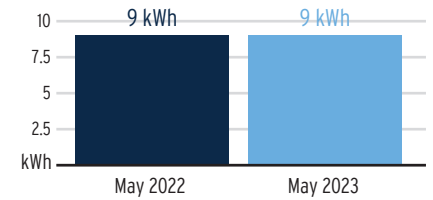
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	05/12/2023	9,249		8,996		253 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	253 kWh @ \$0.07990/kWh		\$20.21
Fuel Charge	253 kWh @ \$0.05239/kWh		\$13.25
Storm Protection Charge	253 kWh @ \$0.00400/kWh		\$1.01
Clean Energy Transition Mechanism	253 kWh @ \$0.00427/kWh		\$1.08
Storm Surcharge	253 kWh @ \$0.01061/kWh		\$2.68
Florida Gross Receipt Tax			\$1.54
Electric Service Cost			\$61.52

Avg kWh Used Per Day



Current Month's Electric Charges

\$61.52

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 06/01/2023

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read


Meter Location: ENTRY LIGHT & GATE

Service Period: 04/14/2023 - 05/12/2023

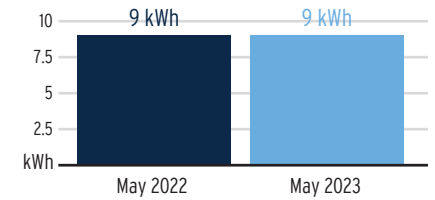
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	05/12/2023	7,726		7,468		258 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	258 kWh @ \$0.07990/kWh		\$20.61
Fuel Charge	258 kWh @ \$0.05239/kWh		\$13.52
Storm Protection Charge	258 kWh @ \$0.00400/kWh		\$1.03
Clean Energy Transition Mechanism	258 kWh @ \$0.00427/kWh		\$1.10
Storm Surcharge	258 kWh @ \$0.01061/kWh		\$2.74
Florida Gross Receipt Tax			\$1.56
Electric Service Cost			\$62.31
Franchise Fee			\$4.08
Municipal Public Service Tax			\$5.43
Total Electric Cost, Local Fees and Taxes			\$71.82

Avg kWh Used Per Day



Current Month's Electric Charges

\$71.82

Billing information continues on next page →



Sub-Account #: 211023511093
Statement Date: 06/01/2023

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

Service Period: 04/14/2023 - 05/12/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	407 kWh @ \$0.03511/kWh	\$14.29
Fixture & Maintenance Charge	11 Fixtures	\$130.13
Lighting Pole / Wire	11 Poles	\$453.86
Lighting Fuel Charge	407 kWh @ \$0.05169/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

Billing information continues on next page ➡



Sub-Account #: 211023511135
Statement Date: 06/01/2023

Service Address: 10541 K BAR RANCH PKWY, WELL, TAMPA, FL 33647

Meter Read


Meter Location: WELL/IRRIGATION

Service Period: 04/14/2023 - 05/12/2023

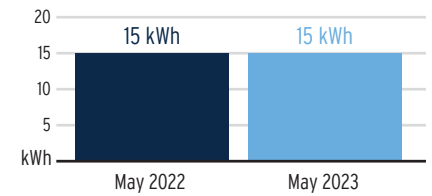
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	05/12/2023	10,556		10,123		433 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	433 kWh @ \$0.07990/kWh		\$34.60
Fuel Charge	433 kWh @ \$0.05239/kWh		\$22.68
Storm Protection Charge	433 kWh @ \$0.00400/kWh		\$1.73
Clean Energy Transition Mechanism	433 kWh @ \$0.00427/kWh		\$1.85
Storm Surcharge	433 kWh @ \$0.01061/kWh		\$4.59
Florida Gross Receipt Tax			\$2.24
Electric Service Cost			\$89.44
Franchise Fee			\$5.86
Municipal Public Service Tax			\$7.50
Total Electric Cost, Local Fees and Taxes			\$102.80

Avg kWh Used Per Day



Current Month's Electric Charges

\$102.80

Billing information continues on next page →



Sub-Account #: 221003321017
Statement Date: 06/01/2023

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


Meter Read

Service Period: 04/14/2023 - 05/12/2023

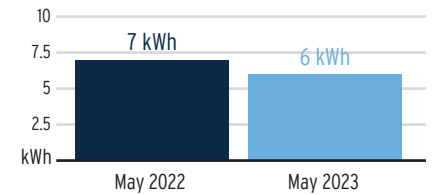
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	05/12/2023	11,479		11,319		160 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	160 kWh @ \$0.07990/kWh	\$12.78
Fuel Charge	160 kWh @ \$0.05239/kWh	\$8.38
Storm Protection Charge	160 kWh @ \$0.00400/kWh	\$0.64
Clean Energy Transition Mechanism	160 kWh @ \$0.00427/kWh	\$0.68
Storm Surcharge	160 kWh @ \$0.01061/kWh	\$1.70
Florida Gross Receipt Tax		\$1.18
Electric Service Cost		\$47.11
Franchise Fee		\$3.09
Municipal Public Service Tax		\$4.27
Total Electric Cost, Local Fees and Taxes		\$54.47

Avg kWh Used Per Day



Current Month's Electric Charges

\$54.47

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 06/01/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647


Meter Read

Service Period: 04/14/2023 - 05/12/2023

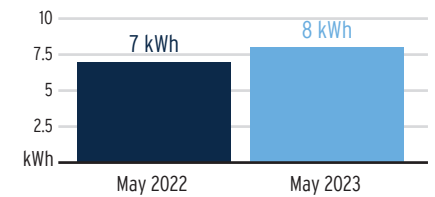
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	05/12/2023	12,223		11,990		233 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	233 kWh @ \$0.07990/kWh	\$18.62
Fuel Charge	233 kWh @ \$0.05239/kWh	\$12.21
Storm Protection Charge	233 kWh @ \$0.00400/kWh	\$0.93
Clean Energy Transition Mechanism	233 kWh @ \$0.00427/kWh	\$0.99
Storm Surcharge	233 kWh @ \$0.01061/kWh	\$2.47
Florida Gross Receipt Tax		\$1.46
Electric Service Cost		\$58.43
Franchise Fee		\$3.83
Municipal Public Service Tax		\$5.13
Total Electric Cost, Local Fees and Taxes		\$67.39

Avg kWh Used Per Day



Current Month's Electric Charges

\$67.39

Billing information continues on next page →




Sub-Account #: 221003637594
Statement Date: 06/01/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 04/14/2023 - 05/12/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	432 kWh @ \$0.03511/kWh	\$15.17
Fixture & Maintenance Charge	16 Fixtures	\$331.68
Lighting Pole / Wire	16 Poles	\$335.36
Lighting Fuel Charge	432 kWh @ \$0.05169/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 →



Sub-Account #: 221005599891
Statement Date: 06/01/2023

Service Address: 10339 K BAR RANCH PKWY, TAMPA, FL 33647

Meter Read


Meter Location: WELL

Service Period: 04/14/2023 - 05/12/2023

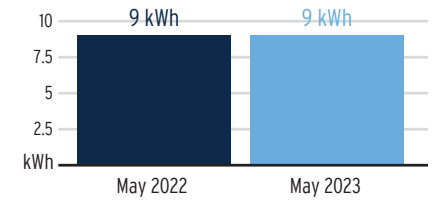
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	05/12/2023	14,233		13,976		257 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	257 kWh @ \$0.07990/kWh		\$20.53
Fuel Charge	257 kWh @ \$0.05239/kWh		\$13.46
Storm Protection Charge	257 kWh @ \$0.00400/kWh		\$1.03
Clean Energy Transition Mechanism	257 kWh @ \$0.00427/kWh		\$1.10
Storm Surcharge	257 kWh @ \$0.01061/kWh		\$2.73
Florida Gross Receipt Tax			\$1.55
Electric Service Cost			\$62.15
Franchise Fee			\$4.07
Municipal Public Service Tax			\$5.42
Total Electric Cost, Local Fees and Taxes			\$71.64

Avg kWh Used Per Day



Current Month's Electric Charges

\$71.64

Billing information continues on next page →



Sub-Account #: 221005600327
Statement Date: 06/01/2023

Service Address: 10340 K BAR RANCH PKWY, TAMPA, FL 33647

Meter Read

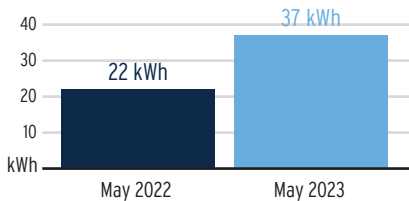
Service Period: 04/14/2023 - 05/12/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	05/12/2023	25,294		24,213		1,081 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	1,081 kWh @ \$0.07990/kWh	\$86.37	
Fuel Charge	1,081 kWh @ \$0.05239/kWh	\$56.63	
Storm Protection Charge	1,081 kWh @ \$0.00400/kWh	\$4.32	
Clean Energy Transition Mechanism	1,081 kWh @ \$0.00427/kWh	\$4.62	
Storm Surcharge	1,081 kWh @ \$0.01061/kWh	\$11.47	
Florida Gross Receipt Tax		\$4.75	
Electric Service Cost		\$189.91	
Franchise Fee		\$12.44	
Municipal Public Service Tax		\$15.17	
Total Electric Cost, Local Fees and Taxes		\$217.52	

Avg kWh Used Per Day



Current Month's Electric Charges \$217.52

Billing information continues on next page →




Sub-Account #: 221005600335
Statement Date: 06/01/2023

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

Service Period: 04/15/2023 - 05/15/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	3207 kWh @ \$0.03511/kWh	\$112.60
Fixture & Maintenance Charge	128 Fixtures	\$2411.34
Lighting Pole / Wire	128 Poles	\$3302.11
Lighting Fuel Charge	3207 kWh @ \$0.05169/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 →



Sub-Account #: 221005600350
Statement Date: 06/01/2023

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

Meter Read

Meter Location: ENTRANCE

Service Period: 04/14/2023 - 05/12/2023

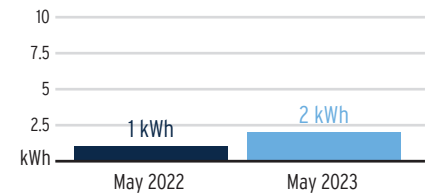
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	05/12/2023	1,651		1,601		50 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	50 kWh @ \$0.07990/kWh	\$4.00
	Fuel Charge	50 kWh @ \$0.05239/kWh	\$2.62
	Storm Protection Charge	50 kWh @ \$0.00400/kWh	\$0.20
	Clean Energy Transition Mechanism	50 kWh @ \$0.00427/kWh	\$0.21
	Storm Surcharge	50 kWh @ \$0.01061/kWh	\$0.53
	Florida Gross Receipt Tax		\$0.75
	Electric Service Cost		\$30.06
	Franchise Fee		\$1.97
	Municipal Public Service Tax		\$2.97
	Total Electric Cost, Local Fees and Taxes		\$35.00

Avg kWh Used Per Day



Current Month's Electric Charges

\$35.00

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 06/01/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read


Meter Location: IRRIGATION

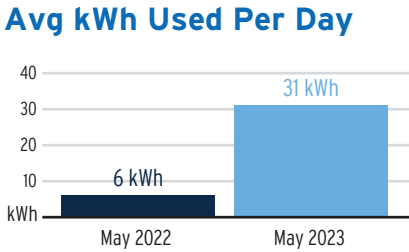
Service Period: 04/14/2023 - 05/12/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	05/12/2023	28,709		27,808		901 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	901 kWh @ \$0.07990/kWh	\$71.99
	Fuel Charge	901 kWh @ \$0.05239/kWh	\$47.20
	Storm Protection Charge	901 kWh @ \$0.00400/kWh	\$3.60
	Clean Energy Transition Mechanism	901 kWh @ \$0.00427/kWh	\$3.85
	Storm Surcharge	901 kWh @ \$0.01061/kWh	\$9.56
	Florida Gross Receipt Tax		\$4.05
	Electric Service Cost		\$162.00
	Franchise Fee		\$10.61
	Municipal Public Service Tax		\$13.04
	Total Electric Cost, Local Fees and Taxes		\$185.65



Current Month's Electric Charges **\$185.65**

Billing information continues on next page →




Sub-Account #: 221005600368
Statement Date: 06/01/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 04/14/2023 - 05/12/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1046 kWh @ \$0.03511/kWh	\$36.73
Fixture & Maintenance Charge	44 Fixtures	\$1251.06
Lighting Pole / Wire	44 Poles	\$899.45
Lighting Fuel Charge	1046 kWh @ \$0.05169/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 →



Sub-Account #: 221005629565
Statement Date: 06/01/2023

Service Address: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647


Meter Read

Service Period: 04/15/2023 - 05/15/2023

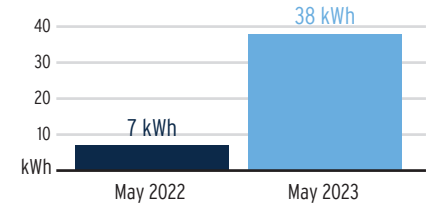
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	05/15/2023	28,301		27,117		1,184 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,184 kWh @ \$0.07990/kWh	\$94.60
Fuel Charge	1,184 kWh @ \$0.05239/kWh	\$62.03
Storm Protection Charge	1,184 kWh @ \$0.00400/kWh	\$4.74
Clean Energy Transition Mechanism	1,184 kWh @ \$0.00427/kWh	\$5.06
Storm Surcharge	1,184 kWh @ \$0.01061/kWh	\$12.56
Florida Gross Receipt Tax		\$5.19
Electric Service Cost		\$207.43
Franchise Fee		\$13.59
Municipal Public Service Tax		\$16.55
Total Electric Cost, Local Fees and Taxes		\$237.57

Avg kWh Used Per Day



Current Month's Electric Charges

\$237.57

Billing information continues on next page →



Sub-Account #: 221007136783
Statement Date: 06/01/2023

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


Meter Read

Service Period: 04/14/2023 - 05/12/2023

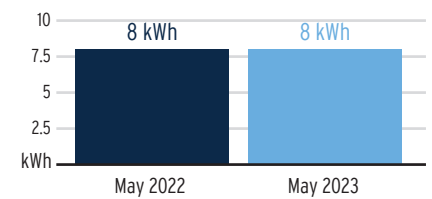
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	05/12/2023	9,700		9,456		244 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	244 kWh @ \$0.07990/kWh	\$19.50
Fuel Charge	244 kWh @ \$0.05239/kWh	\$12.78
Storm Protection Charge	244 kWh @ \$0.00400/kWh	\$0.98
Clean Energy Transition Mechanism	244 kWh @ \$0.00427/kWh	\$1.04
Storm Surcharge	244 kWh @ \$0.01061/kWh	\$2.59
Florida Gross Receipt Tax		\$1.50
Electric Service Cost		\$60.14
Franchise Fee		\$3.94
Municipal Public Service Tax		\$5.26
Total Electric Cost, Local Fees and Taxes		\$69.34

Avg kWh Used Per Day



Current Month's Electric Charges

\$69.34

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 06/01/2023

Service Address: 10820 MISTFLOWER LN, TAMPA, FL 33647-3781


Meter Read

Service Period: 04/15/2023 - 05/15/2023

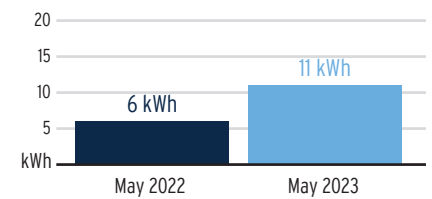
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	05/15/2023	8,214		7,879		335 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	335 kWh @ \$0.07990/kWh	\$26.77
Fuel Charge	335 kWh @ \$0.05239/kWh	\$17.55
Storm Protection Charge	335 kWh @ \$0.00400/kWh	\$1.34
Clean Energy Transition Mechanism	335 kWh @ \$0.00427/kWh	\$1.43
Storm Surcharge	335 kWh @ \$0.01061/kWh	\$3.55
Florida Gross Receipt Tax		\$1.89
Electric Service Cost		\$75.78
Franchise Fee		\$4.96
Municipal Public Service Tax		\$6.50
Total Electric Cost, Local Fees and Taxes		\$87.24

Avg kWh Used Per Day



Current Month's Electric Charges

\$87.24

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 06/01/2023

Service Address: 10820 MISTFLOWER LN, TAMPA, FL 33647-3781

Service Period: 04/15/2023 - 05/15/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	459 kWh @ \$0.03511/kWh	\$16.12
Fixture & Maintenance Charge	17 Fixtures	\$352.41
Lighting Pole / Wire	17 Poles	\$356.32
Lighting Fuel Charge	459 kWh @ \$0.05169/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 ➡



Sub-Account #: 221007993977
Statement Date: 06/01/2023

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

Service Period: 04/15/2023 - 05/15/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	703 kWh @ \$0.03511/kWh	\$24.68
Fixture & Maintenance Charge	37 Fixtures	\$603.84
Lighting Pole / Wire	37 Poles	\$775.52
Lighting Fuel Charge	703 kWh @ \$0.05169/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

Billing information continues on next page ➡




Sub-Account #: 221008130249
Statement Date: 06/01/2023

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

Service Period: 04/14/2023 - 05/12/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	475 kWh @ \$0.03511/kWh	\$16.68
Fixture & Maintenance Charge	25 Fixtures	\$408.00
Lighting Pole / Wire	25 Poles	\$524.00
Lighting Fuel Charge	475 kWh @ \$0.05169/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

Billing information continues on next page →



Sub-Account #: 221008151583
Statement Date: 06/01/2023

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

Service Period: 04/15/2023 - 05/15/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	967 kWh @ \$0.03511/kWh	\$33.95
Fixture & Maintenance Charge	31 Fixtures	\$526.93
Lighting Pole / Wire	31 Poles	\$913.66
Lighting Fuel Charge	967 kWh @ \$0.05169/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

\$19,326.26

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.



INVOICE

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

Customer Name:

K BAR RANCH II CDD

Service Period:

06/01/23-06/30/23

Invoice Date:

05/25/2023

Invoice Number:

9937192-2206-5

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

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

Customer Service: (813) 621-3055**Your Payment is Due****Jun 24, 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
06/24/2023: **\$ 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	06/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	06/01/23		1.00	176.26
8 Yard Dumpster 1X Week	06/01/23		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

05/25/2023

Invoice Number

9937192-2206-5

Customer ID

(Include with your payment)

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

Total Due by 06/24/2023

\$241.81

If Received after 06/24/2023

\$247.86

2206000232460823004099371920000002418100000024181 6

10290C13

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





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Date Valid	

☐ **Check Here**

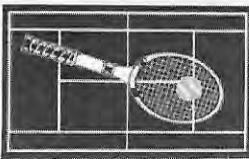
If I enroll in Automatic Deducting money from my bank account, I understand that WM could take 1-2 billing cycles to complete the payment until payment is received. I understand that if I do not have sufficient funds in my account, a charge will be assessed on my next invoice equal to the maximum amount permitted by applicable state law.

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

Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

Date	Invoice #
5/31/2023	72110

Bill To
Amenity Center - Pool K-Bar Ranch II 10820 Mistflower Lane Tampa FL 33647 United States

Ship To
Amenity Center - Pool K-Bar Ranch II 10820 Mistflower Lane Tampa FL 33647 United States

Terms	PO #	Due Date
Due on receipt CC or Check	David Eskra	5/31/2023
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		5/31/2023

Notes

Estimated Lead Time 5-6 weeks from order date.

Quantity	Units	Description	Options	Unit Price	Amount
141		WTC Premium 80% 6' Black per lineal foot, with standard half-moon vents - 1 @ 29'6" 1 @ 13'7" 5 @ 19'7"		4.74	668.34
1		Free Shipping & Handling for WTC Premium Windscreens		0.00	0.00

Thank you for your business.	Total	\$668.34
------------------------------	-------	----------

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

Tab 10



S2 Access Control System Repair Upgrade

K-Bar Ranch II CDD

10820 Mistflower Ln,
Tampa,, FL 33647
201-281-9239

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1630

Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

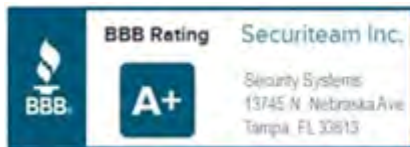
Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



Summary of Qualifications

Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- 25+ Years technical industry experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

**K-Bar Ranch II CDD
S2 Access Control System Repair Upgrade**

Lenel S2 Access Control System Upgarde

\$17,637.00

- | | |
|---|--|
| 1 | S2 NetBox Extreme Controller - 64 Portals Expanable to 128 |
| 1 | System Programming |

Project Summary

TOTAL:

\$17,637.00

Internet service required for remote connection

50% down and balance upon substantial completion

***If issues cannot be resolved remotely, emergency service requests will be on an on call basis**

** Recurring service charges not included in the total install price.*

Product Details



S2 NetBox Extreme Controller - 64 Portals Expandable to 128

The NetBox Extreme controller is a solid state network appliance that manages up to 256 doors. Web based user interface. No software to install. Secure and reliable solid state disk drive. automated backup. Initially configured for up to 64 portals expandable to 256.

System Programming



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. _____



Proptia Access Control System Upgrade

K-Bar Ranch II CDD

10820 Mistflower Ln,
Tampa,, FL 33647
201-281-9239

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
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Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

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Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

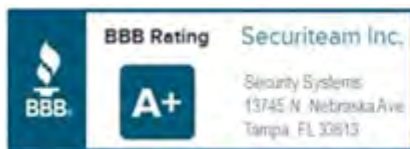
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Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

**K-Bar Ranch II CDD
Proptia Access Control System Upgrade**

Proptia Access Control System

\$21,851.00

9	ProtegeGX DIN Rail System 2 door Controller
9	Protege DIN Rail 2 Door Expander RS485/Wiegand
1	Protege GX Pre-Wired Kit - 6 Doors
1	System Programming

Project Summary

TOTAL:

\$21,851.00

Internet service required for remote connection

50% down and balance upon substantial completion

***If issues cannot be resolved remotely, emergency service requests will be on an on call basis**

** Recurring service charges not included in the total install price.*

Product Details

	ProtegeGX DIN Rail System 2 door Controller
	Protege DIN Rail 2 Door Expander RS485/Wiegand
	Protege GX Pre-Wired Kit - 6 Doors
	System Programming

Terms, Scope, & Acceptance

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This proposal is a complete package, including design, wiring, equipment, installation.

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- 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 11

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

(813) 994-1001

JOB DESCRIPTION
Holiday Lighting and Decoration for K-Bar Ranch II CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Clubhouse Install clear, warm white C9s outlining front edge of clubhouse, all peaks and dormers Install 1 x 36" wreath with lights and bows on center peak of clubhouse		\$2,250.00
	OPTION	Install permanent track lighting outlining front edge of clubhouse and 5' on both sides
		\$12,995.00
	OPTION	Install permanent track lighting outlining front edge of clubhouse and down both sides
		\$19,995.00
Kinnan St and Kbar Ranch Parkway Main Entrance Install 2 x 36" lit wreaths with bows on monument columns Install lighted garland with bows over entrance sign wall Install clear C9s on top of entry monument column caps one each on either side of sign		\$2,000.00
	OPTION	Install permanent track lighting outlining top edge of entrance sign and columns
		\$6,495.00
	Entrances	Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II \$1250 per entrance
		10 entrances \$12,500.00
		Install 2 x 36" lit wreaths with bows on monument columns
		Install lighted garland with bows over entrance sign wall
		Install clear C9s on top of entry monument column caps
	OPTION	Install permanent track lighting outlining top edge of entrance sign and column \$3,650
		10 entrances \$36,500.00
50% Deposit		\$4,695
TOTAL ESTIMATED JOB COST		\$16,750.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Kbar Ranch II CDD community responsible for providing.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

*** NOTE: OPTIONS LISTED ABOVE ARE NOT INCLUDED IN TOTAL ESTIMATED JOB COST**

Tim Gay
PREPARED BY

8/31/2023
DATE

AUTHORIZED SIGNATURE FOR KBAR RANCH II CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Kbar Ranch II CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

(813) 994-1001

JOB DESCRIPTION
Holiday Lighting and Decoration for K-Bar Ranch II CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Clubhouse	Install clear, warm white C9s outlining front edge of clubhouse, all peaks and dormers	\$2,250.00
	Install 1 x 36" wreath with lights and bows on center peak of clubhouse	
Main Entrance	Kinnan St and Kbar Ranch Parkway Install clear C9s on top of entry monuments including column caps on either side of sign	\$1,650.00
	Install 2 x 36" lit wreaths with bows on monument columns	
Entrances	Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II \$975 per entrance 10 entrances	\$9,750.00
	Install clear C9s on top of entry monuments including column caps on either side of sign Install 2 x 36" lit wreaths with bows on monument columns	
OPTION	Install warm white, LED mini lights in crape myrtle in front of entrance sign \$350 per entrance 10 entrances	\$3,500.00
	50% Deposit	
TOTAL ESTIMATED JOB COST		\$13,650.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed Kbar Ranch II CDD community responsible for providing.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

*** NOTE: OPTION LISTED ABOVE IS NOT INCLUDED IN TOTAL ESTIMATED JOB COST**

Tim Gay
PREPARED BY

8/31/2023
DATE

AUTHORIZED SIGNATURE FOR KBAR RANCH II CDD

DATE

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JOB DESCRIPTION
Holiday Lighting and Decoration for K-Bar Ranch II CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Clubhouse Install 1 x 36" wreath with lights and bows on center peak of clubhouse Main Entrance - Kinnan St and Kbar Ranch Parkway Install 2 x 36" lit wreaths with bows on monument columns Entrances - 10 Total Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II Install 2 x 36" lit wreaths with bows on monument columns 50% Deposit	\$6,250.00
TOTAL ESTIMATED JOB COST	\$6,250.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Kbar Ranch II CDD community responsible for providing.
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Tim Gay
PREPARED BY

8/31/2023
DATE

AUTHORIZED SIGNATURE FOR KBAR RANCH II CDD

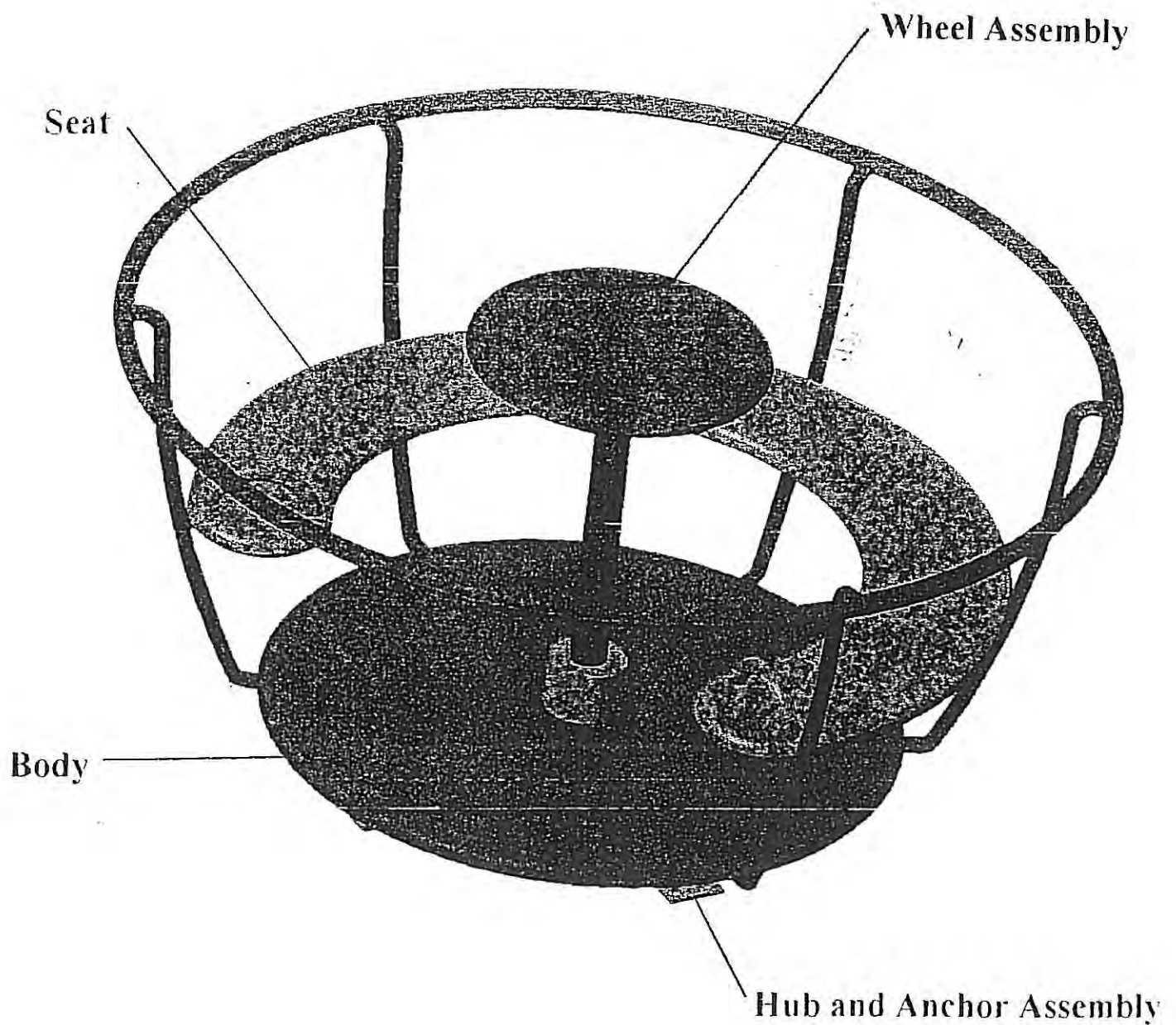
DATE

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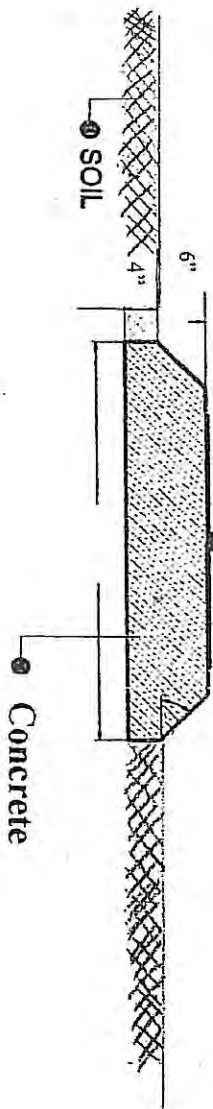
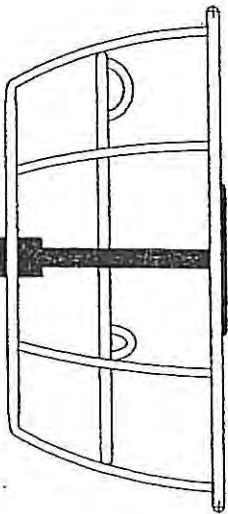
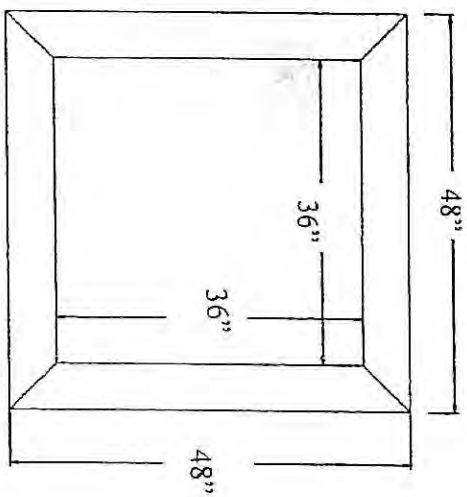
Tab 12

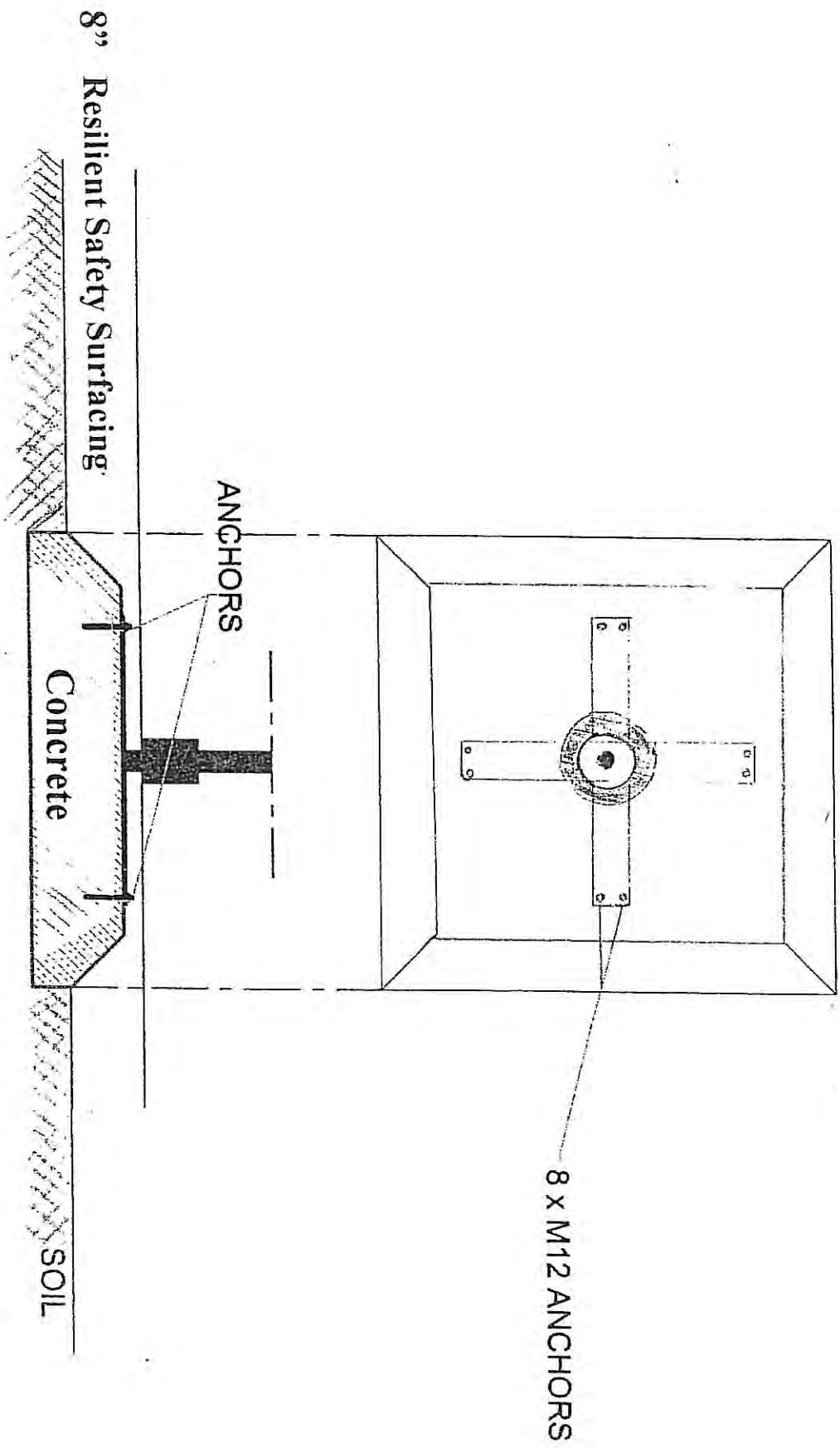
Tea Cup Merry Go Round

Parts Identification Page



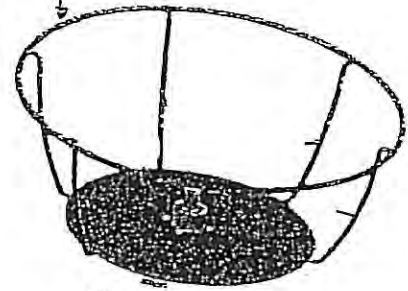
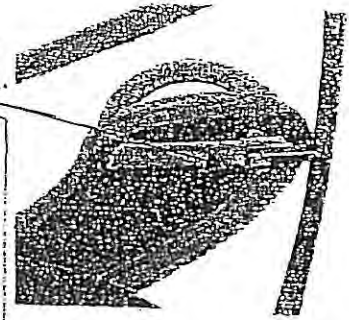
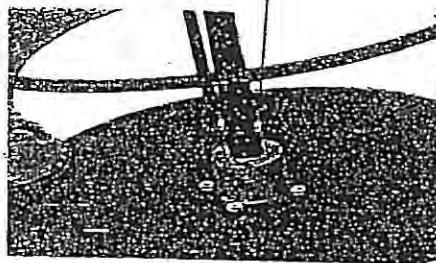
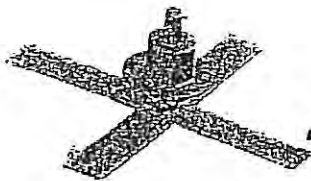
Foundation Detail





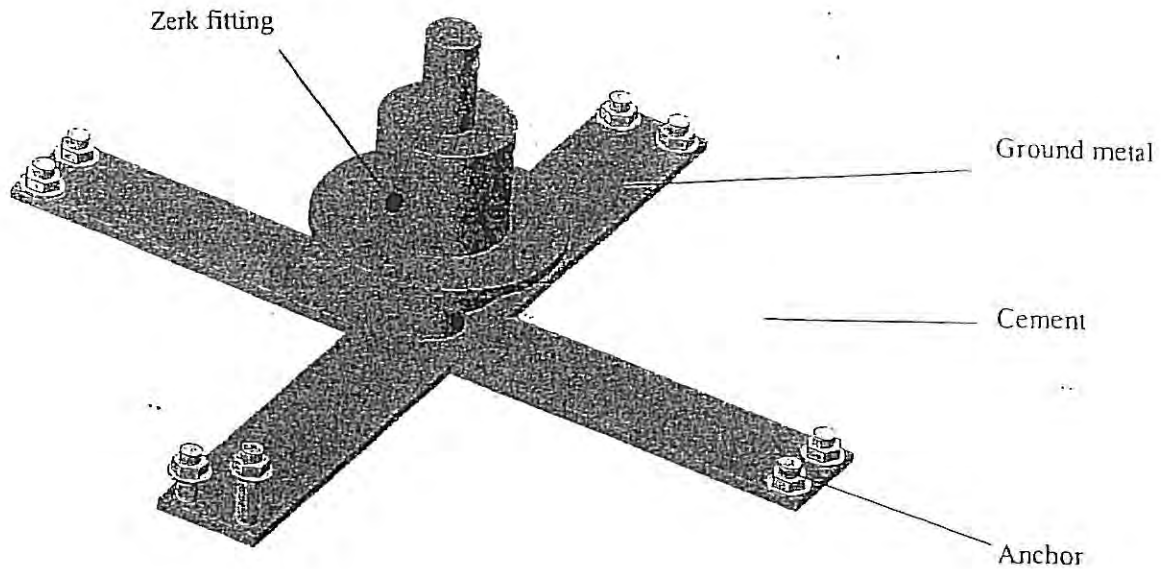
Hardware

Item	Quantity	Quantity
M 10 x 30 Bolt	5	Seat
M 10 x 40 Bolt	4	Body
M 10 x 70 Bolt	2	Wheel Assembly
M 10 Hex Nut	5	Seat
M 10 Lock Nut	2	Wheel Assembly
M 10 Washer	16	Seat, Body & Wheel
Radius Bolt Caps	4	Wheel Assembly
Concrete Anchor	8	Hub & Anchor Assembly



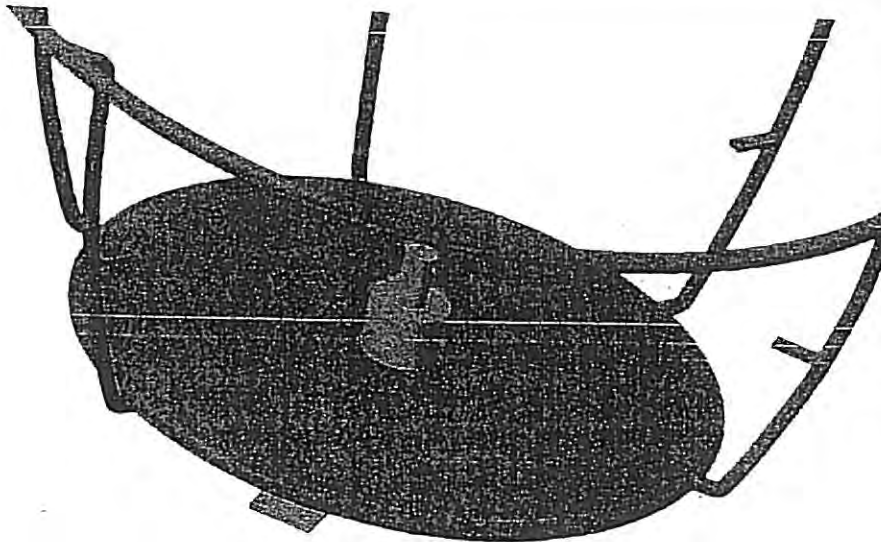
After assembly of the unit, please follow the **Maintenance Plan** included with the Instruction Packet.

Allow at least 48 – 72 hours for concrete to harden before drilling and installing anchors.

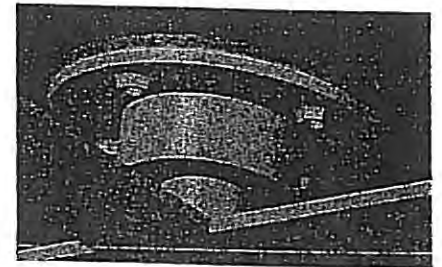


Picture 1

1. The ground metal is placed on the cement and assembled as in Picture one with the anchors.
Grease zerk fitting at this time.

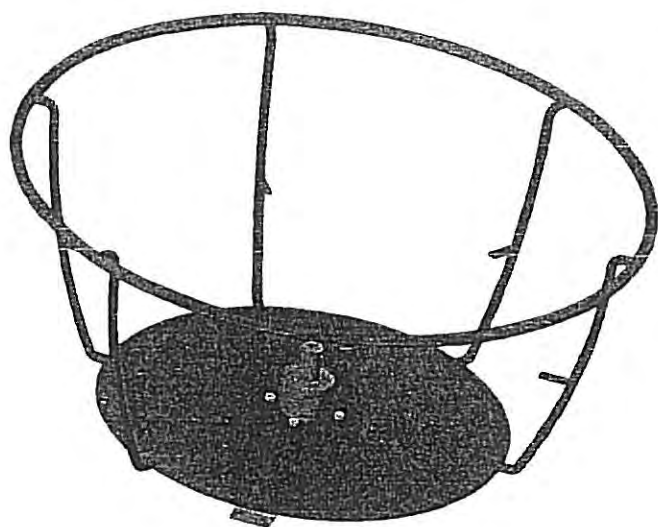


Picture 2

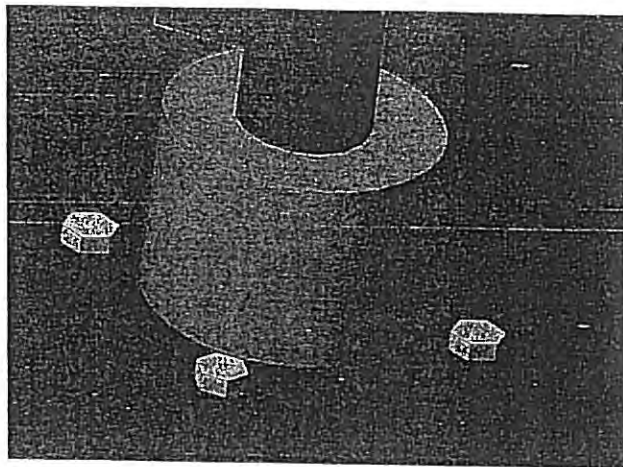


Picture 3

2. Place the body on top of the ground metal as seen in Picture 2. When the holes on the body and the holes on the ground metal align, secure the two metal parts with a screw (pictures 3,4 and 5)

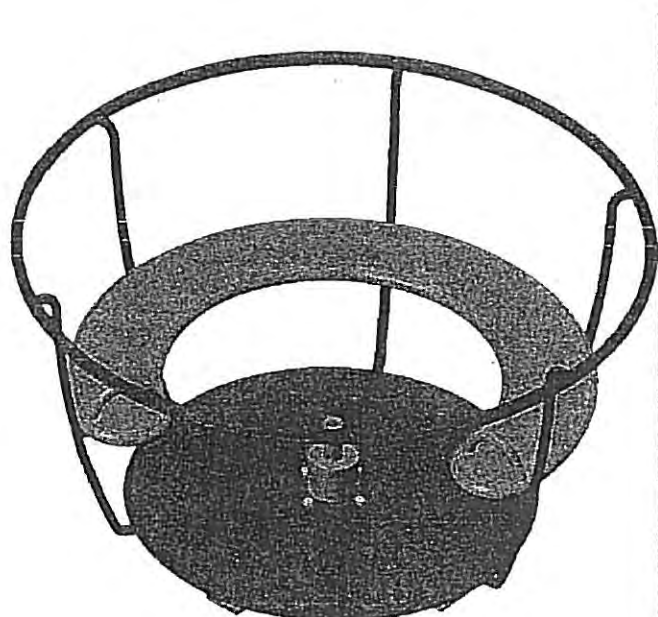


Picture 4

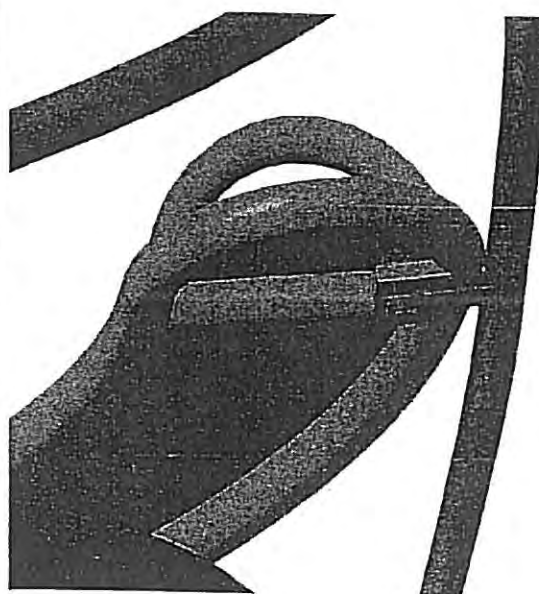


Picture 5

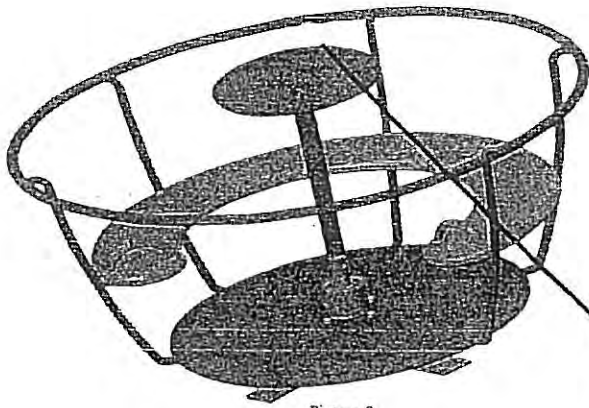
-
3. Place the seat on top of the body as in Picture 6. Secure with screws as in Picture 7.



Picture 6



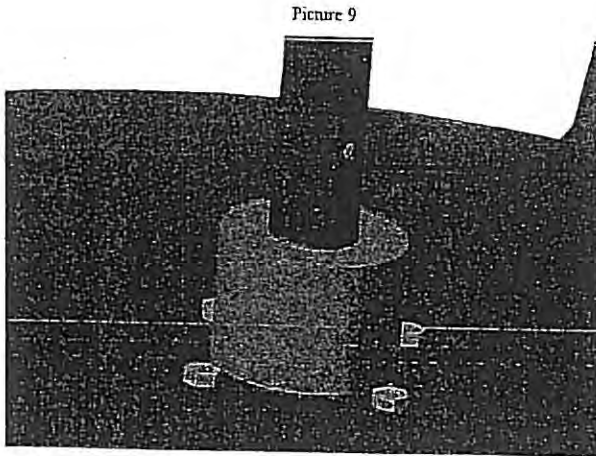
Picture 7



Picture 8

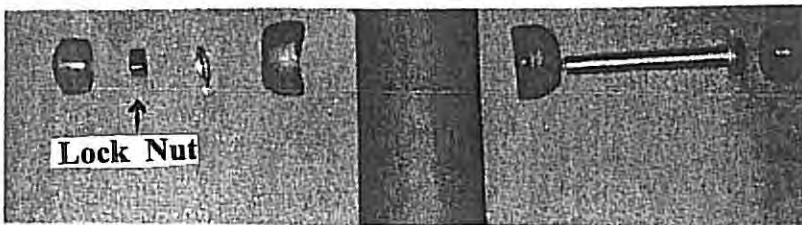
4. The circular wheel is placed at the center as seen in pictures 8 and 9.

Wheel

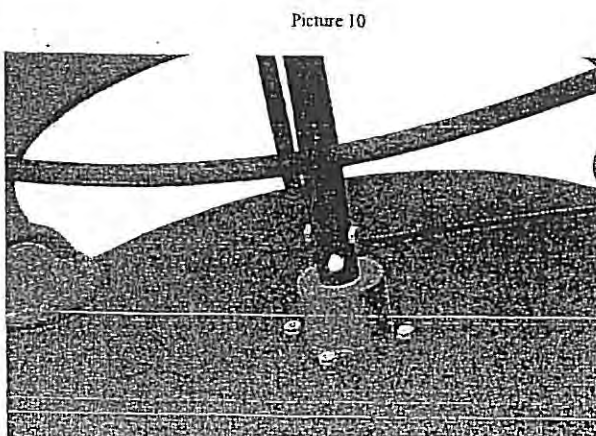


Picture 9

The hole on the Wheel should match the holes on the ground metal.



Wheel Hardware w/Bolt Cap Installation



Picture 10

When the holes match, a bolt is placed through the holes and secured with **Lock Nuts.**

Picture 11

Maintenance Plan

A daily visual inspection is required for this product. All maintenance tasks should be completed monthly or as required should the results of the daily inspection indicate a problem.

- 1) **Daily** - Visually inspect all parts for wear/tear and contact distributor to replace if necessary.
- 2) **Daily** – Inspect all bolts to ensure they are tight, if loose secure equipment until maintenance can be performed.
- 3) **Daily** – Inspect unit for stability. If the unit wobbles or makes noise tighten all bolts and grease unit. If the problem is still present, contact distributor and secure unit until repairs have been made.
- 4) **Monthly** – Tighten all bolts.
- 5) **Monthly** – Grease merry go round hub.
- 6) **Monthly** – Inspect for worn or damaged parts. If parts are required secure playground and contact distributor.

If you have any further questions please contact your distributor.

Teacup Merry Go Round - 902-788



GET A QUOTE

or Call **1-800-828-9690**

~~\$3,441.00~~ **\$ 2,925.00**

Item Number: 902-788

Size: 6' diameter

Use Zone: 18' diameter

Weight: 380 lbs.

Age Range: 5 - 12

Accommodates: 6

FOB: MISSOURI Factory

Manufactured in the US

Ships via Truckline

Download  [Tea Cup Merry Go Round Product Installation Instructions](#)

Tea Cup Merry Go Round has governor to control speed.

Choose from our different Powder Coated Color Options with no additional charge:

SportsPlay Post Color Options



Tab 13

K-Bar Ranch II Instructor Survey

Name: Jyothi Venkatachalam.

Phone: 813-404-7899.

Address: 19329 Eagle Creek Lane.

Email address: jvenkata@yahoo.com.

Are you a K-Bar Ranch II resident? Yes.

Type of Instruction: Bharata Natyam.
Indian classical & Folk Dances.

Length of each session: 1 hr.

Number of students per session: 6-8.

Number of sessions per week: 1

Rates: \$25/- (per student).

Approx. Weekly schedule at K-Bar Ranch II:

Thursday- 4pm to 5pm.

Do you carry liability insurance? Yes.

Are you a current Pasco or Hillsborough County Public School Approved Vendor?

Yes. 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 LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/21/2023

PRODUCER

Insurance Plus

800-379-7799

Arthur J. Gallagher Risk Management Services, Inc.

8430 Enterprise Circle, Suite 200

Lakewood Ranch, FL 34202

INSURED

Jyothi Venkatachalam

5004 Ashington Landing Drive

Tampa, FL 33647

Ins. # 600716

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Arch Specialty Insurance Company- Surplus
Lines Insurance

21199

Report all claims via e-mail at sarasota.bsd.operations@ajg.com

INSURER B:

INSURER C:

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A X	GENERAL LIABILITY				
	X COMMERCIAL GENERAL LIABILITY		08/21/2023	08/21/2024	EACH OCCURRENCE \$1,000,000
	CLAIMS MADE X OCCUR	#PLP0066024-02			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
					MED EXP (Any one person) \$ N/A
					PERSONAL & ADV INJURY \$1,000,000
					GENERAL AGGREGATE \$ 3,000,000
					PRODUCTS - COMP/OP AGG \$1,000,000
					BUS. PERS. PROP. AGG / DED \$1,000/ \$250
		GEN'L AGGREGATE LIMIT APPLIES PER:			
	X	POLICY	PRO-JECT	LOC	
	AUTOMOBILE LIABILITY				
	ANY AUTO				COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS				BODILY INJURY (Per person) \$
	SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	HIRED AUTOS				PROPERTY DAMAGE (Per accident) \$
	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	ANY AUTO				AUTO ONLY - EA ACCIDENT \$
					OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
	EXCESS / UMBRELLA LIABILITY				
	OCCUR CLAIMS MADE				EACH OCCURRENCE \$
					AGGREGATE \$
					\$
	DEDUCTIBLE				\$
	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N			WC STATUTORY LIMITS OTH-ER
	If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT \$
					E.L. DISEASE - EA EMPLOYEE \$
					E.L. DISEASE - POLICY LIMIT \$
A	OTHER Professional Liability	#PLP0066024-02	08/21/2023	08/21/2024	Each Occurrence: \$1,000,000 Aggregate: \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Holder named below is listed as an Additional Insured for the General Liability policy.

CERTIFICATE HOLDER

K Bar II Community Development District

10820 Mistflower Lane

Tampa, FL 33647

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2009/01)

INS025 (200901)

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The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY POLICY OCCURRENCE

HEALTH, WELLNESS & BEAUTY PROVIDERS PROFESSIONAL LIABILITY INSURANCE POLICY

In consideration of the premium charged, it is agreed that the defined term "*Insured*" is hereby amended to include the following person(s) and/or entity(ies):

1. **K Bar II Community Development District**

ALL OTHER TERMS, CONDITIONS AND EXCLUSIONS REMAIN UNCHANGED.

THIS ENDORSEMENT FORMS A PART OF POLICY NUMBER: **600716**

Issued by: Arch Specialty Insurance Company

Issued to: **Jyothi Venkatachalam**

Effective date: **08/21/2023**



hillstax.org



IMPORTANT INFORMATION ABOUT YOUR BUSINESS TAX NOTICE

Pursuant to Florida Statute 205.053, Business taxes may be paid beginning July 1st and must be paid by September 30th to avoid penalty.

Business tax renewals are considered delinquent beginning October 1st and are subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter, not to exceed 25% of the business tax for delinquent establishment. Additionally, after 150 days, you may be subject to a penalty of up to \$250.

If you have any changes, you may visit bit.ly/hillstax_BTExpress or make changes to the information below.

The Hillsborough County Business Tax Receipt represents payment of a tax. It does not permit the business to violate any existing regulatory or zoning laws of the state, county, or cities nor does it exempt the business from any other taxes, licenses, or permits that may be required by law. Failure to meet existing regulatory or zoning laws of the state, county, or cities does not constitute a refund of business tax unless the payment to be refunded was the result of a duplicate tax payment.

IMPORTANT DATES: Pay Your Business Taxes between July 1 to Sept. 30. Delinquent beginning Oct. 1

Manage your business tax with ease at hillstax.org!

Take advantage of our convenient, safe and secure online options where you can renew and make changes to your business tax receipt.

Visit bit.ly/hillstax_BTExpress.



↓ Detach below portion and return it with your payment. ↓

2022 - 2023 Hillsborough County Business Tax Notice

Account Number 66549

Business Type: DANCING INSTRUCTOR

Units: 1

Remember to write your account number on your check.

Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

SAVE A STAMP & PAY ONLINE!
SCAN QR CODE WITH SMARTPHONE

ONLY PAY ONE AMOUNT					
Amount Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
If Paid By	Jul 31, 2023	Aug 31, 2023	Sep 30, 2023	Oct 31, 2023	Nov 30, 2023

Business Location

VENKATACHALAM JYOTHI
16402 TAMPA PALMS BLVD
TAMPA, FL 33647

Name Mailing Address

VENKATACHALAM JYOTHI
5004 ASHINGTON LANDING DR
TAMPA, FL 33647-3514

X _____
Signature & Title

I swear or affirm this application for business tax is for the business occupation, or profession indicated hereon and is true and correct



This is to certify that

Jyothi Venkatesh Chalam

has successfully completed her

ARANGETRAM

(initial training in Bharata Natyam)

under the guidance of Guru Shri Pathagudy Ramaswamy

on **July 12th 1986** from

Darpana Academy of Performing Arts, Ahmedabad, India

P. Ramaswamy
Sri. Pathagudy Ramaswamy
Guru



Guru: Smt. Jyothi Venkatachalam

Jyothi Venkatachalam, the Guru and Director of Abhyasa School of Dance is an accomplished Bharatanatyam dancer trained under the able tutelage of Late Shri. Pathagady Ramaswamy in Ahmedabad. As a teacher, she has the rare combination of talent, discipline and dedication.

Jyothi has travelled extensively in India and abroad giving dance performances in Russia, Iraq, Egypt, Malaysia, Europe and U.S.A. She was a senior member of the Darpana Academy of Performing Arts and has won many prestigious awards such as "Shringara Shiromani" (Kalke Kalakaar, Mumbai), "Outstanding Performer" at the Gujarat University Youth Festival, to name a few. Jyothi has been training students in Bharatanatyam and folk dances at her dance school since last fifteen years in the Tampa Bay Area. She has trained hundreds of students since 1993. She has conducted 15 Arangetrams and has choreographed, directed & produced several outstanding dance drama and dances. She has made a noteworthy contribution in promoting the art form in the Indian American community. Although tradition suffuses her style, it is not restrictive, and she has always learnt to innovate and improvise within the limits of her style. Technical perfection, flawless rendering, and realistic expressions are a few of the details which Jyothi adheres to, in her teaching, and in her performance.

Orchestra

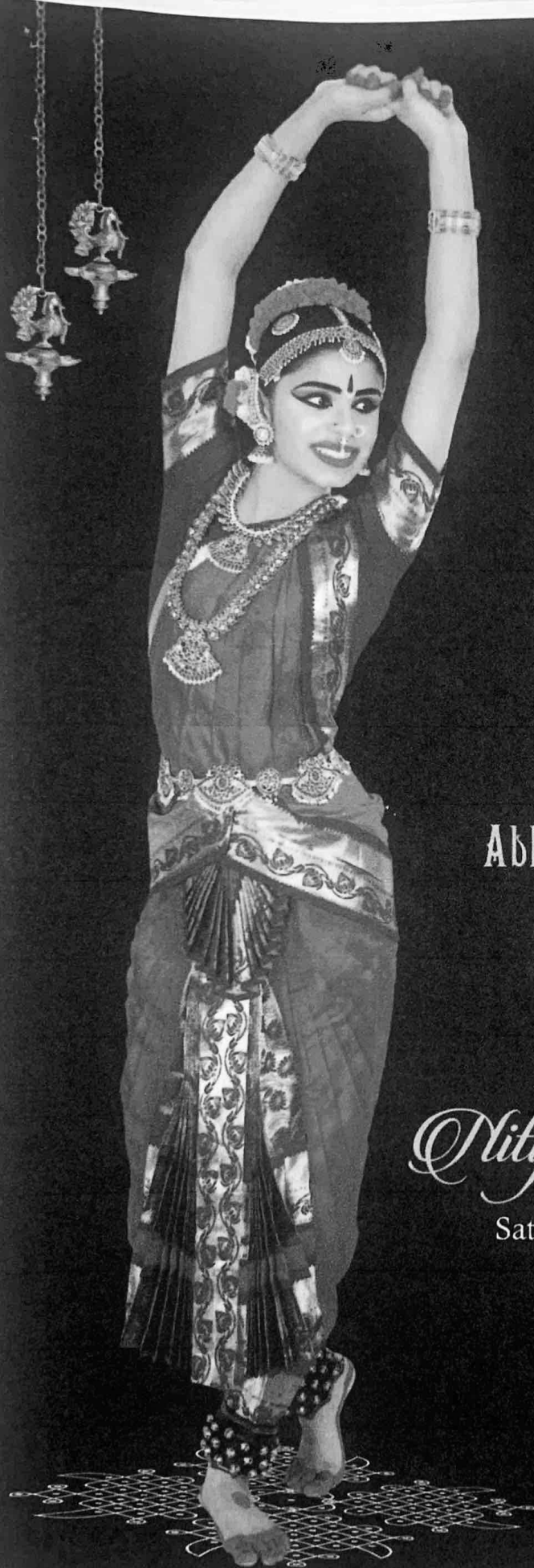
Nattuvangam : Smt. Jyothi Venkatachalam
Vocal : Shri. E.P. Sudev Warriar



**Bharatanatyam
Arangetram
of**

Meghana Madan
*Disciple of
Guru Jyothi Venkatachalam*





Abhyasa School of Dance

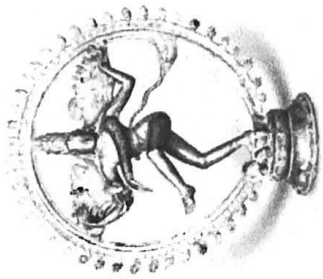
Presents

**Bharatanatyam
Arangetram**

Nitya Padmanabhan

Saturday, September 3rd 2022
at 4PM EST





" Dance communicates a person's deepest,
highest and most truly spiritual thoughts
and emotions far better than words
spoken or written "

- Ted Shaun



Guru Jyothi Venkatachalam with Avani & Kanchi



Drs. Sunanda and Anjali Singh
&
Dr. Krishan K. and Mrs. Chand Batra

along with Abhyasa School of Dance
Director Jyothi Venkatachalam

request your presence and blessings
at the Bharathanatyam Arangetram of
their daughters

Avani Singh

and

Kanchi Batra

(Disciples of Guru Jyothi Venkatachalam)

On

Saturday September 3rd 2005
Walter L. Sickles High School
Tampa FL-33626

Seating:4:30 pm
Programme:5:00 pm

Tab 14

New Vendor Application for August CBD meeting

K-Bar Ranch II Instructor Survey

Name: MOSES MERIGA

Phone: 216.556.4107

Address: 19270 BRIARBROOK DRIVE

Email address: visionmeriga@gmail.com

Are you a K-Bar Ranch II resident? YES

Type of Instruction: DRAWING AND ART WORKSHOP

Length of each session: ONE HOUR

Number of students per session: 10

Number of sessions per week: 2

Rates: \$ 25

Approx. Weekly schedule at K-Bar Ranch II: _____

WEDNESDAY'S AND SATURDAY'S

Do you carry liability insurance? 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 LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/08/2023

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

Next First Insurance Agency, Inc.
PO Box 60787
Palo Alto, CA 94306

CONTACT

NAME:
PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No):
E-MAIL: support@nextinsurance.com
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Next Insurance US Company

16285

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

Moses Meriga
Paperskills
10820 Mistflower Ln Fl 33647
Tampa, FL 33647

COVERAGES

CERTIFICATE NUMBER: 133704845

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 SUBR INSD 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:					
	AUTOMOBILE LIABILITY					
	<input type="checkbox"/> ANY AUTO					
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY					
	<input type="checkbox"/> HIRED AUTOS ONLY					
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR					
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N				
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				
A	Professional Liability		NXTRFTHPPT-00-GL	08/08/2023	08/08/2024	Each Occurrence: \$1,000,000.00 Aggregate: \$1,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

Moses Meriga
Paperskills
10820 Mistflower Ln Fl 33647
Tampa, FL 33647

LIVE CERTIFICATE



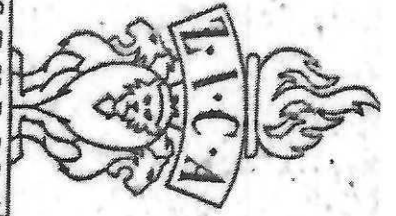
Click or scan to view

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

Ann Kypor



ZEE STUDIOS

(A Division of ZEE Telefilms Ltd.)



In recognition of creative skills achieved
in the art of animation during year course (From 1996 to 1999)
Mr/Ms *Moses Meriga*

is awarded a

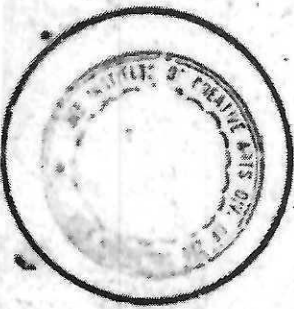
Diploma in Animation Film Making

Date

20 OCT 2003

Suman
Chairman

X. Langot
Head - Zica Studios

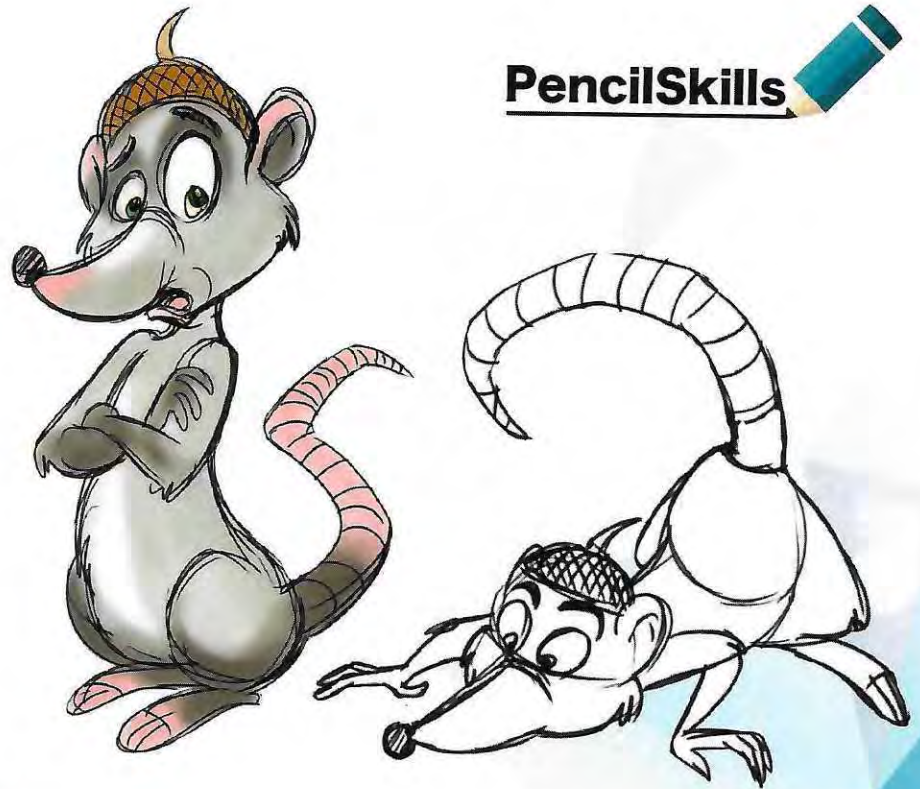


KIDS ART of Drawing WORKSHOP

For kids 6-15 years
Sep 09th - Oct 28th
5 pm - 6pm

ClubHouse
10820 Mistflower Ln
Tampa, FL 33647

PencilSkills 



About the Workshop

This is an eight weeks workshop that is nothing like painting with colors that art teachers teach. This is completely different where kids will be introduced to the basics of drawings for animation and basic anatomy of characters. Kids will learn how to draw stick figures and basic shapes to create characters. They will be staying away from all the devices. and help them to develop their inner artistic skills.

Animation is the art of playing still drawings in a rapid sequence to create the illusion of movement. To be a good animator you need to understand how things move and be able to draw. You also need to know how characters show emotion, just like an actor.

Kids will learn how to draw storyboards from their ideas and make flip books. By doing this they will learn the basics of animation and the drawings in motion.



This workshop is conducted by Animation Film Maker Moses Meriga, a graduate in Fine arts and animation film making. He has decades of experience in cartoon animation. He worked on many animated series and directed short films. Now he wants to share his artistic talents with kids of this community.

*for more info visit and
registration at*

www.pencilskills.net/register

for any query contact
Moses Meriga
216.556.4107



Personal Bio:

My name is Moses Meriga and I have lived in K-BAR (Briarbrook Drive) since September 2020. We moved here from Cleveland, OH.

I am an Animator, Director, and an Artist by profession. I studied at the Academy of Fine Arts and the Academy of Animation Film Making in India.

My animation short films and student shorts were screened at the International Film Festivals. "Haseena for Adoption" (2004) won many awards at various Film Festivals.

I also worked as an Animator on many animated shows for European and American television. My focus is on short filmmaking, directing animated films, and work for clients to make animation films and commissioned artwork as well.

I would love to give back my talents to the community where I am living by engaging people in so many ways: teaching drawing and art lessons for children and adults as well.

I live with my wife, Laveena, who is an Advanced Practice Nurse Practitioner, works for the VA hospital, Tampa. We have three children: Our older son is at USF studying biomedical sciences to focus on pre-medicine; middle son is in 8th grade going to Benito Middle School and our youngest daughter is in 4th grade going to Pride Elementary School.

Contact Information:

Moses Meriga
19270 Briarbrook Drive
Tampa.
216.556.4107
visionmeriga@gmail.com

The Learning Objective

Week 1: Introduction to Drawing for Animation

Introduction to the workshop and the basics of drawing for animation
Basic anatomy of characters, including heads, bodies, limbs, and features
Introduction to proportion and perspective in drawing

Week 2: Stick Figures and Simple Shapes

Students will learn how to draw stick figures and basic shapes to create characters
Practice exercises to improve their accuracy and skill in drawing stick figures

Week 3: Adding Details and Expressions

Students will learn how to add details to their stick figures, such as clothing and expressions
Practice exercises to help students understand how small changes can affect the character's overall look and emotions

Week 4: Creating Backgrounds

Introduction to creating backgrounds for animation, including landscapes, buildings, and other environmental elements
Students will practice drawing backgrounds and incorporating them into their character drawings

Week 5-8: Bringing it All Together

Students will work on a short animation project, using the skills they have learned over the past four weeks
Focus on creating a storyline, adding movement, and making the characters interact with their environment
Final presentation of their projects to the class.

Note: This lesson plan is a general guide and can be adjusted based on the needs and abilities of the students in the class. The main goal is to provide a fun and engaging learning experience while helping students develop their drawing skills and imagination.

Tab 15

After recording return to:

City of Tampa
Office of the City Clerk
315 East Kennedy Blvd
Old City Hall, 3rd Floor
Tampa, Florida 33602

RESOLUTION NO. 2023 - 413

A RESOLUTION APPROVING THE PLAT OF K-BAR RANCH PARKWAY SEGMENT F2 AS MORE PARTICULARLY DESCRIBED IN SECTION 2 OF THIS RESOLUTION, CONTINGENT UPON CERTAIN CONDITIONS; AUTHORIZING THE CHAIRMAN OF THE CITY COUNCIL AND THE CITY CLERK TO EXECUTE A PROPER CERTIFICATE OF THE PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, M/I Homes of Tampa, LLC ("Subdivider") submitted to the City Council of the City of Tampa, Florida ("City Council"), the governing body of the City of Tampa, Florida ("City"), a municipal corporation of the State of Florida, a proposed plat for a subdivision to be known as K-Bar Ranch Parkway Segment 2 (the "Subdivision") which proposed plat embraces the lands described in Exhibit "A" to this Resolution, which is attached hereto and incorporated herein; and

WHEREAS, it appears that the proposed plat complies with all of the material provisions of Chapter 23, City of Tampa Code of Ordinances ("City Code"), as amended, and Chapter 177, Florida Statutes, as amended; and

WHEREAS, City received proper drawings accompanied by the Certificate of Charles M. Arnett, Florida Professional Surveyor and Mapper No. LS-6884, as required by City Council showing all necessary details and information; and

WHEREAS, it appears to City Council that the proposed plat of K-Bar Ranch Parkway Segment 2 is in all ways proper.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:**

Section 1. That the recitals above are hereby incorporated as if fully set forth herein.

Section 2. That pursuant to the power and authority vested in City Council, it approves for recording in the Public Records of Hillsborough County, Florida, the proposed plat of that parcel of land lying in Section 2, Township 27 South, Range 20 East, City of Tampa, County of Hillsborough, State of Florida, the platted area to be known as K-Bar Ranch Parkway Segment 2 (the "Plat"), consisting of a subdivision of the lands legally described in Exhibit "A" based upon the following findings of fact:

- (a) Sufficient grounds exist to:
 - (1) waive the provisions of law requiring the grades of all roads, streets, alleys and

#U3GHLLUB0D4CLEV1

Certified as true
and correct copy

B2P 23- 81007

other rights-of-way, however designated, and the elevation of the several portions of the land to be depicted on the Plat by contour lines or otherwise; and

- (2) designate the drawings, data and information filed with City's Engineer in connection with the proposed plat as sufficient to furnish that required information;
- (b) Subdivider filed with City all drawings, plans, specifications and other details and information necessary to approve the Plat of record;
- (c) Subdivider paid the engineering and inspection fees required by Chapter 23 of the City of Tampa Code ("City Code");
- (d) Subdivider provided accurate representations as to the adequacy and sufficiency of the drainage structures to drain surface water from the Subdivision;
- (e) The Subdivision will require construction of infrastructure and/or utility improvements, as defined and required by Chapter 23 of City Code, therefore a Subdivision Agreement between City and Subdivider will be necessary;

Section 3. That, in consideration of City's approval of the Plat, Subdivider expressly assumes liability for and agrees to indemnify, hold harmless and defend City from and against any suit, action, claim or demand that any third person, firm, entity or corporation may make for any discharge of surface waters through any drainage ditch or works for other drainage purposes which Subdivider may construct according to the topographical survey and the data and information prepared and approved by Subdivider's engineer; in any event, Subdivider shall at its own cost and expense, and jointly and severally if appropriate, protect, indemnify and, hold harmless and defend City from and against any such claim or demand including reasonable attorney's and other fees, costs and expenses associated with any legal action or proceeding.

Section 4. That City's approval of the Plat is contingent upon the following conditions:

- (a) Subdivider has previously or shall record the subdivision Declaration of Covenants, Conditions & Restrictions in substantially the form filed with City's Legal Department on or about the date City records this Plat;
- (b) Subdivider has previously or shall file the Homeowners Association Articles of Incorporation and By-Laws with the State of Florida Department of State in substantially the form filed with City's Legal Department on or about the date City records this Plat; and
- (c) Subdivider shall pay all costs incurred by City in connection with the review of the Plat by a professional surveyor and mapper either employed by or under contract with City to determine whether the Plat conforms with the requirements of Chapter 177, Florida Statutes, as amended.
- (d) As a result of the required construction of infrastructure and/or utility improvements, Subdivider and City shall fully execute a Subdivision Agreement in the form of, or substantially similar to, that which is attached hereto and identified as Exhibit "B"
- (e) Subdivider shall post with City a good and sufficient performance bond, or other assurance

acceptable to the City's Legal Department, in the amount of \$57,206.04, which is the estimated cost to construct the improvements for the Subdivision and incorporated herein by reference

Section 5. That in consideration of City's approval of the Plat, no lot may be sold by Subdivider until all contingencies in Section 4 have been fulfilled.

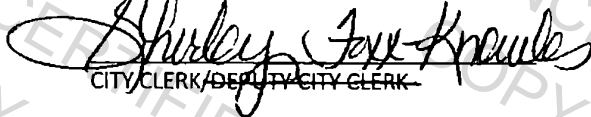
Section 6. That the Chairman of City Council and City Clerk is hereby authorized, empowered and directed to execute a proper certificate of the Plat indicating City's approval to record the Plat.

Section 7. That the proper officers of City are hereby authorized, empowered and directed to do all things necessary to carry out and make effective the provisions of this Resolution.

Section 8. That this Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON
APR 20 2023

ATTEST:

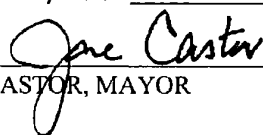

CITY CLERK/DEPUTY CITY CLERK


CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

PREPARED BY AND APPROVED
AS TO LEGAL SUFFICIENCY:

e/s Ron Wigginton
ASSISTANT CITY ATTORNEY

APPROVED by me on 4/27/23


JANE CASTOR, MAYOR

State of Florida

County of Hillsborough

This is to certify that the foregoing is a

true and correct copy of

on file in my office

Witness my hand and official seal this 4th day

of May 20 23


CITY CLERK/DEPUTY CITY CLERK

EXHIBIT "A"
Legal Description

A parcel of land lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of K-BAR RANCH PARKWAY SEGMENT F1 & MISTFLOWER LANE SEGMENT 5, according to the plat thereof, as recorded in Plat Book 141, Pages 143 through 148 of the public records of Hillsborough County, Florida; run thence along the Easterly boundary thereof, N.04°54'53"E., a distance of 120.00 feet; thence S.85°05'07"E., a distance of 324.16 feet; thence Easterly, 475.93 feet along the arc of a tangent curve to the right having a radius of 1640.00 feet and a central angle of 16°37'38" (chord bearing S.76°46'18"E., 474.26 feet); thence S.21°32'31"W., a distance of 120.00 feet to a point on the Northerly boundary of K-BAR RANCH PARCEL – 1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159 of the public records of Hillsborough County, Florida; thence along said Northerly boundary the following two (2) courses: 1) Westerly, 441.11 feet along the arc of a non-tangent curve to the left having a radius of 1520.00 feet and a central angle of 16°37'38" (chord bearing N.76°46'18"W., 439.56 feet); 2) N.85°05'07"W., a distance of 324.16 feet to the POINT OF BEGINNING.

EXHIBIT "B"
Subdivision Agreement

Re: _____
(Identity of Subdivision)

SUBDIVISION AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between M/I Homes of Tampa, LLC a limited liability corporation ("Subdivider") and the City of Tampa, a municipal corporation of the State of Florida, ("City").

WITNESSETH:

WHEREAS, Subdivider applied for a proposed subdivision and final plat approval identified as K-Bar Ranch Segment F2 ("Subdivision");

WHEREAS, City established and adopted subdivision regulations in Chapter 23, City of Tampa Code, pursuant to Chapters 166 and 177, Florida Statutes, as amended (the "Subdivision Code"), which would require Subdivider to construct certain improvements incidental to and as a condition of final plat approval (the "Improvements");

WHEREAS, pursuant to Chapter 27 of City of Tampa Code City has determined that in order to receive final plat approval Subdivider must provide Performance Security prior to plat approval by the City Council of Tampa and Defect Security upon final acceptance of the improvements by City;

WHEREAS, the Subdivision Code requires Performance Security in an amount equal to one hundred and twenty five percent (125%) of the construction contract for the work or a certified engineers estimate of costs for all on-site and off-site private and public improvements, thereby guaranteeing that the Improvements will be duly and properly constructed and approved upon completion after the subdivision final plat approval ("Performance Security");

WHEREAS, Subdivider submitted construction drawings for the Improvements which City has on file;

WHEREAS, Subdivider submitted a cost estimate certified by Subdivider's engineer of record in an amount approved by City;

WHEREAS, City has determined that in order to protect the City and the public, Subdivider must warrant the completed Improvements against defect for thirteen (13) months (the "Defect Security");

WHEREAS, City Subdivision Code requires the Defect Security to be equal to ten percent (10%) of the actual Improvement construction costs;

19.03

WHEREAS, the Subdivision Code requires Subdivider to submit the Defect Security in a form and amount acceptable to City before City will finally approve the Subdivision Improvements;

WHEREAS, the Subdivision Code requires Subdivider to submit certified as-built drawings for City approval before the issuance of any certificate of occupancy in the Subdivision; and

WHEREAS, approval by City for acceptance of ownership of any privately constructed water facilities, wastewater pump stations and/or wastewater collection facilities dedicated by plat to City is also contingent upon the satisfaction of the terms and conditions set forth in the applicable Water Commitment Letter, Sanitary Sewer Service Conditional Commitment and/or Commitment Letter, which are incorporated as if fully set forth herein;

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the recitals set forth above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by City and Subdivider. Subdivider and City agree as follows:

1. Recitals. The recitals set forth above are incorporated as if fully set forth herein.
2. Construction of Improvements.
 - (a) Subdivider shall duly construct and complete the Improvements in accordance with the Subdivision Code and otherwise fully comply with the Subdivision Code, any conditions placed upon the Subdivision's approval and all other applicable laws, codes, ordinances, regulations, requirements and agreements pertaining to the Subdivision. Subdivider shall complete the Improvements to City's satisfaction in accordance with City approved construction drawings and any amendments thereto at least one (1) month before the expiration of the Performance Security.
 - (b) Subdivider shall indemnify, defend and hold City harmless from and against any and all actions, legal proceedings, liability, claims, costs, expenses, damages, injury or loss, either direct or consequential, including without limitation all engineering, legal and contingent costs, fees and expenses which City may incur as a result of Subdivider's failure to properly construct the Improvements by the date in 2(a).
 - (c) Upon execution of this agreement, or no later than 2 weeks prior to City Council action on this agreement, Subdivider shall provide Performance Security in favor of City of Tampa in the amount of

c9-01

2

one hundred and twenty five percent (125%) of the estimated Improvements Construction costs.

3. Public Water and/or Wastewater within Private Right of Way. In instances where the subdivision plat dedicates easement(s) rights to City for water or wastewater service, such easement shall be a perpetual non-exclusive utility easement over the entire width and length of the private right of way to enable City to install, construct, repair, operate, replace and/or maintain City of Tampa public facilities including without limitation, wastewater facilities, potable water and/or reclaimed mains, lines, pipes, meters, fire hydrants, equipment, related facilities and appurtenances thereto with the full right of ingress, egress and access on, in, over, under, across and through the easement area. Subdivider agrees to maintain a minimum 20' wide corridor within the easement free of trees and structures for water/reclaimed water facilities use. The private right of way may not be used for potable or reclaimed water distribution by any entity other than City of Tampa (herein referred to as "City"), except if a franchise agreement is executed with City. In the event that City is required to, or elects to, disturb any portion of the private right of way for the purposes of any maintenance, repair or replacement of existing or construction of new City water or reclaimed water system component, City shall use best efforts to provide notice to Grantor, except in emergencies, regarding scheduling and to allow Grantor an opportunity to preserve any special private right of way improvements exceeding City of Tampa Department of Public Works minimum standards. The Grantor shall be responsible for re-installing or replacing said special private right of way improvements after City's work is complete.

4. Default. In the event Subdivider fails or refuses to construct or complete the Improvements within the specified time, City itself or by others may construct the Improvements. City may draw funds or demand payment from the Performance Security to construct the Improvements and to pay any and all costs incidental to the exercise of its rights under this Agreement in accordance with the Performance Security terms. At least ten (10) days before any withdrawal of funds or demand for payment, City shall give Subdivider notice of City's intent to draw upon or demand funds from the Performance Security by certified mail, return receipt requested.

5. Indemnity. Subdivider shall indemnify, defend and hold City harmless from and against all actions, legal proceedings, liability, claims, costs, expenses, injury, loss or damage, including all engineering, legal and contingent costs, fees and expenses ("Damages") City may incur as a direct or consequential result of constructing the Improvements even if those Damages exceed the Performance Security amount. In the event the Damages exceed the Performance Security, City shall have the right to place a hold on all building permits for any parcel within the Subdivision. Should Subdivider fail or refuse to complete the Improvements, City may in addition seek any and all remedies available to it, whether at law or in equity, including specific performance, to enforce the rights, duties and obligations of this Agreement and such remedies are cumulative and not exclusive.

10.01

3

6. Warranty. Subdivider is responsible for, and hereby warrants against, any defects in workmanship, materials, construction, engineering or design and failures of or in an to the Improvements which may appear within thirteen (13) months from the date City approves the Improvements whether Subdivider or City completes the improvements. City's approval shall be a written approval executed by City engineer.

7. Defect Security.

(a) Subdivider shall provide, and cause to be delivered, Defect Security in favor of City of Tampa upon final acceptance of Improvements by City. The effective period of such security shall be one (1) year and thirty (30) days following City's acceptance of the installed improvements. Should any defect exist in the Improvements, City may withdraw funds or demand payment from and under the terms of the Defect Security to correct such defects and pay all costs incidental to City's enforcement of its rights under this Agreement. At least ten (10) days before any withdrawal of funds or demand for payment, City shall give Subdivider notice of its intent to draw upon or demand funds from the Defect Security by certified mail, return receipt requested. No prior notice shall be required in emergency situations where the defect poses an imminent hazard to the health, safety and welfare of the public.

(b) In the event Subdivider fails or refuses to construct or complete the Improvements within the specified time, City itself or by others may construct the Improvements. City may draw funds of demand payment from the Defect Security to construct the Improvements and to pay any and all costs incidental to the exercise of its rights under this Agreement in accordance with the Defect Security terms. At least ten (10) days before any withdrawal of funds or demand for payment, City shall give Subdivider notice of City's intent to draw upon or demand funds from the Defect Security by certified mail, return receipt requested.

8. As Builts. Subdivider shall submit certified as-built drawings for City's approval before City issues a certificate of occupancy.

9. Default. In the event Subdivider violates any term or condition or otherwise defaults on this Agreement City may bring or defend any legal proceeding to enforce this Agreement, Subdivider shall pay all costs, expenses, losses, fees and damages City may incur including reasonable attorney's, experts and paralegal fees. City may, in addition, seek any and all remedies available, whether at law or in equity, including specific performance, to enforce the rights, duties and obligation of this Agreement.

10. Not Public Works. This Agreement shall not be construed as a contract between City and Subdivider pursuant to Chapter 255, Florida Statutes, for the construction of public works.

11. Subdivider Responsibility. Subdivider shall have full responsibility, obligation and duty to properly construct, complete, repair and maintain the Improvements until City completely accepts those Improvements.

12. Governing Law. This Agreement shall be governed by Florida law.

13. Venue. Venue for any proceeding to enforce this Agreement shall be in Hillsborough County, Florida.

14. Binding Effect. The person signing on behalf of Subdivider acknowledges that he or she is authorized to bind Subdivider. This Agreement shall be binding upon the heirs, successors and assigns of City and Subdivider. Any party assigning an interest arising from this agreement shall provide all parties hereto with no less than thirty (30) days notice by certified mail, return receipt requested, of any proposed assignment; said notice shall include, at a minimum, the effective date of the assignment, the name, title, address and telephone contact information of each successor in interest.

15. Effective Date. This Agreement shall have the effective date of the date first set forth above.

16. Survival of Warranties and Representations. All warranties and representations contained within this Agreement shall survive the completion of the Improvements unless otherwise specifically set forth herein.

17. Headings. Any headings used in this Agreement are for explanatory purposes only and shall not be construed to be a part of the Agreement.

18. Sovereign Immunity. Nothing in this Agreement shall be construed to waive the sovereign immunity of the City or the District under Section 768.28, Florida Statutes.

19. Construction of Agreement. Wherever necessary, items in the plural may be construed as singular and items in the singular may be construed as plural. Any reference to the masculine gender shall also be a reference to the feminine and neutral genders and any reference to those genders shall also be a reference to the masculine gender.

20. Jury. SUBDIVIDER HEREBY WAIVES ANY RIGHT IT MAY HAVE TO A JURY TRIAL.

[SIGNATURE PAGES FOLLOW]

19-01

5

K-BAR RANCH PARKWAY SEGMENT F2

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION:

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER") HEREBY STATES AND DECLARES IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS K-BAR RANCH PARKWAY SEGMENT F2, AS DESCRIBED IN THE LEGAL DESCRIPTION AND MAKE THE FOLLOWING DEDICATIONS:

1. THE OWNER HEREBY DEDICATES TO THE CITY OF TAMPA, ITS SUCCESSORS AND ASSIGNS, AND THE PUBLIC IN GENERAL FOR PUBLIC USE, THE ROADWAY DEPICTED HEREON AS "K-BAR RANCH PARKWAY" (TRACT A) AND DESIGNATED AS PUBLIC RIGHT OF WAY. ALL STORMWATER FACILITIES, STORM PIPES, INLETS AND MANHOLES LOCATED WITHIN PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "CDD"), ITS SUCCESSORS AND ASSIGNS. AN ACCESS AND DRAINAGE EASEMENT OVER TRACT "A" IN FURTHERANCE OF ITS MAINTENANCE RESPONSIBILITIES IS GRANTED TO THE CDD.

2. THE STREETScape LOCATED WITHIN TRACT "A" SHALL BE MAINTAINED BY THE CDD, THE WATER FACILITIES WITHIN TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE CITY OF TAMPA, ITS SUCCESSORS AND ASSIGNS. THE WASTEWATER FACILITIES WITHIN TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE CITY OF TAMPA WASTEWATER DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3. THE CDD, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR FUNDING THE OPERATION AND MAINTENANCE OF STREET LIGHTS FOR THE PUBLIC ROADWAY OF K-BAR RANCH PARKWAY AND WITHIN THE DEVELOPMENT VIA CONTRACT WITH A LICENSED ELECTRIC UTILITY PROVIDER. THE OWNER SHALL BE RESPONSIBLE FOR FUNDING THE INSTALLATION OF THE STREET LIGHTS WITHIN THE DEVELOPMENT VIA CONTRACT WITH A LICENSED ELECTRIC UTILITY PROVIDER.

4. OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, CITY AND ALL UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE, AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.

COMMUNITY DEVELOPMENT DISTRICT: K-BAR RANCH II CDD

Michelle Emery
MICHELE EMERY / CHAIRMAN

Betty Valenti
WITNESS
Tatiana Pagan
WITNESS

Betty Valenti
PRINT
Susan Cali
PRINT

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS:

THIS IS TO CERTIFY, THAT ON February 27, 2023 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Michelle Emery, Chairman OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, WHO IS ☒ IS NOT ☐ PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Tatiana Pagan
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Tatiana Pagan
PRINTED NAME
July 20, 2026
MY COMMISSION EXPIRES

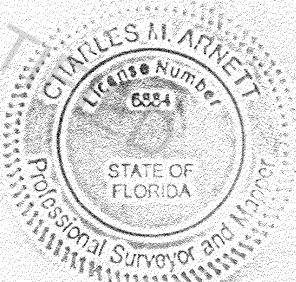
HH 290210
COMMISSION #



SURVEYORS CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE _____ AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

BY: Charles M. Arnett
CHARLES M. ARNETT, (LICENSE NO. LS6884)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPOINT SURVEYING, INC.
213 HOBBS STREET
TAMPA, FLORIDA 33619
LB#7768



NOTES:

- NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY, AND ARE SUPPLEMENTAL DATA ONLY.

ORIGINATING COORDINATE: STATIONS "BRANCH" AND "Z33-131"

- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBERS 12057C0090H & 12057C0095H, EFFECTIVE DATE AUGUST 28, 2008. COMMUNITY NO. 120114. PANELS 0090 & 0095 H.
- ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.
- PERFORMANCE SECURITY HAS BEEN POSTED WITH THE CITY OF TAMPA FOR PAYMENT OF COSTS ASSOCIATED WITH THE INSTALLATION AND MAINTENANCE OF STREET LIGHTS ON A PUBLIC ROADWAY. A CDD HAS BEEN CREATED WHICH WILL ASSUME MAINTENANCE OF STREET LIGHTS WITHIN THE PROJECT, INCLUDING THE PUBLIC ROAD SEGMENT. SHOULD THE CDD NOT BE AUTHORIZED, M/I HOMES REMAINS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE STREET LIGHTS COSTS FOR THAT SECTION OF THE ROADWAYS TO BE PUBLIC PURSUANT TO CHAPTER 27, CITY OF TAMPA CODE.

OWNER:

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Marshall Gray
MARSHALL GRAY / VICE PRESIDENT

Betty Valenti
WITNESS
Tatiana Pagan
WITNESS

Betty Valenti
PRINT
Tatiana Pagan
PRINT

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS:

THIS IS TO CERTIFY, THAT ON February 27, 2023 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Marshall Gray, Vice President OF M/I HOMES OF TAMPA, LLC, WHO IS ☒ IS NOT ☐ PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Nicole M Hall
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Nicole M Hall
PRINTED NAME
11/08/2025
MY COMMISSION EXPIRES

HH 253411
COMMISSION #



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF K-BAR RANCH PARKWAY SEGMENT F1 & MISTFLOWER LANE SEGMENT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGES 143 THROUGH 148 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY BOUNDARY THEREOF, N.04°54'53"E., A DISTANCE OF 120.00 FEET; THENCE S.85°05'07"E., A DISTANCE OF 324.16 FEET; THENCE EASTERLY, 475.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1640.00 FEET AND A CENTRAL ANGLE OF 16°37'38" (CHORD BEARING S.76°46'18"E., 474.26 FEET); THENCE S.21°32'31"W., A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF K-BAR RANCH PARCEL - 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGES 149 THROUGH 159 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES: 1) WESTERLY, 441.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1520.00 FEET AND A CENTRAL ANGLE OF 16°37'38" (CHORD BEARING N.76°46'18"W., 439.56 FEET); 2) N.85°05'07"W., A DISTANCE OF 324.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.156 ACRES, MORE OR LESS.

CITY OF TAMPA, FLORIDA:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA.

CHAIRMAN

Shirley Ann Kneale
CITY CLERK/DEPUTY CITY CLERK

Resolution No. 2023-413
RESOLUTION NUMBER

5/4/23
DATE

I HEREBY CERTIFY THAT THE MAYOR OF THE CITY OF TAMPA APPROVED THIS PLAT.

Shirley Ann Kneale
CITY CLERK/DEPUTY CITY CLERK

4/27/23
DATE

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: Dan GVO DATE: 3/10/23
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # 00031
MOBILITY DEPARTMENT, SURVEY SECTION, CITY OF TAMPA, FLORIDA. (F.S. 177.081-1)

CLERK OF THE CIRCUIT COURT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

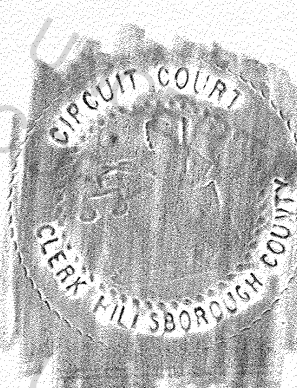
I HEREBY CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, FILED FOR RECORD IN PLAT BOOK 145, PAGES 52 TO 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: Cindy Stuart
CLERK OF CIRCUIT COURT

BY: Jean Rivera
DEPUTY CLERK

THIS 10th DAY OF May, 2023 TIME 2:34:58 PM

CLERK FILE NUMBER 2023 200249



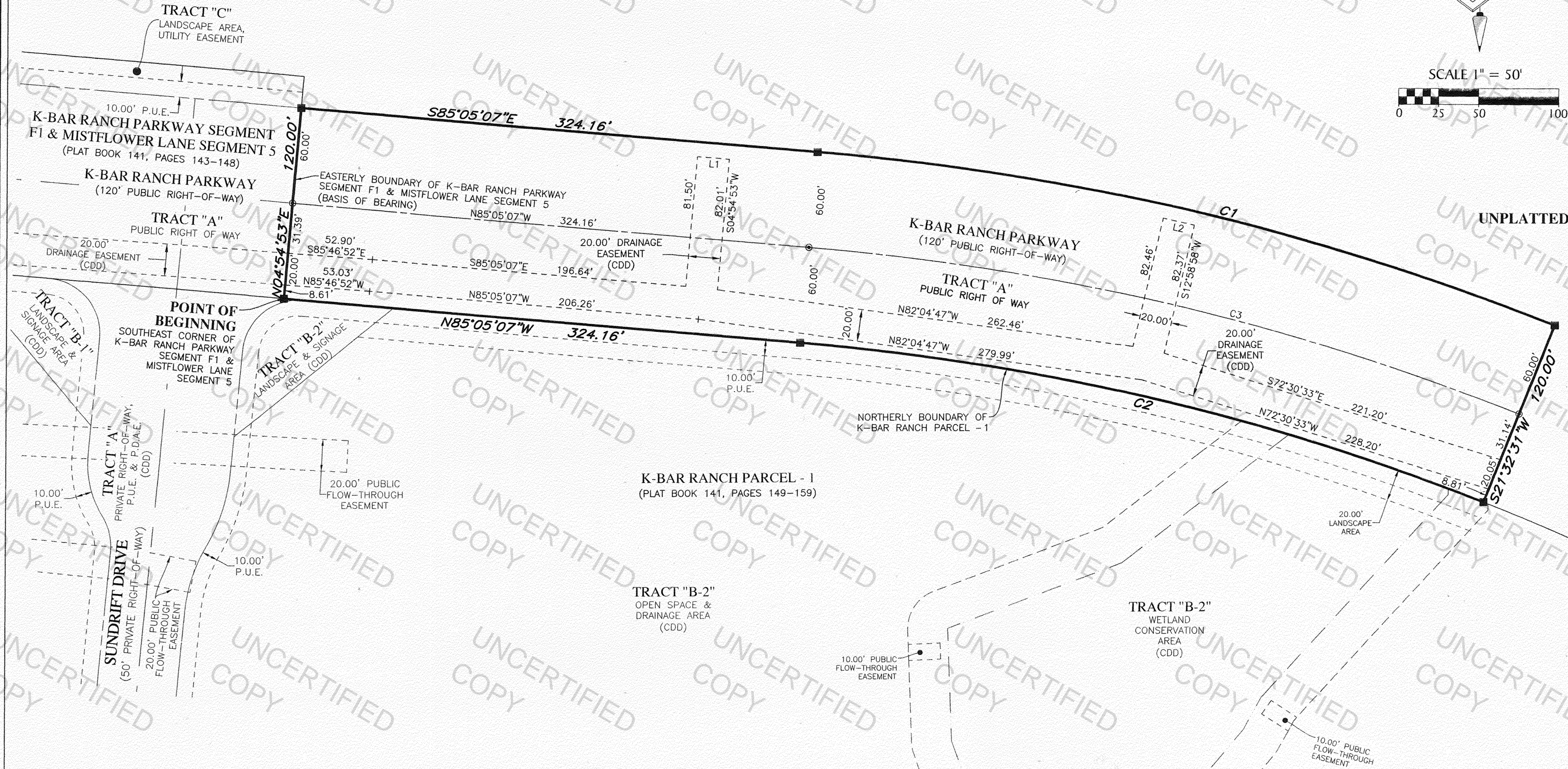
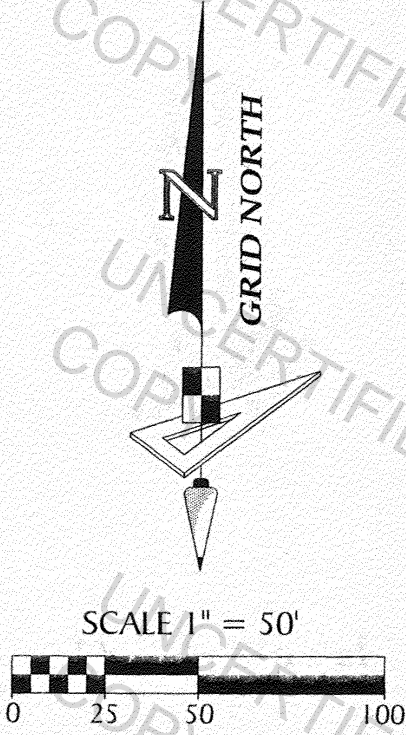
GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SHEET 1 OF 2 SHEETS

K-BAR RANCH PARKWAY SEGMENT F2

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



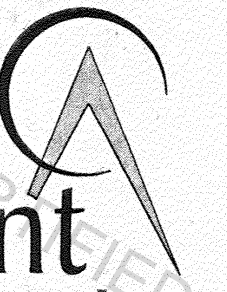
LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 85°05'07" E	20.00'
L2	S 77°01'02" E	20.00'

- LEGEND:
- --- (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - --- (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊙ --- Mag Nail with Disk "PCP LB7768" unless otherwise noted
 - P.U.E. --- Public Utility Easement
 - (NR) --- Non-radial Line
 - (TYP) --- Typical
 - O/A --- Overall
 - CDD --- Community Development District
 - RLS --- Registered Land Surveyor

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1640.00'	16°37'38"	475.93'	474.26'	S 76°46'18" E
C2	1520.00'	16°37'38"	441.11'	439.56'	N 76°46'18" W
C3	1580.00'	16°37'38"	458.52'	456.91'	N 76°46'18" W

BASIS OF BEARINGS

Easterly boundary of K-BAR RANCH PARKWAY SEGMENT F1 & MISTFLOWER LANE SEGMENT 5, according to the plat thereof, as recorded in Plat Book 141, Pages 143 through 148 of the public records of Hillsborough County, Florida, having a Grid bearing of N.04°54'53"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) as established from a RTK GPS network.



GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SHEET 2 OF 2 SHEETS

Tab 16

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, K-Bar Ranch II Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF August 2023.

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

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

October 19, 2023
November 16, 2023
December 21, 2023
January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
September 19, 2024

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

Tab 17

RESOLUTION 2023-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the K-Bar Ranch II Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 17, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the K-Bar Ranch II Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$2,880,874.16 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,876,630.96
DEBT SERVICE FUND – SERIES <u>2017</u> A-1	\$272,557.83
DEBT SERVICE FUND – SERIES <u>2017</u> A-3	\$394,614.14
DEBT SERVICE FUND – SERIES <u>2021</u>	\$337,071.23
TOTAL ALL FUNDS	\$2,880,874.16

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2023.

ATTEST:

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

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budgets for Fiscal Year 2023/2024

Exhibit A:

Adopted Budgets for Fiscal Year 2021/2022



Rizzetta & Company

K-Bar Ranch II Community Development District

kbarranchiicdd.org

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

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

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 1,690,749	\$ 1,690,749	\$ 1,680,257	\$ 10,492	\$ 1,847,816	\$ 167,559	
TOTAL REVENUES	\$ 1,709,016	\$ 1,727,283	\$ 1,680,257	\$ 47,026	\$ 1,847,816	\$ 167,559	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,709,016	\$ 1,727,283	\$ 1,680,257	\$ 47,026	\$ 1,847,816	\$ 167,559	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 3,342	\$ 6,684	\$ 3,000	\$ (3,684)	\$ 13,000	\$ 10,000	12 meetings plus 1 budget workshop - paying board members
Financial & Administrative							
Administrative Services	\$ 2,410	\$ 4,820	\$ 4,820	\$ -	\$ 5,061	\$ 241	contract price 5% inc
District Management	\$ 10,781	\$ 21,562	\$ 21,563	\$ 1	\$ 22,352	\$ 789	contract price 5% inc
District Engineer	\$ 3,694	\$ 7,388	\$ 11,000	\$ 3,612	\$ 11,000	\$ -	\$10,600 spent last FY - billed hourly - District employee not Rizzetta
Disclosure Report	\$ 6,000	\$ 6,000	\$ 5,000	\$ (1,000)	\$ 5,000	\$ -	contract price - annual bond reporting required by trustee
Trustees Fees	\$ 6,916	\$ 10,040	\$ 6,000	\$ (4,040)	\$ 10,040	\$ 4,040	contract price (bond accounts)
Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,460	\$ 260	contract price 5% inc
Financial & Revenue Collections	\$ 2,600	\$ 5,200	\$ 5,200	\$ -	\$ 5,460	\$ 260	contract price 5% inc
Accounting Services	\$ 9,641	\$ 19,282	\$ 19,282	\$ -	\$ 20,246	\$ 964	contract price 5% inc
Auditing Services	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ 4,700	\$ (1,300)	contract price - annual audit (required)
Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ 900	\$ -	\$ 900	\$ -	contract price - bond compliance reporting (required)
Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,143	\$ 93	EGIS FY 23-24 proposal (expecting ~15% inc)
Legal Advertising	\$ 4,086	\$ 8,172	\$ 1,500	\$ (6,672)	\$ 7,000	\$ 5,500	\$6,975 spent last FY - required for meeting notices/public hearings
Bank Fees	\$ 357	\$ 714	\$ 500	\$ (214)	\$ 750	\$ 250	\$513 spent last FY - Square payment acc. Fees
Dues, Licenses & Fees	\$ 243	\$ 243	\$ 1,175	\$ 932	\$ 500	\$ (675)	DEO fees
Website Hosting, Maintenance, Backup (and Email)	\$ 2,402	\$ 2,738	\$ 2,753	\$ 15	\$ 3,002	\$ 249	contract price - RTS+Domains+Website ADA
Legal Counsel							
District Counsel	\$ 21,322	\$ 42,644	\$ 25,000	\$ (17,644)	\$ 30,000	\$ 5,000	\$29,210 spent last FY - billed hourly
Administrative Subtotal	\$ 82,177	\$ 150,320	\$ 121,943	\$ (28,377)	\$ 147,614	\$ 25,671	
EXPENDITURES - FIELD OPERATIONS							
Security Operations							
Gate and Security Maintenance	\$ 18,699	\$ 37,398	\$ 44,520	\$ 7,122	\$ 40,000	\$ (4,520)	Gate repairs, camera repairs, clubhouse monitoring repairs + any new additions
Security Monitoring Services	\$ 57,804	\$ 115,608	\$ 102,384	\$ (13,224)	\$ 115,000	\$ 12,616	contract price (\$102,384) for monitoring gates + new gate for parcel G
Electric Utility Services							
Utility Services	\$ 36,665	\$ 73,330	\$ 40,000	\$ (33,330)	\$ 80,663	\$ 40,663	\$56,052 spent last FY
Street Lights	\$ 70,816	\$ 141,632	\$ 169,000	\$ 27,368	\$ 169,000	\$ -	\$123,176 spent last FY - added phases - TECO inc. expected ~10% + parcel G
Utility - Recreation Facilities	\$ 7,573	\$ 15,146	\$ 35,000	\$ 19,854	\$ 35,000	\$ -	\$24,114 spent last FY
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 1,692	\$ 3,384	\$ 5,000	\$ 1,616	\$ 5,000	\$ -	contract price subject to increases
Water-Sewer Combination Services							
Utility Services	\$ 811	\$ 1,622	\$ 3,000	\$ 1,378	\$ 2,500	\$ (500)	\$1,589 spent last FY
Stormwater Control							
Aquatic Maintenance	\$ 22,230	\$ 44,460	\$ 47,000	\$ 2,540	\$ 59,090	\$ 12,090	contract price - 3% increase beginning Oct 2023 = \$45,794 + parcel G \$13,296
Lake/Pond Bank Maintenance	\$ 4,600	\$ 9,200	\$ 18,000	\$ 8,800	\$ 18,000	\$ -	\$0 spent last FY (repair/maintain erosion of banks)
Wetland Monitoring & Maintenance	\$ 2,154	\$ 4,308	\$ 5,200	\$ 892	\$ 5,200	\$ -	Horner Contract (required mitigation)
General Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	EGIS FY 23-24 proposal (expecting ~15% inc)
Property Insurance	\$ 28,300	\$ 28,300	\$ 27,666	\$ (634)	\$ 42,450	\$ 14,784	EGIS FY 23-24 proposal (expecting ~50% inc high water mark)
Rust Prevention	\$ 10,550	\$ 21,100	\$ 16,800	\$ (4,300)	\$ 19,140	\$ 2,340	contract price (irrigation well maintenance)
Entry & Walls Maintenance	\$ 6,000	\$ 12,000	\$ 8,000	\$ (4,000)	\$ 8,000	\$ -	\$2,334 spent last FY (maintain entry monuments)
Landscape Maintenance	\$ 246,323	\$ 492,646	\$ 529,000	\$ 36,354	\$ 551,885	\$ 22,885	2nd highest bid from RFP +15% for adding parcel G
Well Repairs	\$ 19,254	\$ 38,508	\$ 5,000	\$ (33,508)	\$ 10,000	\$ 5,000	\$0 spent last FY
Holiday Decorations	\$ 16,750	\$ 16,750	\$ 20,000	\$ 3,250	\$ 20,000	\$ -	\$16,750 spent this past season, will have one more entrance to include next year
Irrigation Repairs	\$ 13,384	\$ 26,768	\$ 25,000	\$ (1,768)	\$ 35,000	\$ 10,000	\$11,933 spent last FY
Landscape - Mulch	\$ 33,031	\$ 66,062	\$ 45,000	\$ (21,062)	\$ 50,025	\$ 5,025	2nd highest bid from RFP +15% for adding parcel G
Landscape Annuals	\$ 14,173	\$ 28,346	\$ 34,000	\$ 5,654	\$ 47,093	\$ 13,093	2nd highest bid from RFP +15% for adding parcel G
Landscape Replacement Plants, Shrubs, Trees	\$ 5,336	\$ 10,672	\$ 75,000	\$ 64,328	\$ 40,000	\$ (35,000)	\$65,673 spent last FY
Landscape Inspection Services	\$ 4,000	\$ 8,000	\$ 9,600	\$ 1,600	\$ 10,800	\$ 1,200	contract price, increase for cost of living and new additions to CDD property scope
Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$0 spent last FY - top choice ant treatment for amenity area
Wildlife Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	new item for consideration - hog trapping (need ~15k if we want to hire a trapper)
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$2700 spent last FY
Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Street Sign Repair & Replacement	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Roadway Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Parks & Recreation							
Management Contract	\$ 84,159	\$ 168,318	\$ 190,316	\$ 21,998	\$ 208,966	\$ 18,650	amenity center staff 2 full time 2 part time+ cost of living inc./end of year raises
Pool Permits	\$ -	\$ -	\$ 275	\$ 275	\$ 275	\$ -	\$275 spent last FY
Clubhouse Maintenance & Repair	\$ 2,920	\$ 5,840	\$ 2,500	\$ (3,340)	\$ 2,500	\$ -	\$1,091 spent last FY
Pool Service Contract	\$ 9,600	\$ 19,200	\$ 18,000	\$ (1,200)	\$ 20,400	\$ 2,400	contract price, cost increase from inflation price on all pool chemicals & fuel
Pool Repairs & Maintenance	\$ 240	\$ 480	\$ 2,000	\$ 1,520	\$ 2,000	\$ -	\$641 spent last FY
Facility A/C & Heating Maintenance & Repair	\$ 793	\$ 1,586	\$ 1,500	\$ (86)	\$ 1,500	\$ -	\$2,119 spent last FY
Telephone, Internet, Cable	\$ 2,199	\$ 4,398	\$ 3,500	\$ (898)	\$ 4,500	\$ 1,000	\$3,909 spent last FY (includes for gate call boxes)
Clubhouse Supplies	\$ 1,724	\$ 3,448	\$ 2,000	\$ (1,448)	\$ 3,000	\$ 1,000	\$3,233 spent last FY (hospitality items, coffee, water, ice maker, etc)
Furniture Repair/Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 2,500	\$ 1,500	\$2,879 spent last FY (pool furniture repairs)
Utility Golf Cart	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 15,000	\$ 5,000	10k budget previous FY to purchase cart for maintenance staff

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

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
Pest Control & Termite Bond	\$ 420	\$ 840	\$ 2,873	\$ 2,033	\$ 2,873	\$ -	Sentricon System + General Pest (Anti-Pesto)
Office Supplies	\$ 1,285	\$ 2,570	\$ 4,000	\$ 1,430	\$ 2,000	\$ (2,000)	\$1,620 spent last FY (ink/computer/work supplies)
Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$0 spent last FY
Playground Equipment and Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$271 spent last FY
Lighting Replacement	\$ 626	\$ 1,252	\$ 650	\$ (602)	\$ 1,000	\$ 350	\$340 spent last FY (landscape lighting and building lighting)
Dog Waste Station Supplies	\$ 211	\$ 422	\$ 1,500	\$ 1,078	\$ 1,500	\$ -	\$1,898 spent last FY - dog station bags or replacement/new stations (gilded woods)
Special Events							
Clubhouse Programs/Events	\$ 3,839	\$ 7,678	\$ 10,000	\$ 2,322	\$ 8,000	\$ (2,000)	\$5,495 spent last FY
Contingency							
Miscellaneous Contingency	\$ 13,343	\$ 26,686	\$ 5,000	\$ (21,686)	\$ 5,000	\$ -	\$2,470 spent last FY
Capital Outlay	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 30,000	\$ 10,000	Board to consider: Dumpster Enclosure wall 5k? + court lights 25k?
Field Operations Subtotal	\$ 747,573	\$ 1,446,755	\$ 1,558,314	\$ 111,559	\$ 1,700,202	\$ 141,888	
TOTAL EXPENDITURES	\$ 829,750	\$ 1,597,075	\$ 1,680,257	\$ 83,182	\$ 1,847,816	\$ 167,559	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 879,266	\$ 130,208	\$ -	\$ 130,208	\$ -	\$ -	

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

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

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

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

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

6.00%

Gross assessments

\$1,067,740.30

Notes:

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

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

2023/2024 O&M Budget		\$1,947,815.60
Collection Cost @ 2%	2%	\$41,442.89
Early Payment Discount @ 4%	4%	\$82,885.77
2023/2024 Total		\$2,072,144.26

2022/2023 O&M Budget	\$1,705,257.00
2023/2024 O&M Budget	\$1,947,815.60

Total Difference	\$242,558.60
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2017A-1 Debt Service - Villa (Phase 1)	\$970.45	\$970.45	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,464.24	\$1,462.33	-\$1.91	-0.13%
Total	\$2,434.69	\$2,432.78	-\$1.91	-0.08%
Series 2017A-1 Debt Service - SF 50' (Phase 1)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$2,339.12	\$2,314.62	-\$24.50	-1.05%
Total	\$3,508.34	\$3,483.84	-\$24.50	-0.70%
Series 2017A-1 Debt Service - SF 65' (Phase 1)	\$1,519.98	\$1,519.98	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,995.29	\$2,953.84	-\$41.45	-1.38%
Total	\$4,515.27	\$4,473.82	-\$41.45	-0.92%
Series 2017A-3 Debt Service - SF 50' (Phase 2)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$2,339.12	\$2,314.62	-\$24.50	-1.05%
Total	\$3,508.34	\$3,483.84	-\$24.50	-0.70%
Series 2017A-3 Debt Service - SF 65' (Phase 2)	\$1,519.98	\$1,519.98	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,995.29	\$2,953.84	-\$41.45	-1.38%
Total	\$4,515.27	\$4,473.82	-\$41.45	-0.92%
Series 2017A-3 Debt Service - SF 40' (Phase 3)	\$970.45	\$970.45	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,901.68	\$1,888.47	-\$13.21	-0.69%
Total	\$2,872.13	\$2,858.92	-\$13.21	-0.46%
Series 2021 Debt Service - SF 50' (Parcel I)	\$1,169.94	\$1,169.94	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$2,339.12	\$2,314.62	-\$24.50	-1.05%
Total	\$3,509.06	\$3,484.56	-\$24.50	-0.70%
Series 2021 Debt Service - SF 50' (Parcel G)	\$1,169.94	\$1,169.94	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$151.90	\$2,314.62	\$2,162.72	1423.73%
Total	\$1,321.84	\$3,484.56	\$2,162.72	163.61%
Series 2021 Debt Service - SF 65' (Parcel D)	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,995.29	\$2,953.84	-\$41.45	-1.38%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

2023/2024 O&M Budget		\$1,947,815.60
Collection Cost @	2%	\$41,442.89
Early Payment Discount @	4%	\$82,885.77
2023/2024 Total		<u>\$2,072,144.26</u>

2022/2023 O&M Budget	\$1,705,257.00
2023/2024 O&M Budget	\$1,947,815.60

Total Difference	<u><u>\$242,558.60</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Total	\$4,516.21	\$4,474.76	-\$41.45	-0.92%
Series 2021 Debt Service - SF 65' (Parcel G)	\$1,520.92	\$1,520.92	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$151.90	\$2,953.84	\$2,801.94	1844.54%
Total	\$1,672.82	\$4,474.76	\$2,801.94	167.50%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL ADMINISTRATIVE BUDGET		\$147,613.95	TOTAL FIELD/RESERVE BUDGET		\$1,800,201.65
COLLECTION COSTS @	2%	\$3,140.72	COLLECTION COSTS @	2%	\$38,302.16
EARLY PAYMENT DISCOUNT @	4%	\$6,281.44	EARLY PAYMENT DISCOUNT @	4%	\$76,604.33
TOTAL ADMIN. ASSESSMENT		<u>\$157,036.12</u>	TOTAL FIELD/RESERVE ASSESSMENT		<u>\$1,915,108.14</u>

UNITS ASSESSED					ALLOCATION OF ADMINISTRATIVE COSTS					ALLOCATION OF FIELD & RESERVE COSTS					PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2017A-1 DEBT SERVICE ⁽¹⁾	SERIES 2017A-3 DEBT SERVICE ⁽²⁾	SERIES 2021 DEBT SERVICE ⁽³⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	2017A-1 DEBT SERVICE ⁽⁴⁾	2017A-3 DEBT SERVICE ⁽⁴⁾	2021 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Villa - Phase 1	56	56			1.00	56.00	6.56%	\$10,297.45	\$183.88	0.60	33.60	3.74%	\$71,592.83	\$1,278.44	\$1,462.33	\$970.45	\$0.00	\$0.00	\$2,432.78
SF 50' - Phase 1	71	70			1.00	71.00	8.31%	\$13,055.70	\$183.88	1.00	71.00	7.90%	\$151,282.46	\$2,130.74	\$2,314.62	\$1,169.22	\$0.00	\$0.00	\$3,483.84
SF 65' - Phase 1	101	101			1.00	101.00	11.83%	\$18,572.19	\$183.88	1.30	131.30	14.61%	\$279,766.02	\$2,769.96	\$2,953.84	\$1,519.98	\$0.00	\$0.00	\$4,473.82
SF 50' - Phase 2	190		190		1.00	190.00	22.25%	\$34,937.78	\$183.88	1.00	190.00	21.14%	\$404,840.39	\$2,130.74	\$2,314.62	\$0.00	\$1,169.22	\$0.00	\$3,483.84
SF 65' - Phase 2	80		80		1.00	80.00	9.37%	\$14,710.64	\$183.88	1.30	104.00	11.57%	\$221,596.85	\$2,769.96	\$2,953.84	\$0.00	\$1,519.98	\$0.00	\$4,473.82
SF 40' - Phase 3	78		78		1.00	78.00	9.13%	\$14,342.88	\$183.88	0.80	62.40	6.94%	\$132,958.11	\$1,704.59	\$1,888.47	\$0.00	\$970.45	\$0.00	\$2,858.92
SF 50' - Parcel I & G	183			183	1.00	183.00	21.43%	\$33,650.60	\$183.88	1.00	183.00	20.36%	\$389,925.22	\$2,130.74	\$2,314.62	\$0.00	\$0.00	\$1,169.94	\$3,484.56
SF 65' - Parcel D & G	95			95	1.00	95.00	11.12%	\$17,468.89	\$183.88	1.30	123.50	13.74%	\$263,146.26	\$2,769.96	\$2,953.84	\$0.00	\$0.00	\$1,520.92	\$4,474.76
SUB - TOTAL	854	227	348	278		854.00	100.00%	\$157,036.12			898.80	100%	\$1,915,108.14						

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

(\$9,422.17)

(\$114,906.49)

Net Revenue to be Collected

\$147,613.95\$1,800,201.65⁽¹⁾ The total lots with Series 2017A-1 debt outstanding is 227 units for Phase 1 of Assessment Area One. 1 lot was paid off.⁽²⁾ The total lots with Series 2017A-3 debt outstanding is 348 units for Phase 2 & 3 of Assessment Area One.⁽³⁾ The total lots with Series 2021 debt outstanding is 278 units for Parcels D, G, & I of Assessment Area Two.⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2017A-1, 2017A-3, & 2021 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.⁽⁵⁾ Annual assessment that would appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

Tab 18

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) on file with the District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of August 2023.

ATTEST:

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

Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budgets for Fiscal Year 2023/2024

Exhibit A:

Adopted Budgets for Fiscal Year 2021/2022