



Rizzetta & Company

K-Bar Ranch II Community Development District

Board of Supervisors Meeting September 21, 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.

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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

September 13, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, September 21, 2023 at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report..... Tab 1
 - B. Pine Lake Nursery Report USC
 1. Pine Lake Nursery Proposals Tab 3
 - C. Presentation of Aquatics Report..... Tab 4
 - D. Presentation of Clubhouse Manager Report..... Tab 5
 - E. District Counsel
 - F. District Engineer
 - G. District Manager
 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 August 17, 2023..... Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for July 2023 Tab 9
- 5. BUSINESS ITEMS**
 - A. Ratification of Parcel K2 Plat Tab 10
 - B. Consideration of Resolution 2023-13, Amending FY 23-24 Budget Tab 11
 - C. Discussion of Nuisance Gator Procedures Tab 12
 - D. Consideration of Playground Proposals..... Tab 13
 - E. Consideration of Professional District Services Addendum Tab 14
 - F. Consideration of Blossom & Bloom Vendor Tab 15
 - G. Consideration of Holiday Lighting Proposals Tab 16
 - H. Discussion of MI Homes Vacant Land Acquisition
- 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



September 13, 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

- ❖ Continue to work on turf weed treatments in the community. We can be aggressive.

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. Make sure the Coleus throughout the district are not allowed to get very tall. My suggestion is to use trimmers on them to keep them at a good height.
2. Diagnose and treat the decline in the coleus n the backside of the island at the Hawk Valley entrance replace the dead annuals.(Pic 2)



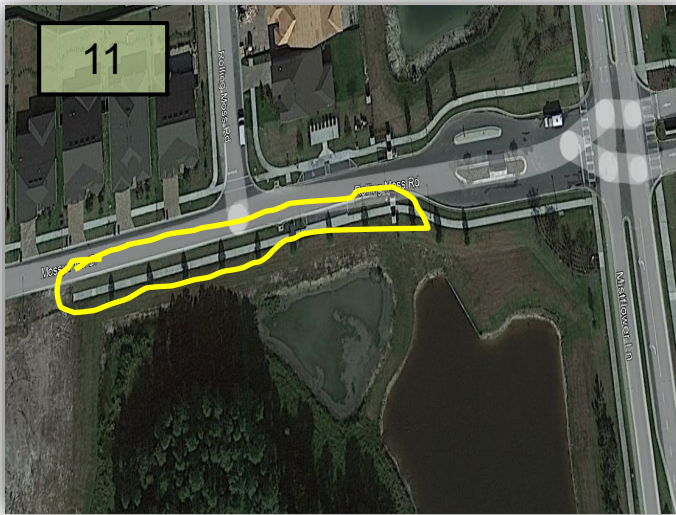
3. Remove the low hanging moss from the oak trees at the redwood pointe mail kiosk area.
4. Remove the vines and taller weeds in the ornamental grasses as you enter mistflower lane off Kbar Ranch parkway on the inbound side before the traffic circle.
5. Remove the sucker growth in the Fakahathcee grass along the metal railing fence in the front of the briar brook entrance

on the inbound side.

6. Continue to work on the turf weed treatment and irrigation monitoring at the briar brook mail kiosk.
7. Remove the grassy weeds in the Viburnum Suspensum at the briar brook mail kiosk. Improve the vigor in the viburnum suspensum.
8. Diagnose and treat the saint Augustine in the center island from the Briar brook entrance on mistflower land to the amenity center. This area continues to decline and get full of weeds.
9. Continue to work on improving the vigor in the Loropetalum throughout mistflower lane remove any dead material from the beds.
10. Continue to work on the turf weeds treatments at the mossy pine mail kiosk.
11. Treat the saint augstine in the common are on the outbound side of Mossy Pine rd (Pic 11 Next Page)
12. Improve the vigor in the Viburnum Suspensum around the mossy pine mail kiosk.
13. Diagnose and treat the decline in the turf



Redwood Point, Wild Tamarind, Laurel Vista



as you enter the sundrift I entrance on the inbound and outbound side.(Pic 13)



14. Continue to work on the turf weed treatment throughout the sundrift I mail kiosk area.

15. Look at the oak trees on Kbar Ranch Parkway across from the eagle creek entrance. Looks to me that we are starting to have decline to this material.

16. Provide the district a price to remove the dead slash pine on mistflower lane just past the old Spanish community on the east side of the row.(Pic 16)

17. In the same bed above eradicate the bed weeds in the Loropetalum.

18. Improve the vigor in the Jack frost ligustrum and the viburnum suspensum in the front of the amenity centered to the west of the entrance.(Pic 18)



19. Remove the dead from the base of the liriopie throughout the pool area planter beds.(Pic 19)





Redwood Point, Wild Tamarind, Laurel Vista

- 20. Look at the oak trees at the entrance to each community on mistflower lane and diagnose the decline. Provide the district with feedback on what can be done to improve these trees.
- 21. Treat the turf weeds on the outbound side of Mistflower lane going from the amenity center to the traffic circle .

Tab 2

Tab 3



Proposal #2700

Kbar Plant Replacement Redwood Pointe Entrance 8-23

Date 8/17/2023
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Pine Lake Nursery would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at Jason@pinelakenurseryinc.com

This proposal includes removing the Oleander plants located at the entrance to Redwood Pointe, and install (40) Copperleaf 3 gal.

Plant Material Install

Plant Material Install

Items	Quantity	Unit	Price
Labor Enhancement	12.00	Hr	\$840.01
Copperleaf 3 Gal.	40.00	ea	\$467.60
Pine Bark Mulch 3 cuft Bag	25.00	Bag	\$173.50
Plant Material Install:			\$1,481.11
PROJECT TOTAL:			\$1,481.11

Terms & Conditions

Terms & Conditions

Payment Terms

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

- completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Ex c l u s i o n s

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the

new route for mainline and connections.

- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

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

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and

may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.


- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
- **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of

substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

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

By 

John Amarosa

Date 8/17/2023

Pine Lake Services, LLC

By _____
Matthew Nolan

Date _____

Rizzetta & Co.



Proposal #2702

Redwood Pointe Sod Repair 8-23

Date 8/17/2023
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Terry McLane would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at terry@pinelakenurseryinc.com or 727-423-7664.

Remove damaged sod at the inbound entrance to Redwood Pointe that was damaged by vehicle. Install new St Augustine sod.

Sod repair

Demo and Prep

Items	Quantity	Unit	Price
Labor Enhancement	8.00	Hr	\$560.01
Sod St. Augustine	500.00	sqft	\$550.00
Demo and Prep:			\$1,110.01
PROJECT TOTAL:			\$1,110.01

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By 

Terry McLane

Date 8/17/2023

Pine Lake Services, LLC

By _____
Matthew Nolan

Date _____

Rizzetta & Co.

Tab 4

Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

8/3/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

5 MPH E

Temperature

90*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

121, EWR3, 122, 102, FC105, 103, 101, 100, FC40, 104, 202, 204, 205, 202, 192, 190, EC2, EC2, EC6, EC9, 191, 193, 192A, 192B, 191B, 201

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

- ☒ ATV/UTV

Water Level

Medium

Restrictions

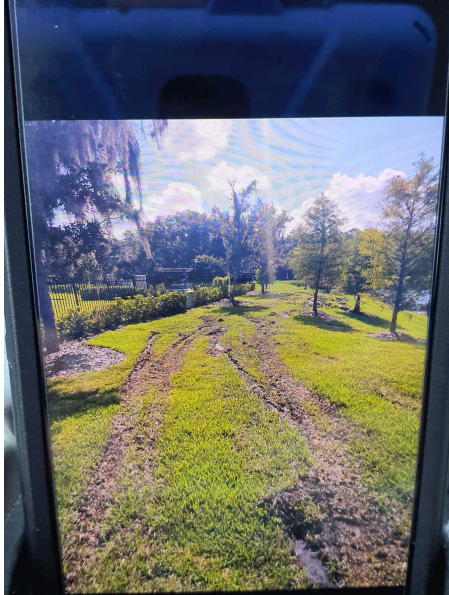
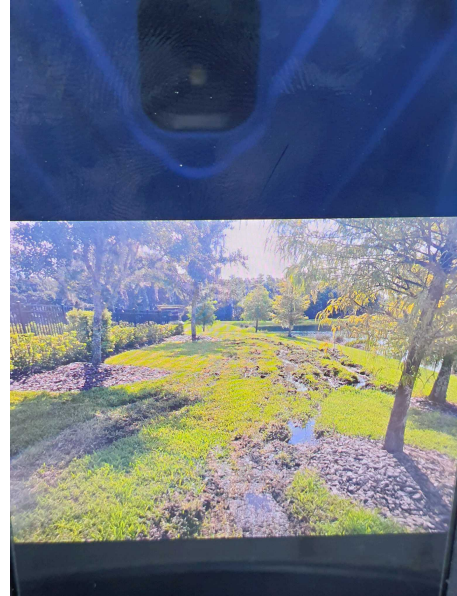
None

Observations/Recommendations

Ponds look great. Treated mainly for grasses, primrose, sesbania, pennywort, alligator weed, and little heart lilies. Also, Redwood Point neighborhood at the beginning of K BAR RANCH has major lawn mower turf damage. I notified the office manager at K BAR 2 club house and emailed the pictures to him. Pictures attached. This was NOT BWA Inc.

Aquatic Services Report

Pictures of Work Completed



2 of 2

Pond Numbers

121, 103, 202, 204,

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV



Aquatic Services Report

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae.

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

8/3/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

2sw

Temperature

88

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

193 240 sdii2 sdii1 sdii5 sdii3 sdii4
fc670250a 241 fc242b 244 fc242a
fc630151 243 what 240 a13 231 fc231
fc230 230 221 fc220 232 211 213 c2 c3 223
222 212 210

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

Srii2

Service Performed

Treatment

Work Performed

☒ Algae
☒ Submersed



Aquatic Services Report

Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Site treated for algae and niad
3 of 3	
Pond Numbers	210 243
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Sites treated for algae



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	8/16/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	6 MPH SW
Temperature	90*
Multiple Sites Treated	Yes

Ponds Treated Information Repeatable - 2 Count

1 of 2

Pond Numbers	SDII5, 210, SDII2
Service Performed	Treatment
Water Level	Medium
Observations/Recommendations	Inspected K BAR 2 today and noticed these ponds were starting to get filamentous algae growth. Treated today.

2 of 2

Pond Numbers	Trash Pick Up
Service Performed	Inspection
Water Level	Low
Observations/Recommendations	Filled 2 five gallon buckets with trash from 3 different neighborhoods. SUN DRIFT, MOSSY PINE, AND BRIAR BROOKE.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	8/21/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	6 MPH ESE
Temperature	92*
Multiple Sites Treated	No
Pond Number	100
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush
Equipment Used	<input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Sprayed out broadleaf vegetation in the littoral section of the pond.

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

August 18-September 20, 2023

For September 2023 CDD Meeting

Operations and Maintenance Report

Amenities Center

- Stanchions to 'rope off' designated areas after-hours outside during events are in.
-
- AED/CPR class rescheduled for Wed. September 27 at 2pm.
-
- Good feedback on starting a K-Bar Ranch Marketplace section in monthly newsletter
-
- 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.
-
- New signage posted regarding unattended children

Landscaping

- No complaints/issues to report.

Maintenance

- Outdoor showerhead replaced, again and handle
- 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.
- Hurricane prep went well thanks to Michele, Tony and Greg and Amenity Center staff
- Repaired gates 6 times this month
- Clean mold/mildew off mailbox
- Repaired/replaced light on Mossy Pine monument
- Pedestrian gate at Winsome Manor repaired
- Steam cleaned event room carpet
- Hung metal box for AED

Tab 6



Rizzetta & Company

K-Bar Ranch II Community Development District

**Financial Statements
(Unaudited)**

August 31, 2023

Prepared by: Rizzetta & Company, Inc.

**kbarranchiicdd.org
rizzetta.com**

K-Bar Ranch II Community Development District

Balance Sheet

As of 08/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	211,877	0	0	0	211,877	0	0
Investments	801,631	101,775	829,672	36,628	1,769,707	0	0
Prepaid Expenses	1,084	0	0	0	1,083	0	0
Refundable Deposits	9,109	0	0	0	9,110	0	0
Fixed Assets	0	0	0	0	0	25,048,077	0
Amount Available in Debt Service	0	0	0	0	0	0	829,672
Amount To Be Provided Debt Service	0	0	0	0	0	0	14,240,328
Total Assets	1,023,701	101,775	829,672	36,628	1,991,777	25,048,077	15,070,000
Liabilities							
Accounts Payable	32,219	0	0	0	32,219	0	0
Accrued Expenses	2,162	0	0	0	2,162	0	0
Other Current Liabilities	336	0	0	0	336	0	0
Due To Other	1,113	0	0	0	1,113	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,070,000
Deposits Payable	5,065	0	0	0	5,065	0	0
Total Liabilities	40,895	0	0	0	40,895	0	15,070,000
Fund Equity & Other Credits							
Beginning Fund Balance	641,774	75,214	805,541	17,522	1,540,051	0	0
Investment In General Fixed Assets	0	0	0	0	0	25,048,077	0
Net Change in Fund Balance	341,032	26,561	24,131	19,106	410,831	0	0
Total Fund Equity & Other Credits	982,806	101,775	829,672	36,628	1,950,882	25,048,077	0
Total Liabilities & Fund Equity	1,023,701	101,775	829,672	36,628	1,991,777	25,048,077	15,070,000

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,251	(11,251)
Special Assessments				
Tax Roll	1,663,979	1,663,979	1,679,237	(15,258)
Off Roll	16,278	16,278	16,278	0
Other Misc. Revenues				
Miscellaneous Revenue	0	0	35,743	(35,743)
Total Revenues	1,680,257	1,680,257	1,742,509	(62,252)
Expenditures				
Legislative				
Supervisor Fees	3,000	2,750	7,542	(4,792)
Total Legislative	3,000	2,750	7,542	(4,792)
Financial & Administrative				
Administrative Services	4,820	4,418	4,419	0
District Management	21,563	19,766	19,766	0
District Engineer	11,000	10,084	6,871	3,213
Disclosure Report	5,000	5,000	6,000	(1,000)
Trustees Fees	6,000	5,500	6,917	(1,417)
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	4,767	4,767	0
Accounting Services	19,282	17,675	17,675	1
Auditing Services	6,000	6,000	6,000	0
Arbitrage Rebate Calculation	900	900	900	0
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	1,500	1,375	8,060	(6,685)
Bank Fees	500	458	1,271	(813)
Dues, Licenses & Fees	675	619	243	376
Miscellaneous Fees	500	458	995	(537)
Website Hosting, Maintenance, Backup & Email	2,753	2,643	2,902	(259)
Total Financial & Administrative	93,943	87,913	94,718	(6,804)
Legal Counsel				
District Counsel	25,000	22,917	35,450	(12,533)
Total Legal Counsel	25,000	22,917	35,450	(12,533)
Security Operations				
Security Monitoring Services	102,384	93,852	110,305	(16,454)
Security Camera Clubhouse	11,520	10,560	3,493	7,067

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Maintenance & Repair	15,000	13,750	17,803	(4,053)
Total Security Operations	128,904	118,162	131,601	(13,440)
Electric Utility Services				
Utility Services	40,000	36,667	73,547	(36,880)
Utility - Recreation Facilities	35,000	32,083	16,165	15,918
Utility - Street Lights	169,000	154,917	136,351	18,566
Total Electric Utility Services	244,000	223,667	226,063	(2,396)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	4,583	2,672	1,912
Total Garbage/Solid Waste Control Services	5,000	4,583	2,672	1,912
Water-Sewer Combination Services				
Utility Services	3,000	2,750	1,734	1,015
Total Water-Sewer Combination Services	3,000	2,750	1,734	1,015
Stormwater Control				
Aquatic Maintenance	47,000	43,083	40,755	2,329
Lake/Pond Bank Maintenance & Repair	18,000	16,500	4,600	11,900
Wetland Monitoring & Maintenance	5,200	4,767	4,308	459
Wildlife Management Services	4,000	3,666	0	3,667
Total Stormwater Control	74,200	68,017	49,663	18,355
Other Physical Environment				
Street Light Deposit Bond	4,800	4,800	0	4,800
Property Insurance	27,666	27,666	28,300	(634)
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	8,000	7,333	10,375	(3,042)
Landscape Maintenance	529,000	484,917	402,338	82,579
Irrigation Maintenance & Repair	25,000	22,917	13,384	9,533
Well Maintenance	5,000	4,583	19,429	(14,846)
Landscape Replacement Plants, Shrubs, Trees	75,000	68,750	12,749	56,001
Field Services	9,600	8,800	8,000	800
Landscape - Annuals/Flowers	34,000	31,167	24,411	6,756
Fire Ant Treatment	1,000	916	0	917
Holiday Decorations	20,000	20,000	16,750	3,250
Landscape - Mulch	45,000	41,250	42,456	(1,206)
Rust Prevention	16,800	15,400	18,175	(2,775)
Total Other Physical Environment	804,596	742,230	599,707	142,522
Road & Street Facilities				
Gate Maintenance & Repair	16,000	14,666	15,230	(563)
Sidewalk Maintenance & Repair	2,500	2,292	0	2,291

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	500	458	0	459
Street Sign Repair & Replacement	500	459	0	458
Roadway Repair & Maintenance	500	458	0	459
Total Road & Street Facilities	20,000	18,333	15,230	3,104
Parks & Recreation				
Management Contract	190,316	174,456	159,068	15,388
Telephone, Internet, Cable	3,500	3,209	3,649	(441)
Pool Permits	275	275	275	0
Pest Control	1,000	917	1,025	(108)
Furniture Repair & Replacement	1,000	916	0	917
Gate Maintenance & Repair	2,000	1,834	1,944	(111)
Facility A/C & Heating Maintenance & Repair	1,500	1,375	3,315	(1,940)
Pool Service Contract	18,000	16,500	18,100	(1,600)
Playground Equipment & Maintenance	500	458	0	458
Clubhouse Janitorial Services	0	0	2,728	(2,728)
Clubhouse Maintenance & Repair	2,500	2,292	5,170	(2,878)
Pest Control & Termite Bond	1,873	1,717	0	1,717
Pool Repair & Maintenance	2,000	1,833	240	1,594
Lighting Replacement	650	596	626	(31)
Clubhouse Supplies	2,000	1,834	4,287	(2,453)
Tennis Court Maintenance & Supplies	500	458	868	(410)
Athletic Court/Field/Playground Maint.	500	458	200	259
Dog Waste Station Supplies & Maintenance	1,500	1,375	211	1,164
Office Supplies	4,000	3,667	3,031	635
Utility Golf Cart Maintenance	10,000	9,166	0	9,167
Total Parks & Recreation	243,614	223,337	204,737	18,599
Special Events				
Clubhouse Programs/Events	10,000	9,166	4,885	4,282
Total Special Events	10,000	9,166	4,885	4,282
Contingency				
Capital Outlay	20,000	18,334	0	18,333
Miscellaneous Contingency	5,000	4,583	27,475	(22,891)
Total Contingency	25,000	22,917	27,475	(4,558)
Total Expenditures	1,680,257	1,546,742	1,401,477	145,266
Total Excess of Revenues Over(Under) Expenditures				
	0	133,515	341,032	(207,517)
Fund Balance, Beginning of Period	0	0	641,774	(641,774)

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Fund Balance, End of Period	0	133,515	982,806	(849,291)

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,561	(1,561)
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>26,561</u>	<u>(1,561)</u>
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Expenditures	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>26,561</u>	<u>(26,561)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,214</u>	<u>(75,214)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>101,775</u>	<u>(101,775)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20,257	(20,257)
Special Assessments				
Tax Roll	667,172	667,172	673,180	(6,008)
Total Revenues	<u>667,172</u>	<u>667,172</u>	<u>693,437</u>	<u>(26,265)</u>
Expenditures				
Debt Service				
Interest	477,172	477,172	475,681	1,491
Principal	190,000	190,000	190,000	0
Total Debt Service	<u>667,172</u>	<u>667,172</u>	<u>665,681</u>	<u>1,491</u>
Total Expenditures	<u>667,172</u>	<u>667,172</u>	<u>665,681</u>	<u>1,491</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>27,756</u>	<u>(27,756)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(10,112)	10,112
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(10,112)</u>	<u>10,112</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>532,894</u>	<u>(532,894)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>550,538</u>	<u>(550,538)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,927	(9,927)
Special Assessments				
Tax Roll	195,534	195,534	197,295	(1,761)
Off Roll	141,867	141,867	141,867	0
Total Revenues	<u>337,401</u>	<u>337,401</u>	<u>349,089</u>	<u>(11,688)</u>
Expenditures				
Debt Service				
Interest	207,401	207,401	204,510	2,892
Principal	130,000	130,000	130,000	0
Total Debt Service	<u>337,401</u>	<u>337,401</u>	<u>334,510</u>	<u>2,892</u>
Total Expenditures	<u>337,401</u>	<u>337,401</u>	<u>334,510</u>	<u>2,892</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>14,579</u>	<u>(14,579)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,092)	8,092
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,092)</u>	<u>8,092</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>272,647</u>	<u>(272,647)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>279,134</u>	<u>(279,134)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	521	(521)
Total Revenues	<u>0</u>	<u>0</u>	<u>521</u>	<u>(521)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>521</u>	<u>(521)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	10,112	(10,112)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>10,112</u>	<u>(10,112)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>11,154</u>	<u>(11,154)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>21,787</u>	<u>(21,787)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	382	(382)
Total Revenues	<u>0</u>	<u>0</u>	<u>382</u>	<u>(382)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>382</u>	<u>(382)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,092	(8,092)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>8,092</u>	<u>(8,092)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>6,368</u>	<u>(6,368)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>14,842</u>	<u>(14,842)</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 20,471
The Bank of Tampa ICS Operating		
Nexbank	Money Market Account	248,825
Pinnacle Bank	Money Market Account	248,825
Sunwest Bank	Money Market Account	409
Western Alliance Bank	Money Market Account	136,312
Zions Bancorporation, N.A.	Money Market Account	146,789
Total General Fund Investments		\$ 801,631
The Bank of Tampa ICS Capital Reserve		
Western Alliance Bank	Money Market Account	\$ 175
Zions Bancorporation, N.A.	Money Market Account	101,600
Total Reserve Fund Investments		\$ 101,775
US Bank Series 2017 A-1 Revenue	First American Government Oblig Fd CL Y	\$ 133,888
US Bank Series 2017 A-1 Reserve	First American Government Oblig Fd CL Y	136,794
US Bank Series 2017 A-1 Prepayment	First American Government Oblig Fd CL Y	2,887
US Bank Series 2017 A-3 Revenue	First American Government Oblig Fd CL Y	174,522
US Bank Series 2017 A-3 Reserve	First American Government Oblig Fd CL Y	102,447
US Bank Series 2021 Revenue	First American Government Oblig Fd CL Y	110,434
US Bank Series 2021 Reserve	First American Government Oblig Fd CL Y	168,700
Total Debt Service Fund Investments		\$ 829,672
US Bank Series 2017 A-1 Construction	First American Government Oblig Fd CL Y	\$ 12,215
US Bank Series 2017 A 2/3 Construction	First American Government Oblig Fd CL Y	9,571
US Bank Series 2021 Construction	First American Government Oblig Fd CL Y	14,842
Total Capital Projects Fund Investments		\$ 36,628

K-Bar Ranch II Community Development District
Summary A/P Ledger
From 08/1/2023 to 08/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
221, 2226						
	221 General Fund	08/31/2023	Blue Water Aquatics, Inc.	30562	Aquatic Service - Pond Treatment 08/23	3,705.00
	221 General Fund	05/02/2023	Grau & Associates, P.A.	24067	Auditing Services FYE 09/30/22	1,500.00
	221 General Fund	06/02/2023	Grau & Associates, P.A.	24233	Auditing Services FYE 09/30/22	1,900.00
	221 General Fund	07/03/2023	Grau & Associates, P.A.	24421	Auditing Services FYE 09/30/22	2,600.00
	221 General Fund	08/25/2023	Horner Environmental Professionals, Inc.	219238	Aquatic Maintenance - Parcels A,C,K,L,M 07/23	430.78
	221 General Fund	08/31/2023	Rizzetta & Company, Inc.	INV0000083328	Out of Pocket Expense 08/23	208.47
	221 General Fund	08/29/2023	Securiteam, Inc.	13742080923	Service Call - Sundrift Entry 08/23	1,050.00
	221 General Fund	08/29/2023	Securiteam, Inc.	13722080723	Service Call - Wind-some Manor 08/23	350.00
	221 General Fund	08/31/2023	Securiteam, Inc.	13774081623	Service Call - Hawk Valley 08/23	252.65
	221 General Fund	08/22/2023	Spectrum	2736809082223 - 6809	19292 Mossy Pine Dr 08/23	189.98
	221 General Fund	08/17/2023	Spectrum	1779814081723 - 9814	19302 Eagle Creek LN SB 08/23	84.98
	221 General Fund	08/19/2023	Spectrum	1736970081923 - 6970	10711 Mistflower Lane 08/23	169.97
	221 General Fund	08/19/2023	Spectrum	1736988081923 - 6988	10541 K-Bar Ranch Pkwy 08/23	169.97
	221 General Fund	08/21/2023	Spectrum	1752167082123 - 2167	10820 Mistflower Lane - Amenity Center 08/23	289.95
	221 General Fund	08/31/2023	TECO	321000017111 08/23	Electric Summary 08/23	6,588.92
	221 General Fund	08/31/2023	TECO	321000017111 08/23	Electric Summary 08/23	1,739.03
	221 General Fund	08/31/2023	TECO	321000017111 08/23	Electric Summary 08/23	10,989.62
Sum for 221, 2226						32,219.32
Sum for 221						32,219.32
Sum Total						32,219.32

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 08/31/2023

	Month Ending 08/31/2022	Month Ending 09/30/2022	Month Ending 10/31/2022	Month Ending 11/30/2022	Month Ending 12/31/2022	Month Ending 01/31/2023	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues													
36100 - Interest Earnings													
1011--Interest Earnings	244.16	201.61	281.53	305.37	336.18	414.49	494.34	1,145.07	1,646.76	1,751.78	1,684.47	1,660.69	1,530.65
36310 - Special Assessments													
1001--Tax Roll	0.00	0.00	1,673,768.06	0.00	0.00	703.04	0.00	0.00	46.16	0.00	4,672.21	46.96	0.00
1002--Off Roll	0.00	0.00	16,278.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36900 - Other Misc. Revenues													
1013--Miscellaneous Revenue	149.76	27.86	393.67	209.40	9.60	8,778.46	3,620.49	2,371.43	4,216.35	4,843.99	2,317.20	4,482.42	4,499.84
1039--Key/Access/Transponder Revenue	2,367.44	600.00	2,762.79	1,986.05	2,139.54	(6,888.38)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	2,761.36	829.47	1,693,484.16	2,500.82	2,485.32	3,007.61	4,114.83	3,516.50	5,909.27	6,595.77	8,673.88	6,190.07	6,030.49
Expenditures													
51100 - Legislative													
1101--Supervisor Fees	434.16	470.00	470.00	438.12	833.75	600.00	600.00	400.00	1,200.00	1,600.00	0.00	600.00	800.00
Total Legislative	434.16	470.00	470.00	438.12	833.75	600.00	600.00	400.00	1,200.00	1,600.00	0.00	600.00	800.00
51300 - Financial & Administrative													
3100--Administrative Services	386.25	386.25	401.70	401.67	401.67	401.67	401.67	401.67	401.67	401.67	401.67	401.67	401.67
3101--District Management	1,727.83	1,727.83	1,796.95	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92
3103--District Engineer	416.00	0.00	0.00	832.00	1,096.00	0.00	813.50	952.00	547.50	583.50	780.00	500.00	766.50
3104--Disclosure Report	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3105--Trustees Fees	0.00	4,040.63	1,500.00	0.00	5,416.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3106--Assessment Roll	0.00	0.00	5,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3111--Financial & Revenue Collections	416.67	416.67	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33
3201--Accounting Services	1,545.00	1,545.00	1,606.80	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83
3202--Auditing Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,900.00	2,600.00	0.00
3203--Arbitrage Rebate Calculation	450.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	450.00
4501--Public Officials Liability Insurance	0.00	0.00	2,733.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4801--Legal Advertising	5,541.05	225.00	1,041.85	554.00	0.00	1,368.00	246.00	876.00	794.00	0.00	0.00	3,180.00	0.00
4901--Bank Fees	80.94	7.57	155.93	71.31	76.10	56.06	(20.40)	18.25	194.99	221.80	45.64	233.83	217.74
4902--Dues, Licenses & Fees	0.00	0.00	242.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4903--Miscellaneous Fees	705.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	995.06	0.00
5102--Website Hosting, Maintenance, Backup & Email	100.00	100.00	1,637.50	100.00	100.00	100.00	364.00	100.00	100.00	100.00	100.00	100.00	100.00
Total Financial & Administrative	11,369.15	8,448.95	16,749.96	5,796.06	10,927.55	11,762.81	5,641.85	6,635.00	5,875.24	6,644.05	7,064.39	11,847.64	5,772.99
51400 - Legal Counsel													
3107--District Counsel	2,769.50	3,335.00	5,185.00	3,431.25	3,888.75	3,736.25	3,080.50	2,000.00	3,461.40	1,000.00	2,126.25	800.00	6,740.50
Total Legal Counsel	2,769.50	3,335.00	5,185.00	3,431.25	3,888.75	3,736.25	3,080.50	2,000.00	3,461.40	1,000.00	2,126.25	800.00	6,740.50
52900 - Security Operations													
3329--Security Monitoring Services	7,572.00	7,572.00	7,572.00	7,572.00	8,532.00	17,064.00	8,532.00	8,532.00	8,532.00	8,532.00	10,992.00	10,992.00	13,453.42
3330--Security Camera Clubhouse	960.00	960.00	960.00	1,110.00	0.00	420.00	0.00	1,002.82	0.00	0.00	0.00	0.00	0.00
4612--Gate Maintenance & Repair	1,293.75	2,306.21	1,807.63	936.70	300.00	700.00	175.00	2,425.18	5,892.61	441.74	2,115.46	962.50	2,046.40
Total Security Operations	9,825.75	10,838.21	10,339.63	9,618.70	8,832.00	18,184.00	8,707.00	11,960.00	14,424.61	8,973.74	13,107.46	11,954.50	15,499.82
53100 - Electric Utility Services													
4301--Utility Services	6,469.23	6,047.77	5,839.81	6,083.36	6,157.98	6,636.41	6,721.48	5,226.14	8,310.90	4,316.32	10,103.51	8,397.61	5,753.66
4304--Utility - Recreation Facilities	1,629.98	1,467.39	1,295.93	1,284.69	1,249.05	1,324.48	1,418.68	1,000.00	1,890.79	1,000.00	2,242.14	1,000.00	2,459.21
4307--Utility - Street Lights	11,756.83	11,488.89	11,608.76	11,921.76	11,221.99	12,684.92	12,661.28	10,716.89	14,657.41	13,749.25	11,702.64	10,723.40	14,702.64
Total Electric Utility Services	19,856.04	19,004.05	18,744.50	19,289.81	18,629.02	20,645.81	20,801.44	16,943.03	24,859.10	19,065.57	24,048.29	20,121.01	22,915.51

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 08/31/2023

	Month Ending 08/31/2022 Actual	Month Ending 09/30/2022 Actual	Month Ending 10/31/2022 Actual	Month Ending 11/30/2022 Actual	Month Ending 12/31/2022 Actual	Month Ending 01/31/2023 Actual	Month Ending 02/28/2023 Actual	Month Ending 03/31/2023 Actual	Month Ending 04/30/2023 Actual	Month Ending 05/31/2023 Actual	Month Ending 06/30/2023 Actual	Month Ending 07/31/2023 Actual	Month Ending 08/31/2023 Actual
53400 - Garbage/Solid Waste Control Services													
4325--Garbage - Recreation Facility	218.79	218.79	241.81	241.81	241.81	241.81	241.81	483.62	0.00	241.81	241.81	241.81	253.26
Total Garbage/Solid Waste Control Services	218.79	218.79	241.81	241.81	241.81	241.81	241.81	483.62	0.00	241.81	241.81	241.81	253.26
53600 - Water-Sewer Combination Services													
4301--Utility Services	11.95	175.23	127.01	166.84	124.56	129.07	163.63	100.00	283.06	100.00	84.56	170.61	285.02
Total Water-Sewer Combination Services	11.95	175.23	127.01	166.84	124.56	129.07	163.63	100.00	283.06	100.00	84.56	170.61	285.02
53800 - Stormwater Control													
4601--Aquatic Maintenance	2,083.44	2,945.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00
4606--Lake/Pond Bank Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	4,600.00	0.00	0.00	0.00	0.00	0.00	0.00
4633--Wetland Monitoring & Maintenance	0.00	861.56	430.78	430.78	430.78	0.00	430.78	430.78	430.78	430.78	430.78	430.78	430.78
Total Stormwater Control	2,083.44	3,806.56	4,135.78	4,135.78	4,135.78	3,705.00	8,735.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78
53900 - Other Physical Environment													
4502--General Liability & Property Insurance	(3,108.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4503--Property Insurance	0.00	0.00	28,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4504--General Liability Insurance	3,108.00	0.00	3,341.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4603--Entry & Walls Maintenance & Repair	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,375.00
4604--Landscape Maintenance	34,746.75	38,246.75	38,246.75	43,162.75	43,162.75	38,925.45	39,662.75	43,162.75	36,162.75	26,578.67	31,041.17	26,578.67	35,653.67
4609--Irrigation Maintenance & Repair	879.19	(3,500.00)	13,256.00	3,427.81	0.00	(3,300.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4628--Well Maintenance	0.00	0.00	0.00	19,254.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
4650--Landscape Replacement Plants, Shrubs, Trees	10,961.91	0.00	2,773.75	0.00	0.00	2,562.00	0.00	0.00	2,228.56	1,684.00	0.00	1,460.96	2,039.55
4655--Field Services	700.00	700.00	800.00	800.00	800.00	0.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00
4656--Landscape - Annuals/Flowers	0.00	0.00	6,663.88	0.00	0.00	0.00	0.00	7,509.56	0.00	0.00	0.00	0.00	10,237.50
4680--Holiday Decorations	0.00	0.00	7,750.00	0.00	9,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4686--Landscape - Mulch	0.00	0.00	0.00	0.00	0.00	0.00	29,250.00	3,780.92	9,424.91	0.00	0.00	0.00	0.00
6433--Rust Prevention	1,400.00	0.00	2,800.00	0.00	3,175.00	0.00	3,050.00	1,525.00	3,050.00	0.00	1,525.00	1,525.00	1,525.00
Total Other Physical Environment	48,687.85	35,446.75	103,931.38	66,644.56	62,137.75	38,187.45	72,762.75	56,778.23	51,666.22	29,062.67	33,366.17	30,364.63	54,805.72
54100 - Road & Street Facilities													
4102--Gate Phone	1,267.80	1,437.77	1,437.77	1,557.75	1,117.83	(4,113.35)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4612--Gate Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	6,076.12	0.00	1,267.80	1,437.78	2,584.49	1,287.80	1,287.80	1,287.80
Total Road & Street Facilities	1,267.80	1,437.77	1,437.77	1,557.75	1,117.83	1,962.77	0.00	1,267.80	1,437.78	2,584.49	1,287.80	1,287.80	1,287.80
57200 - Parks & Recreation													
3300--Management Contract	7,440.34	11,153.45	9,548.84	12,625.14	14,581.68	13,943.78	13,444.31	20,014.67	15,646.70	14,935.14	14,713.68	15,144.90	14,469.02
4103--Telephone, Internet, Cable	289.95	479.93	579.90	0.00	289.95	579.90	459.93	289.95	289.95	289.95	289.95	289.95	289.95
4500--Pool Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00
4529--Pest Control	0.00	140.00	0.00	140.00	0.00	140.00	0.00	140.00	0.00	465.00	0.00	140.00	0.00
4612--Gate Maintenance & Repair	2,218.50	0.00	0.00	0.00	0.00	0.00	927.85	590.00	0.00	171.42	84.98	84.98	84.98
4620--Facility A/C & Heating Maintenance & Repair	0.00	0.00	276.30	0.00	516.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,522.15
4625--Pool Service Contract	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00
4704--Clubhouse Janitorial Services	1,457.29	1,525.60	1,363.95	1,363.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4705--Clubhouse Maintenance & Repair	157.80	246.50	0.00	250.80	528.60	1,760.39	163.67	217.10	365.76	1,049.74	378.45	424.83	31.11
4717--Pool Repair & Maintenance	0.00	0.00	0.00	45.96	125.63	42.16	25.52	0.00	0.00	0.00	0.00	0.00	0.00
4722--Lighting Replacement	0.00	0.00	0.00	0.00	601.74	0.00	24.98	0.00	0.00	0.00	0.00	0.00	0.00
4734--Clubhouse Supplies	0.00	101.33	150.94	569.82	371.21	172.43	283.53	176.19	477.81	137.94	552.68	1,035.21	358.49
4763--Tennis Court Maintenance & Supplies	0.00	135.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	199.99	668.34	0.00	0.00
4764--Athletic Court/Field/Playground Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	199.99	0.00	0.00
4906--Dog Waste Station Supplies & Maintenance	1,686.56	210.82	210.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 08/31/2023

	Month Ending 08/31/2022	Month Ending 09/30/2022	Month Ending 10/31/2022	Month Ending 11/30/2022	Month Ending 12/31/2022	Month Ending 01/31/2023	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
5101--Office Supplies	47.96	24.00	481.67	235.25	0.00	52.01	45.48	470.77	76.35	609.86	564.92	256.24	239.04
Total Parks & Recreation	14,798.40	15,516.98	14,112.42	16,730.92	18,515.15	18,390.67	17,075.27	23,598.68	18,556.57	19,834.04	19,152.99	19,076.11	19,694.74
57400 - Special Events													
4731--Clubhouse Programs/Events	273.42	455.72	897.60	1,110.31	83.83	647.72	401.79	697.83	226.88	500.96	52.64	0.00	265.15
Total Special Events	273.42	455.72	897.60	1,110.31	83.83	647.72	401.79	697.83	226.88	500.96	52.64	0.00	265.15
57900 - Contingency													
6409--Miscellaneous Contingency	0.00	0.00	0.00	7,873.10	0.00	4,129.00	257.50	1,083.00	300.00	3,005.99	6,130.53	1,998.40	2,697.10
Total Contingency	0.00	0.00	0.00	7,873.10	0.00	4,129.00	257.50	1,083.00	300.00	3,005.99	6,130.53	1,998.40	2,697.10
Total Expenditures	111,596.25	99,154.01	176,372.86	137,035.01	129,467.78	122,322.36	138,469.32	126,082.97	126,426.64	96,749.10	110,798.67	102,598.29	135,153.39
Total Excess of Revenues Over(Under) Expendi- tures	(108,834.89)	(98,324.54)	1,517,111.30	(134,534.19)	(126,982.46)	(119,314.75)	(134,354.49)	(122,566.47)	(120,517.37)	(90,153.33)	(102,124.79)	(96,408.22)	(129,122.90)
Total Other Financing Sources(Uses)													
38100 - Interfund Transfer													
1004--Interfund Transfer	18,718.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Financing Sources(Uses)	18,718.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance, Beginning of Period	830,214.57	740,098.42	641,773.88	2,158,885.18	2,024,350.99	1,897,368.53	1,778,053.78	1,643,699.29	1,521,132.82	1,400,615.45	1,310,462.12	1,208,337.33	1,111,929.11
Fund Balance, End of Period	740,098.42	641,773.88	2,158,885.18	2,024,350.99	1,897,368.53	1,778,053.78	1,643,699.29	1,521,132.82	1,400,615.45	1,310,462.12	1,208,337.33	1,111,929.11	982,806.21

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** October 19 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

September 21

2023

K
B
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N
C
H

II

FINANCIAL SUMMARY

8/31/2023

General Fund Cash & Investment Balance: \$1,013,508

Reserve Fund Cash & Investment Balance: \$101,775

Debt Service Fund Investment Balance: \$829,672

Total Cash and Investment Balances: \$1,944,955

General Fund Expense Variance: \$145,266 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, August 17, 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
Duzianathan Mohan	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. <i>(by phone)</i>
Dan Lewis	District Counsel, Persson, Cohen & Mooney
Jeffrey Laflamme	Clubhouse Manager
Virgil Stoltz	Representative, Blue Water Aquatics
Terry Mclane	Representative, Pine Lake Nursery, Inc.

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 regarding Pine Lake's performance.

On a Motion by Mr. Halstead, seconded by Ms. Emery, 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.

THIRD ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2023/2024 Final Budget**

On a motion by Mr. Finley, seconded by Mr. Halstead, the Board unanimously approved to open the Public Hearing on Fiscal Year 2023-2024 Budget, for the K-Bar Ranch II Community Development District.

On a motion by Mr. Finley, seconded by Ms. Emery, the Board unanimously approved to close the Public Hearing on Fiscal Year 2023-2024 Budget, for the K-Bar Ranch II Community Development District.

A. Consideration of Resolution 2023-11, Adopting the Final Budget for FY 23-24

On a motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board adopted Resolution 2023-11, Adopting the Final Budget for FY 2023/2024, for the K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2023/2024 Assessments**

On a motion by Mr. Halstead, seconded by Ms. Emery, the Board unanimously approved to open the Public Hearing on Fiscal Year 2023-2024 Assessments, for the K-Bar Ranch II Community Development District.

On a motion by Ms. Emery, seconded by Mr. Halstead, the Board unanimously approved to close the Public Hearing on Fiscal Year 2023-2024 Assessments, for the K-Bar Ranch II Community Development District.

A. Consideration of Resolution 2023- 12, Levying O&M Assessment for FY 23-24

On a motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board adopted Resolution 2023-12, Levying O&M Assessment for FY 23-24, for the K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

Mr. Liggett mentioned numerous improvements on the landscaping and communication.

Jason Liggett will work with Pine Lake on the Hawk Valley area maintenance and will provide a landscaping calendar for all community areas to the Board.

Mr. McLane spoke to some of the landscaping concerns.

1. Review of Pine Lake Corrective Notice

The Board expressed that they wish to continue with Pine Lake Nursery Inc. with the contingency of continued progress.

2. Consideration of Landscape Proposals

On a Motion by Mr. Mohan, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved a NTE \$2500 authorizing the Chair to select a tree vendor to trim the Redwood Pointe grand oak, with a draft provided by counsel ensuring the vendor follows all laws and ordinances, for K-Bar Ranch II Community Development District.

3. Consideration of Landscape RFP Proposal

The Board expressed that they wish to continue with Pine Lake Nursery Inc. with the contingency of continued progress.

B. Presentation of Aquatics Report

Mr. Stoltz gave his report to the Board. He spoke on previous issues with the mowers blowing grass into the ponds.

Ms. Emery asked about adding the dyes in the pond and stated that it is not needed.

Mr. Stoltz stated that it is not needed.

111 **C. Clubhouse Manager**

112 **1. Presentation of Clubhouse Manager Report**

113
114 CPR training is scheduled for August 30th requiring at least ten attendees.

115
116 The Board asked staff to inquire with our insurer if any additional coverages are
117 necessary for alcohol to be present at the clubhouse events.
118

119
120 **D. District Counsel**

121
122 Mr. Lewis stated there was no action needed on the Amenity contract.

123
124 Mr. Lewis stated there is no evidence to suggest that Yellowstone was not in
125 compliance with their contract agreement.
126

127
128 **E. District Engineer**

129
130 Not present. No report,
131

132
133 **F. District Manager**

134
135 Mr. O’Nolan advised of the upcoming meeting to be held on September 21, 2023 at
136 6:00 pm for the Board of Supervisors meeting.
137

138
139 **1. Review of Financial Statement**

140
141 Mr. O’Nolan presented the Financial Statement to the Board and advised the CDD
142 is \$146,901 under budget as of 7/31/23.
143

144 **2. District Manager’s Report**

145
146 Mr. O’Nolan presented the District Manager Report to the Board. There were no
147 comments or concerns.
148

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on July 20, 2023, and the Operation and Maintenance Expenditures for June 2023

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on July 20, 2023, and the Operation and Maintenance Expenditures for June 2023 (\$98,985.11) for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Securiteam Proposals

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board approved the Securiteam Proptia proposal for \$21,851 with contract to be drafted by counsel, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Holiday Lighting Proposals

The Board requested an additional proposal to install track lighting on the monuments and clubhouse, similar to Illuminations proposal, for comparison.

NINTH ORDER OF BUSINESS

Consideration of Additional Playground Equipment

The Board requested a full scope proposal to install a merry-go-round on the playground with District Engineer to determine whether possible to install in the playground.

TENTH ORDER OF BUSINESS

Consideration of Dance Class Vendor

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, The Board approved the Dance class vendor requiring a license agreement to be signed by vendor, required insurance maintained, all attendees be residents of K-Bar II, and classes held based on availability, for K-Bar Ranch II Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Art Workshop Vendor

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, The Board approved the Art class vendor requiring a license agreement to be signed by vendor, required insurance maintained and K-Bar II CDD named as additional insured, all attendees be residents of K-Bar II, and classes held based on availability, for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Plat for Segment F2

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, The Board ratified the plat for Segment F2, for K-Bar Ranch II Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Setting Meeting Schedule for FY 23-24

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, The Board adopted Resolution 2023-10, Setting Meeting Schedule for FY 23-24, for K-Bar Ranch II Community Development District.

FOURTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Supervisor Firebaugh suggested that MI Homes would consider an offer from K-Bar Ranch II CDD of 10-15% of appraised value of the vacant land near the Amenity Center.

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the Tai Chi License Agreement, limited to K-Bar Ranch II residents and ensuring that K-Bar Ranch II CDD is insured, for K-Bar Ranch II Community Development District.

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.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Minutes of Meeting

Page 7

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors adjourned the meeting at 9:24 p.m., for K-Bar Ranch II Community Development District.

224

225

226

227

228

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 July 2023 For Board Approval

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

The total items being presented: **\$106,156.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anti-Pesto Bugkillers	100304	385008	Bimonthly Pest Control 07/23	\$ 140.00
Blue Water Aquatics, Inc.	100294	30311	Aquatic Service - Pond Treatment 06/23	\$ 3,705.00
City of Tampa	100305	1344266	Fire Prevention Inspection 01/23	\$ 190.00
City of Tampa Utilities	100002	2282015 07/23	10352 K Bar Ranch Pkwy - Account #2282015 07/23	\$ 5.50
City of Tampa Utilities	100002	2287182 07/23	10820 Mistflower Ln - Account #2287182 07/23	\$ 117.77
City of Tampa Utilities	100002	2333386 07/23	19339 Eagle Creek Ln - Account #2333386 07/23	\$ 47.34
City of Tampa Utilities	100306	2287182 07/23	10820 Mistflower Ln - Account #2287182 05/23	\$ 128.23
Florida Department of Revenue	100003	39-8017923158-4 06/23	Sales and Use Tax 06/23	\$ 173.80
Gregory Halstead	100310	GH072023	Board of Supervisors Meeting 07/20/23	\$ 200.00
Horner Environmental Professionals, Inc.	100295	219118	Aquatic Maintenance - Parcels A,C,K,L,M 05/23	\$ 430.78
James E Finley Jr	100311	JF072023	Board of Supervisors Meeting 07/20/23	\$ 200.00
K-Bar Ranch II CDD	DC 071323	DC 071323	Debit Card Replenishment	\$ 985.71
Michele Emery	100312	ME072023	Board of Supervisors Meeting 07/20/23	\$ 200.00
Persson, Cohen & Mooney, P.A.	100296	3825	Legal Services 06/23	\$ 1,143.75

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pine Lake Services, LLC	100313	2535	Landscape Maintenance (Increment) 05/23	\$ 4,462.50
Pine Lake Services, LLC	100313	2550	Monthly Landscape Maintenance 07/23	\$ 26,578.67
Rizzetta & Company, Inc.	100001	INV0000081497	Amenity Management & Oversight 07/23	\$ 8,113.79
Rizzetta & Company, Inc.	100292	INV0000081474	Out of Pocket Expenses 06/23	\$ 207.92
Rizzetta & Company, Inc.	100293	INV0000081332	District Management Fees 07/23	\$ 5,138.75
Rizzetta & Company, Inc.	100308	INV0000082162	Personnel Reimbursement 07/21/23	\$ 7,031.11
Rizzetta & Company, Inc.	100309	INV0000082178	Mass Mailing - Budget Notice 07/23	\$ 960.06
Securiteam, Inc.	100297	13543061323	Service Call - Amenity 07/23	\$ 262.50
Securiteam, Inc.	100298	13541061223	Service Call - Sundrift Entry 07/23	\$ 350.00
Securiteam, Inc.	100299	13539061223	Service Call - Redwood Point Entry 07/23	\$ 175.00
Securiteam, Inc.	100300	13538061223	Service Call - Mossy Pine 07/23	\$ 175.00
Securiteam, Inc.	100301	17025	Gate Video Monitoring Services 07/23	\$ 10,992.00
Securiteam, Inc.	100302	17012	(100) Windshield Stickers 06/23	\$ 1,067.00
Securiteam, Inc.	100303	17010	(200) Access Cards 06/23	\$ 1,010.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	100314	17070	(60) Gate Remotes 07/23	\$ 1,808.40
Spectrum	ACH	1736970061923 - 6970	10711 Mistflower Lane 06/23	\$ 169.97
Spectrum	ACH	1736988061923 - 6988	10541 K-Bar Ranch Pkwy 06/23	\$ 169.97
Spectrum	ACH	1736996071223 - 6996	10339 K-BAR RANCH PKWY BLDG GATE 07/23	\$ 149.97
Spectrum	ACH	1744362062923 - 4362	10340 K-Bar Ranch Pkwy 07/23	\$ 169.97
Spectrum	ACH	1752167062123 - 2167	10820 Mistflower Lane - Amenity Center 06/23	\$ 289.95
Spectrum	ACH	1754981070123 - 4981	10528 Mistflower Ln 07/23	\$ 169.98
Spectrum	ACH	1758297071023 - 8297	10821 MISTFLOWER LN - Gate Phone 07/23	\$ 189.98
Spectrum	ACH	1779814061723 - 9814	19302 Eagle Creek LN SB 06/23	\$ 84.98
Spectrum	ACH	2736809062223 - 6809	19292 Mossy Pine Dr 06/23	\$ 189.98
Spectrum	ACH	2756559071023 - 6559	10841 Mistflower Ln - Gate Phone 07/23	\$ 77.98
Suncoast Pool Service, Inc.	100315	9464	Pool Service 07/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100316	05893	Monthly Rust Control 07/23	\$ 1,525.00
TECO	ACH	211025392658 07/23	10841 Mistflower Lane, Gate 07/23	\$ 69.37

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	ACH	211025490809 07/23	10611 K-Bar Ranch Pkwy 07/23	\$ 75.38
TECO	ACH	221005600376 07/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 07/23	\$ 127.78
TECO	ACH	221008392039 07/23	Parcel I - Street Lights 07/23	\$ 1,723.40
TECO	ACH	221008498422 07/23	19301 Eagle Creek LN - Entry Sign/Gate 07/23	\$ 51.84
TECO	ACH	221008777825 07/23	10580 K-Bar Ranch Pkwy 07/23	\$ 73.24
TECO	ACH	321000017111 Summary 06/23	Electric Summary 06/23	\$ 19,655.44
Temitope Ajani	100005	071423 Ajani	Rental Deposit Refund	\$ 70.00
Times Publishing Company	100307	0000293691 07/05/23	Account #163527 Legal Advertising 07/23	\$ 2,751.00
Times Publishing Company	100317	0000293692 07/12/23	Account #163527 Legal Advertising 07/23	\$ 429.00
Waste Management Inc. of Florida	ACH	9944914-2206-3	Waste Management - Clubhouse 07/23	\$ 241.81
Total Report				<u>\$ 106,156.27</u>

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

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

K-Bar Ranch II CDD/Amenity Center
Jeffrey LaFlamme
10820 Mistflower Ln
Tampa, FL 33647-3781

Invoice # 385008

Invoice Date: 7/10/2023
Monday
Time: 06:30 AM
Bill-To: 21891
Location: 21891

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

COMMERCIAL PEST MANAGEMENT	1.00	\$140.00
----------------------------	------	----------

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

RECEIVED
7/10/2023

Payment Receipt. Please Return with Payment Remittance

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

Account #: 21891
Date: 7/10/2023
PO Number:
Invoice #: 385008
Terms: UPON
COMPLETION

Amount Paid: _____
Check No.: _____

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



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

Service Inspection Report

ORDER #: 434989

WORK DATE: 07/10/2023

BILL-TO 21891

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

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

LOCATION 21891

K-Bar Ranch II CDD/Amenity Center
Jeffrey LaFlamme
10820 Mistflower Ln
Tampa, FL 33647-3781

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

Time In: 7/10/2023 6:30:02 AM
Time Out: 7/10/2023 7:20:31 AM

Customer Signature

Customer is unavailable to sign
Technician Signature

Clay Crofton
License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	UPON COMPLETION	COMMERCIAL PEST MANAGEMENT	1.00	140.00

Subtotal 140.00

Tax 0.00

Total Due: 140.00

RECEIVED
7/10/2023

GENERAL COMMENTS / INSTRUCTIONS

Today I sprayed the perimeter of the building and spread granules around to help prevent pest intrusions. I also webstered off windows, doors and eaves around building and cabanas removing any cobwebs, dirt dauber nests, etc. And I checked the rodent boxes around the building which did show activity and I refreshed the bait.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Fendona CS		499-570	3.0000%	0.0250	alpha-Cypermethrin	2.0000 Gallon	2.1338 Fluid ounce
Target Pests: (None)							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
INTICE 10 PERIMETER BAIT		73079-6	10.0000%	n/a	ORTHOBORIC ACID	3.0000 Ounce	480.0000 Ounce
Target Pests: (None)							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
Rodent Bait Station	4 of 4 (100.00%)	4 of 4 (100.00%)	0	0
-Totals:	4 of 4 (100.00%)	4 of 4 (100.00%)	0	0

DEVICE INSPECTION EXCEPTIONS

None Noted.



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

Service Inspection Report

ORDER #: 434989

WORK DATE: 07/10/2023

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
	7:15:57 AM	2	Rodent Bait Station	Activity	
	7:15:01 AM	3	Rodent Bait Station	Activity	
	7:18:34 AM	RBS 1	Rodent Bait Station	Activity	
	7:12:59 AM	RBS 3	Rodent Bait Station	Activity	

PRODUCTS APPLIED

Material	Sq/Cu/L Ft
Fendona CS	

INTICE 10 PERIMETER BAIT

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 30311
DATE 06/29/2023
TERMS Net 45
DUE DATE 08/13/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/06/2023	Pond / Waterway Treatment	Aquatic Services - 2 Technicians On-site (Included) Treatment Reports Attached	1	0.00	0.00
06/06/2023	Trash Pick Up	Trash Pick Up Around Ponds (Included) Report Included	1	0.00	0.00
06/07/2023	Service Request	Aquatic Service Request (Included) Dye Pond 103 Treatment Report Attached	1	0.00	0.00
06/16/2023	Trash Pick Up	Service Request - Trash Pick Up on Pond 103 (Included) Report Attached	1	0.00	0.00
06/27/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00

BALANCE DUE

\$3,705.00

RECEIVED
6/29/2023



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

6/6/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

8 MPH ENE

Temperature

89*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

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

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

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

2 of 2

Pond Numbers

213

Service Performed

Treatment



Aquatic Services Report

Work Performed

☒ Algae

Equipment Used

☒ Backpack

Water Level

Medium

Restrictions

None

Observations/Recommendations

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



Aquatic Services Report

Technician

Darren Maio

Job Details

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

Aquatic Services Report





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

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

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

Order report

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

Order report





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

6/6/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

3 SW

Temperature

88

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

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

Service Performed

Treatment

Work Performed

☒ Brush
☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

All sites treated for invasive growth

2 of 2

Pond Numbers

230 210

Service Performed

Treatment



Aquatic Services Report

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

6/27/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

9 MPH W

Temperature

93*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

210

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated pond for filamentous algae.

2 of 3

Pond Numbers

SDII4, EC 9, EC 8, S1,

Service Performed

Treatment

Work Performed

☒ Brush
☒ Grasses
☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

Medium



Aquatic Services Report

Restrictions

None

Observations/Recommendations

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

3 of 3

Pond Numbers

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

Service Performed

Inspection

Water Level

Medium

Observations/Recommendations

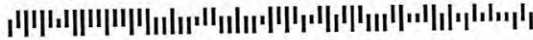
Ponds look healthy. The next treatment will be during the first week of July.

Order report

Service details	
Technician: Darren Maio	Client: K-Bar Ranch CDD II
Service Date	6/7/2023
Request Warranted	Yes
Action Taken	Added 1 gallon of dye to pond 103
Service Date	6/7/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Rainy
Wind	9 M0H WSW
Temperature	84*
Multiple Sites Treated	No
Pond Number	103
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Treated pond with 1 gallon of dye.
Target(s)	<input checked="" type="checkbox"/> Other



Bill To:



 K BAR RANCH II AMENITY CENTER
10820 MISTFLOWER LN
000952 TAMPA, FL 33647-3781

Customer Number	Invoice Number
217160	1344266

Purchase Order / Location

Bill From	Bill To
	10-JAN-23

Billing Date	Due Date
10-JAN-23	10-JAN-23

Terms
CTPA BFB IMM

For questions on police false alarms, please call:
813-274-8921.
For all other inquiries please call: 813-274-3255.

Previous Balance		Payments Received	Adjustments	Credits	Late Fees
\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
Current Activity :					
Date	Type	Description	Qty	Unit Price	Extended Amount
14-DEC-22	INVOICE	INVOICE 51294674 FIRE PREVENTION INSPECTIONS-INV #22121444565001 12/14/2022 12:01:19 PM	1	\$190.00	\$190.00
Total Amount Due					\$190.00



Detach this section and include with your payment

Past due invoices may be assessed interest of 18% per annum and a \$15 administration fee.
Any account over 90 days past due may be sent to collections.
Please include the invoice number on all remittances and include the remittance stub with your payment.

ATTENTION: The Central Cashier Office has permanently closed.

- To pay by mail: Mail payment and remittance stub to the remittance address below.
- To pay online: Go to www.tampagov.net/ARPay and follow the steps.

Remit To:

'City of Tampa - Oracle Lockbox'
'PO Box 23328'
Tampa, FL 33623

Customer Name	
K BAR RANCH II AMENITY CENTER	
Customer Number	Invoice Number
217160	1344266
Amount Due	Due Date
\$190.00	10-JAN-23
Amount Remitted	



1344266



City of Tampa

Jane Castor, Mayor

Tampa Fire Rescue
Barbara Tripp, Fire Chief

808 Zack Street
Tampa, FL 33602
Office (813) 274-7127
Fax (813) 274-7144

K Bar Ranch II Amenity Center
10820 Mistflower Lane
Tampa, FL 33647

Re: Overdue Payment

This is a friendly reminder advising you that the following payments are overdue.

Invoice Number	Amount Due	Due Date
1344266	\$190.00	07/29/2023

The total amount due is \$190.00. Please remit payment at your earliest convenience to the following address:

City of Tampa – Accounts Receivable

PO Box 23328

Tampa, FL 33623-3328

You also have the option to pay online:

<http://www.tampa.gov/ARPay>

If you have already sent your payment, we thank you. If you have any questions, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Diaz".

Elizabeth Diaz



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

Amount Now Due

\$5.50

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 07/12/2023

PAY NEW CHARGES BY: 08/02/2023

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

0000 2 28 20 15 0000000550

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



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

Bill Date: 07/12/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 07/07/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	26	26	31	0	0
LAST BILLING						8.99
LESS PAYMENTS						8.99 CR
WATER BASE CHARGE 5/8"				1 Meter @	5.00	5.00
TBW PASS-THROUGH				0.0 @	0.00	0.00
WATER SUBTOTAL			5.00			
UTILITY TAX 10%						0.50

Amount Now Due

\$5.50

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$5.50

PLEASE PAY BY DUE DATE OF 08/02/2023



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

Amount Now Due

\$246.00
Make Check Payable:
City of Tampa Utilities

Your Account Number

2287182



BILL DATE: 07/12/2023

PAY NEW CHARGES BY: 08/02/2023

\$128.23 ARREARS: PAST DUE



5104
K-BAR RANCH COMMUNITY DEVELOP
C/O K-BAR RANCH 2 CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

RECEIVED

JUL 17 2023

00002287182 0000024600

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



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

BILL DATE: 07/12/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

SERVICE TO: 07/07/2023

Amount Now Due

\$246.00

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
JUL	13
JUN	16
MAY	21
APR	16
MAR	14
FEB	7
JAN	5
DEC	8
NOV	7
OCT	8
SEP	7
AUG	9
JUL	32

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
19073747	WATER	288	286	31	2	1
19073745	WATER	975	959	31	16	12
LAST BILLING						128.23
LESS PAYMENTS						0.00
UNPAID BALANCE						128.23
WATER BASE CHARGE 1 1/2"			2 Meters @	25.00	50.00	
WATER TIER 1 CHARGE			18.0 @	3.17	57.06	
TBW PASS-THROUGH			18.0 @	0.00	0.00	
WATER SUBTOTAL			107.06			
UTILITY TAX 10%						10.71

See Reverse Side for
additional information

Total Paid \$117.77 (Current Amount Due Only)

Pay This Amount

\$246.00

\$128.23 ARREARS - SERVICE SUBJECT TO INTERRUPTION AT ANY TIME



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: 07/12/2023

PAY NEW CHARGES BY: 08/02/2023

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

0000 2333386 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: 07/12/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 07/07/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	165	153	31	12	9
LAST BILLING						47.34
LESS PAYMENTS						47.34 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 08/02/2023



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

Amount Now Due

\$128.23

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 06/30/2023

PAY NEW CHARGES BY: 07/21/2023

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

0000 2 28 7 18 2 00000 1 28 23

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



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

Bill Date: 06/30/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 06/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	286	281	31	5	4
19073745	WATER	959	943	31	16	12

LAST BILLING						152.64
LESS PAYMENTS						152.64 CR
WATER BASE CHARGE 1 1/2"	2 Meters @	25.00				50.00
WATER TIER 1 CHARGE	21.0 @	3.17				66.57
TBW PASS-THROUGH	21.0 @	0.00				0.00
WATER SUBTOTAL		116.57				
UTILITY TAX 10%						11.66

Amount Now Due

\$128.23

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

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

Pay This Amount  **\$128.23**

PLEASE PAY BY DUE DATE OF 07/21/2023



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	\$2,317.33	.	173.80	173.80
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 JUN 2023	5. Total Amount of Tax Due 173.80
			6. Less Lawful Deductions	.
			7. Net Tax Due	173.80
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	173.80
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	173.80

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: 07/20/23
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		.		
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 JUN 2023	5. Total Amount of Tax Due
			6. Less Lawful Deductions	.
			7. Net Tax Due	
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	

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: 07/20/23
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).	34.76
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.

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

K-Bar Ranch II CDD**Meeting Date: July 20, 2023****SUPERVISOR PAY REQUEST**

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**RECEIVED**
07/24/2023**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:00
Meeting End Time:	8:06
Total Meeting Time:	

Time Over _____ (3) Hours:

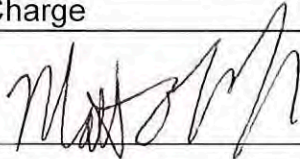
Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____





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

Invoice

Date	Invoice No.
6/21/2023	219118

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: May 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
7/3/2023

Balance Due: \$430.78

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

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

Limit \$1,500.00

Date:

7/13/2023

*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	Athletic/Park Court Playground	Office Supplies
				001-57400-4731	001-57200-4734	001-57200-4705	57200-4764	001-57200-5101
Date	Vendor Name	Description	Amount					
06/07/23	Mail Chimp	Monthly Email Service (ACH)	(26.50)					(26.50)
06/05/23	Home Depot	Maintenance & Repairs	(50.17)			(50.17)		
06/07/23	Winn Dixie	Event - Coffee Day	(38.84)	(38.84)				
06/17/23	Amazon	Janitorial Supplies	(32.81)		(32.81)			
06/17/23	Amazon	Janitorial Supplies	(115.90)		(115.90)			
06/20/23	Amazon	Janitorial Supplies	(69.59)		(69.59)			
06/20/23	Amazon	Janitorial Supplies	(46.25)		(46.25)			
06/26/23	Amazon	Office Supplies	(33.99)					(33.99)
06/20/23	Lowe's	Maintenance & Repairs	(69.17)			(69.17)		
06/22/23	USPS	Mailing	(9.65)					(9.65)
06/22/23	Lowe's	Maintenance & Repairs	(68.96)			(68.96)		
06/26/23	Amazon	Office/Janitorial/Coffee Supplies	(178.06)	(13.80)	(34.28)			(129.98)
06/27/23	Amazon	Office Supplies	(9.98)					(9.98)
06/27/23	Amazon	Pickleball Net	(199.99)				(199.99)	
06/29/23	Amazon	Office Supplies	(35.85)					(35.85)
	TOTAL	001-10102	(985.71)	(52.64)	(298.83)	(188.30)	(199.99)	(245.95)

DM Approval:

*Taylor Nielsen*Date: 7/13/23

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]FW: Mailchimp Order July 7
Date: Friday, July 7, 2023 9:40:28 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: Friday, July 7, 2023 3:31 AM
To: Clubhouse Manager <manager@kbarii.com>
Subject: Mailchimp Order

Mailchimp



Your order has been processed.

Order MC20709295

Processed on July 07, 2023 New York.

Essentials plan	\$26.50
1,500 contacts	

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

on Jul 07, 2023

Balance as of Jul 07, 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.

© 2001-2023 Mailchimp®, All Rights Reserved.

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

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[Unsubscribe](#)

Wed. Coffee 6/7

Winn-Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465
06/07/23 8:29am 2487 032 13
Store Manager: DANIEL
Your Cashier: STEPHANNIE



	Res	You Pay	
Nature Valley Bars	\$8.29	\$8.29	F
SWISS MISS	\$10.49	\$6.99	F
You save (\$3.50)			
SEG DONUT DECAF	\$7.99	\$5.99	F
You save (\$2.00)			
Entenmann's Donuts	\$6.59	\$6.59	F
SEG MINI CINNROLLS	\$5.49	\$5.49	F
DANISH	\$5.99	\$5.49	F
You save (\$0.50)			

Total number of items sold = 6

Subtotal	\$38.84
Tax	\$0.00
Total due	\$38.84
Debit total	\$38.84

DEBIT *****1852
APPROVAL CODE 033106 SEQ #: 320792 06/07
AID A0000000980840
Change \$0.00



Savings summary (ending in 9999)

rewards savings	Coupon savings	Totals savings
\$6.00	\$0	\$6.00

Thank you for shopping your local Winn-Dixie!



Dave - 6/5
**How doers
get more done.**

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

6311 00051 19409 06/05/23 05:13 PM
SALE CASHIER SAWSAN

151643100357 1X12 CAMO PG <A>
1X12CAMO PISTOL GRIP RATCHET_500#1PK
2@6.98 13.96N
665626126116 REDUC UNION <A> 6.57N
3/8 ODX1/4 OD PTC COUPLING RED POLY
037000523659 DWN SPRAP <A> 7.47N
DAWN DISH SPRAY SK APPLE 160Z
032167700042 SILICONE <A> 6.58N
BLASTER 110Z SILICONE DRY SPRAY LUBE
017000054001 DIALFOMSOP <A>
DIAL HS FOAM SPRINGWATER 7.50Z
2@2.98 5.96N
078575170657 SS CLAMP <A> 1.98N
#006 SS CLAMP 3/8"X7/8" DIA
078575171258 SS CLAMP <A> 2.18N
#012 SS CLAMP 1/2"X1-1/4" DIA
071121963109 HS FIK <A> 5.47N
H/S FLYING INSECT KILLER 150Z

SUBTOTAL	50.17
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$50.17
XXXXXXXXXXXX1852 DEBIT	
USD\$ 50.17	

AUTH CODE 000180
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

6311 06/05/23 05:13 PM



6311 51 19409 06/05/2023 4015

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/03/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5.000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 45418 39158
PASSWORD: 23305 39107

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

Final Details for Order #112-0881678-9711453

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

Order Placed: June 17, 2023

Amazon.com order number: 112-0881678-9711453

Order Total: \$32.81

Shipped on June 17, 2023

Items Ordered

3 of: *Swiffer WetJet Hardwood Floor Cleaner Spray Mop Pad Refill, Multi Surface, 24 Count*
Sold by: Amazon.com Services LLC

Condition: New

Price

\$14.27

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

Item(s) Subtotal: \$42.81

Shipping & Handling: \$2.99

Multibuy Discount: -\$10.00

Free Shipping: -\$2.99

Total before tax: \$32.81

Estimated tax to be collected: \$0.00

Grand Total: \$32.81

Credit Card transactions

Visa ending in 1852: June 17, 2023: \$32.81

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

06/20

Details for Order #112-3918877-6646633

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

Order Placed: June 17, 2023

Amazon.com order number: 112-3918877-6646633

Order Total: \$115.90

Not Yet Shipped

Items Ordered

10 of: *Swiffer WetJet Floor and Hardwood Multi-Surface Cleaner Solution Refills, Open Window Fresh Scent, 1.25L (Pack of 2)*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$11.59

Shipping Address:

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

Shipping Speed:

Standard 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: \$115.90

Shipping & Handling: \$0.00

Total before tax: \$115.90

Estimated tax to be collected: \$0.00

Grand Total: \$115.90

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

06/23

Details for Order #114-0716121-5141840[Print this page for your records.](#)**Order Placed:** June 19, 2023**Amazon.com order number:** 114-0716121-5141840**Order Total:** \$69.59**Not Yet Shipped****Items Ordered**

	Price
1 of: <i>Pacific Blue Select 2-Ply Embossed Toilet Paper (previously branded Preference), 18280/01, 550 Sheet Per Roll, 80 Rolls Per Case</i>	\$70.36
Sold by: Shoplet (seller profile)	

Condition: New

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

Item(s) Subtotal:	\$70.36
Shipping & Handling:	\$0.00
Amazon Discount:	-\$0.77

Total before tax:	\$69.59
Estimated tax to be collected:	\$0.00

Grand Total: \$69.59To view the status of your order, return to [Order Summary](#).

06/20

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amazon.com

Final Details for Order #114-4463601-3249865Print this page for your records.**Order Placed:** June 19, 2023**Amazon.com order number:** 114-4463601-3249865**Order Total:** \$46.25**Shipped on June 20, 2023****Items Ordered**

1 of: *Tork Xpress Soft Multifold Hand Towel White with Blue Leaf Print, Premium Quality, 135 Towels per Pack, 16 Packs, Fits H2 Towel Dispensers*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Price
\$46.25**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: \$46.25
Shipping & Handling: \$0.00

Total before tax: \$46.25
Estimated tax to be collected: \$0.00

Grand Total: \$46.25**Credit Card transactions**

Visa ending in 1852: June 20, 2023: \$46.25

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

Final Details for Order #112-4393980-1158626

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Order Placed: June 26, 2023

Amazon.com order number: 112-4393980-1158626

Order Total: \$33.99

Shipped on June 27, 2023

Items Ordered

	Price
1 of: <i>V-Opitos 36 Packs Plastic 2 Pocket Folders in 6 Colors, Heavy Duty Folder with Pocket, Durable and Sturdy Bulk Folders for School and Office Supplies</i>	\$33.99
Sold by: MELAIS (seller profile)	
Supplied by: MELAIS (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:	\$33.99
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$33.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$33.99

Visa ending in 1852: June 27, 2023: \$33.99

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

Dave



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

*** DUPLICATE ***

- SALE -

SALES#: S1003HIF 4890190 TRANS#: 55297812 06-20-23

5201162 4x DUP DA RTU SSW 1GAL	36.98
138274 1x HD HXBLT3/8-24X2-1/2	1.41
14546 1x PAINT BRUSH COVER 3-IN	3.48
5183508 PS GOOD 3-IN FLAT	7.98
MINIMUM RETAIL PRICE APPLIED TO THIS ITEM	
33281 HM #95 SCHLAGE 6-PIN BRAS	7.96
2 @	3.98
803729 HM #68 GONE FISHIN KEY	11.36
2 @	5.68

SUBTOTAL:	69.17
TAX:	0.00
INVOICE 52614 TOTAL:	69.17
DEBIT:	69.17

DEBIT: XXXXXXXXXXXX1852 AMOUNT:69.17 AUTHCD: 077797
CHIP REFID:100352106599 06/20/23 17:49:16
*PIN Verified
TRACE: 00172445

DISCOUNT CASH BACK TOTAL DEBIT

Package mailed to residents



ZEPHYRHILLS
38032 POSTAL DR
ZEPHYRHILLS, FL 33542-9998
(800)275-8777

06/22/2023 08:52 AM

Product	Qty	Unit Price	Price
Priority Mail® Flat Rate Env Bedford, MA 01730 Flat Rate Expected Delivery Date Sat 06/24/2023 Tracking #: 9505 5159 0637 3173 1036 47 Insurance Up to \$100.00 included	1		\$9.65
Total			\$9.65

Grand Total: \$9.65

Debit Card Remit \$9.65
Card Name: VISA
Account #: XXXXXXXXXXXX1852
Approval #: 057403
Transaction #: 922
Receipt #: 005854
Debit Card Purchase: \$9.65
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Verified

In a hurry? Self-service kiosks offer

Dave

4/25



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

- SALE -

SALES#: S1003HIF 4894801 TRANS#: 71059089 06-29-23

3632101 RB 3.5-IN ZN MENDING BRAC	5.88
330513 1/4 IN-20 SS ACORN NUT 3-3 @ 2.78	8.34
216090 HM 1/4-IN X 3-FT ALUM ROU	4.98
44540 SU 1/4IN-20 X 1-FT THRD P	1.78
76739 RU PRO 1-GAL SAFETY YELLO	47.98

SUBTOTAL:	68.96
TAX:	0.00
INVOICE 09318 TOTAL:	68.96
DEBIT:	68.96

DEBIT: XXXXXXXXXXXX1852 AMOUNT:68.96 AUTHCD: 049159
CHIP REFID:100309126617 06/29/23 13:15:59

*PIN Verified

TRACE: 00121095

PURCHASE CASH BACK TOTAL DEBIT	
68.96 0.00 68.96	
APL: US DEBIT TUR: 8080048000	
AID: A0000000980840 ISI: 6800	

STORE: 1003 TERMINAL: 09 06/29/23 13:18:00

OF ITEMS PURCHASED:

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Details for Order #112-1143061-8324231

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

Order Placed: June 26, 2023

Amazon.com order number: 112-1143061-8324231

Order Total: \$178.06

Shipped on June 28, 2023

Items Ordered

1 of: *EasyPAG Office 10 Pocket Wall File Folder Holder Hanging Organizer Magazine Document Paper Rack, White*

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

Supplied by: EasyPAG Direct ([seller profile](#))

Condition: New

Price

\$59.99

1 of: *Brawny® Tear-A-Square® Paper Towels, 16 Double Rolls = 32 Regular Rolls*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

\$34.28

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 27, 2023

Items Ordered

5 of: *Land O Lakes Mini Moo's Half And Half Creamer Singles, Shelf-Stable, 24 Count*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Price

\$2.76

Shipping Address:

Jeffrey LaFlamme

10820 MISTFLOWER LN

TAMPA, FL 33647-3781

United States

Shipping Speed:
Delivery in fewer trips to your address

Shipping now

Items Ordered	Price
1 of: <i>Rustic Magnetic A-Frame Chalkboard Sign/Extra Large 40" x 20" Free Standing Chalkboard Easel/Sturdy Sidewalk Sign Sandwich Board/Outdoor A Frame Chalk Board for Weddings & More!</i>	\$69.99
Sold by: HBCY Creations (seller profile)	
Supplied by: Other	
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

Item(s) Subtotal:	\$178.06
Shipping & Handling:	\$0.00

Total before tax:	\$178.06
Estimated tax to be collected:	\$0.00

Grand Total:	\$178.06

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

Final Details for Order #112-6751966-1497035

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

Order Placed: June 26, 2023

amazon.com order number: 112-6751966-1497035

Order Total: \$9.98

Shipped on June 27, 2023

Items Ordered

	Price
1 of: TRYMAG Magnets for Crafts, 5 Different Size, 100Pcs Strong Ceramic Magnets with Adhesive Backing for Crafts, Small Round	\$9.98
Magnets Flat Ferrite Craft Circle Magnets for Refrigerator, Button, Hobbies	
Sold by: TRYMAG.STORE (seller profile)	
Shipped by: TRYMAG.STORE (seller profile)	

Condition: New

Shipping Address:

Jeffrey LaFlamme
820 MISTFLOWER LN
AMPA, FL 33647-3781
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 1852

Billing address

Jeffrey LaFlamme
820 MISTFLOWER LN
AMPA, FL 33647-3781
United States

Credit Card transactions

Item(s) Subtotal: \$9.98
Shipping & Handling: \$0.00

Total before tax: \$9.98
Estimated tax to be collected: \$0.00

Grand Total: \$9.98

Visa ending in 1852: June 27, 2023: \$9.98

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

Details for Order #114-3677524-1747463[Print this page for your records.](#)**Order Placed:** June 26, 2023**Amazon.com order number:** 114-3677524-1747463**Order Total:** \$199.99**Not Yet Shipped****Items Ordered****Price**

1 of: *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* \$199.99

Sold by: Midwest Rusher ([seller profile](#))

Supplied by: Other

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

Billing address

David Eskra
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](#).

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Final Details for Order #112-8379459-7869013

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Order Placed: June 29, 2023

Amazon.com order number: 112-8379459-7869013

Order Total: \$35.85

Shipped on June 29, 2023

Items Ordered

	Price
1 of: <i>HP Printer Paper | 8.5 x 11 Paper | Copy & Print 20 lb | 5 Ream Case - 2500 Sheets | 92 Bright Made in USA - FSC Certified | 200350C</i>	\$35.85

Sold by: Amazon.com Services LLC
Supplied by: Other

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:	\$35.85
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$35.85
Estimated tax to be collected:	\$0.00

Grand Total:	\$35.85

Visa ending in 1852: June 29, 2023: \$35.85

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

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JUL - 17 2023

INVOICE

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

Invoice # 3825
Date: 07/03/2023
Due On: 08/03/2023

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,143.75	) - ( \$0.00	) = \$1,143.75

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	06/07/2023	Draft correspondence to District Manager and forward original Parcel C conveyance documents.	0.25	\$305.00	\$76.25
Service	AHC	06/08/2023	Initial review of agenda package for 6/15 CDD meeting.	0.25	\$305.00	\$76.25
Service	AHC	06/12/2023	Initial review of appraisal for parcel adjacent to amenity center.	0.25	\$305.00	\$76.25
Service	AHC	06/14/2023	Exchange e-mails with District Manager re: pending items. Prepare drafts of budget public hearing ad and mailed notice as well as budget and assessment adoption Resolutions. E-mail all documents to District Manager for review/comment.	2.00	\$305.00	\$610.00
Service	AHC	06/22/2023	Review and reply to e-mail from District Manager re: budget public hearing ad and mailed notice. Brief tele-conv. with Field management re: landscape contractor.	0.25	\$305.00	\$76.25
Service	RDJ	06/26/2023	Review and analyze updated District map for use in budget notice; follow-up regarding same.	0.25	\$305.00	\$76.25
Service	AHC	06/27/2023	Draft audit letter.	0.50	\$305.00	\$152.50

Subtotal \$1,143.75

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7/6/2023

Total \$1,143.75

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3825	08/03/2023	\$1,143.75	\$0.00	\$1,143.75
Outstanding Balance				\$1,143.75
Total Amount Outstanding				\$1,143.75

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.
06/30/23	2535
Terms	Due Date
Net 30	07/30/23

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
\$4,462.50	

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		\$4,462.50	\$0.00	\$4,462.50
	May F&P		\$4,462.50	\$0.00	\$4,462.50
Total			\$4,462.50	\$0.00	\$4,462.50

RECEIVED
7/3/2023



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
06/30/23	2550
Terms	Due Date
Net 30	07/30/23

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

RECEIVED
7/3/2023

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

Invoice

Date	Invoice #
7/7/2023	INV0000081497

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$900.00	\$900.00
Personnel Reimbursement	1.00	\$7,213.79	\$7,213.79
Hours Worked:			
Hailey Blackwell - 42 Regular			
Francisco Cordero - 33.25 Regular			
David Eskra - 80 Regular 1 Overtime			
Jasmine Jugmohan - 8.25 Regular			
Jeffrey LaFlamme - 80 Regular 8.75 Overtime			
Subtotal			\$8,113.79
Total			\$8,113.79

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

Invoice

Date	Invoice #
6/30/2023	INV0000081474

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 #
7/1/2023	INV0000081332

Bill To:

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

Services for the month of	Terms	Client Number
July	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

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

Invoice

Date	Invoice #
7/21/2023	INV0000082162

Bill To:

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

Services for the month of		Terms	Client Number
July		Upon Receipt	00056
Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,031.11	\$7,031.11
Hours Worked: Hailey Blackwell - 51.75 Hours Francisco Cordero - 32.25 Hours David Eskra - 63.25 Regular / 8 Holiday / 8 PTO Jasmine Jugmohan - 5 Hours Jeffrey LaFlamme - 77 Regular / 8 Holiday / .75 OT			
Subtotal			\$7,031.11
Total			\$7,031.11

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

Invoice

Date	Invoice #
7/25/2023	INV0000082178

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$960.06	\$960.06
		RECEIVED 07/25/2023	
		Subtotal	\$960.06
		Total	\$960.06

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
07/03/2023	13543061323		Net 30	08/02/2023

QTY	Description
1.5	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Jun 13, 2023 11:54 AM 1= found server off and was pretty much used as a shelf took e earthing off server. I powered it up and did a windows update and verified cameras a everything working. Suggest a bigger ups the old one doesn't hold well. 2=i turned all speakers down was set ip at 90 put it on 50. 3= I called Vickie left her a voicemail. Doesn't look like it recorded over weekend.</p> <p>DanielG - Daniel Gainza - 6/12/2023 9:27:47 AM - 1- I cannot remote in, looks like the server is down. 2- Vicki Shuster is requesting the basketball court speaker volume to be lowered. 3- A vandalism occurred during the weeked and they want to know of the cameras were recording. Let her know, call Vicky: 727-373-8193.)</p>

RECEIVED
 7/6/2023

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

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
07/03/2023	13541061223		Net 30	08/02/2023

QTY	Description
2	<p>Service Labor - 1 hour minimum(ahartman - Andrew Hartman - Jun 12, 2023 2:52 PM Adjusted ID tray camera and got it lined up, but the image quality was very poor. Logged into the cam and adjusted settings, but couldn't improve the image much. CB is going to take a look.</p> <p>Found no power at either PTE button and went to power supply at headend. No outputs had power. Opened power supply, tested all fuses and they were good. Plugged power back in and tested voltage into main power board and had 120 vac line voltage, but no vdc power out. Need to replace board and power supply should work again. See picture of board. Left power supply unplugged until replacement board can be installed.</p> <p>DanielG - Daniel Gainza - 6/12/2023 7:20:51 AM -</p> <p>Please adjut drivers license camera view. Check Ped gate, is wide open.)</p>

RECEIVED
 7/6/2023

	Subtotal	\$350.00
	Sales Tax (0.0%)	\$0.00
	Total	\$350.00
	Payments/Credits	\$0.00
	Balance Due	\$350.00

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
07/03/2023	13539061223		Net 30	08/02/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jun 12, 2023 11:15 AM Reset network equipment and NVR. The NVR poe ports weren't showing activity, but they came back up after reset. Got all 6 cameras working (see picture). Spoke to guard and they can see ID tray camera</p> <p>POE switch should be swapped out for a 16 port to avoid having cameras plugged into the nvr directly, potentially leading to future issues.</p> <p>DanielG - Daniel Gainza - 6/12/2023 7:16:01 AM -</p> <p>Except for Kiosk cameras all the other cameras are unaccessible. Please check.)</p>

RECEIVED
7/6/2023

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

Date	Invoice #	P.O. No.	Terms	Due Date
07/03/2023	13538061223		Net 30	08/02/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jun 12, 2023 10:05 AM Adjusted ID tray camera with help from the guards. Spoke to a male and female guard to get it dialed in. Reattached arm and tested gate and safety devices. Adjusted limits on entry and exit swing gates. Tested and working</p> <p>DanielG - Daniel Gainza - 6/12/2023 7:12:31 AM -</p> <p>Exit Arm was hit during the weekend. Please reconnect and test gate Please adjust drivers license view as well. This is recurrent for almost all K-bar location)</p>

RECEIVED
7/6/2023

	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 #
	07/01/2023	17025	07/31/2023	VID0167

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

	Subtotal
	Sales Tax (0.0%)
	Total
	Balance Due

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 #
	07/01/2023	17025	07/31/2023	VID0167

Qty	Description
	Eagle Creek
1	Remote Gate Concierge Service with Visitor Management
	Sundrift II
1	Remote Gate Concierge Service with Visitor Management

RECEIVED
7/3/2023

	Subtotal	\$10,992.00
	Sales Tax (0.0%)	\$0.00
	Total	\$10,992.00
	Balance Due	\$10,992.00

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
6/30/2023	17012		Net 30	7/30/2023

QTY	Description
100	Windshield Sticker WS-UHF-0-0 26 bit FC: 12 Range:34600-34699
1	Shipping & Delivery

RECEIVED
6/30/2023

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

Subtotal	\$1,067.00
Sales Tax (0.0%)	\$0.00
Total	\$1,067.00
Payments/Credits	\$0.00
Balance Due	\$1,067.00

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
6/28/2023	17010		Net 30	7/28/2023

QTY	Description
200	0E-9011MPN Format: 26A FC: 11 Range: 1801-2000
1	Shipping & Delivery

RECEIVED
6/28/2023

This invoice is for prepayment of 200 Access Cards. Once the invoice is paid the order will be place.

Subtotal	\$1,010.00
Sales Tax (0.0%)	\$0.00
Total	\$1,010.00
Payments/Credits	\$0.00
Balance Due	\$1,010.00

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
7/20/2023	17070		Net 30	8/19/2023

QTY	Description
60	DoorKing Micro-Plus 1-button Gate Remote 318mhz FC: 26 Range: 60837-60896

This invoice is for 60 gate remotes. This invoice must be paid prior to placing the order.

Subtotal	\$1,808.40
Sales Tax (0.0%)	\$0.00
Total	\$1,808.40
Payments/Credits	\$0.00
Balance Due	\$1,808.40



\$1,000
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buyout^o

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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 19 06202023 NNNNNNNN 01 983951

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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8337 1200 NO RP 19 06202023 NNNNNNNN 01 983951

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\$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



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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. 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 19, 2023
Invoice Number: 1736970061923
Account Number: **8337 12 032 1736970**
Security Code:
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

Contact Us

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

Summary

Service from 06/19/23 through 07/18/23
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 07/05/23	
Total Due by Auto Pay	\$169.97

NEWS AND INFORMATION

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

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 19 06202023 NNNNNNNN 01 983951

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

June 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736970061923
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: 1736970061923
 Account Number: 8337 12 032 1736970
 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 06202023 NNNNNNNN 01 983951

Charge Details

Previous Balance		169.97
EFT Payment	06/05	-169.97
Remaining Balance		\$0.00

Payments received after 06/19/23 will appear on your next bill.

Service from 06/19/23 through 07/18/23

Spectrum Business™ Internet

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

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

Phone number (813) 536-1076

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.01, 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/supportFor questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1736970061923
Account Number: 8337 12 032 1736970
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 06202023 NNNNNNNN 01 983951

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: 1736970061923
Account Number:: 8337 12 032 1736970
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

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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

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BAP-TVP2305
SA4NF00P



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 19 06202023 NNNNNNNN 01 983950

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

833712032173698800169979

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736988

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Internet*

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- ✦ 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

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BAP-M2315
SA4NF010





June 19, 2023
Invoice Number: 1736988061923
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 06/19/23 through 07/18/23
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 07/05/23	
Total Due by Auto Pay	\$169.97

NEWS AND INFORMATION

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

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 19 06202023 NNNNNNNN 01 983950

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

June 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736988061923
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: 1736988061923
 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 06202023 NNNNNNNN 01 983950

Charge Details

Previous Balance		169.97
EFT Payment	06/05	-169.97
Remaining Balance		\$0.00

Payments received after 06/19/23 will appear on your next bill.

Service from 06/19/23 through 07/18/23

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



Invoice Number: 1736988061923
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 06202023 NNNNNNNN 01 983950

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: 1736988061923
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 06202023 NNNNNNNN 01 983950





July 12, 2023
Invoice Number: 1736996071223
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 07/12/23 through 08/11/23
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 07/29/23	
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.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the **711** dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

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 12 07132023 NNNNNNNN 01 995125

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

July 12, 2023

KBAR RANCH II CDD

Invoice Number: 1736996071223
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: 1736996071223
 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 07132023 NNNNNNNN 01 995125

Charge Details

Previous Balance		149.97
EFT Payment	06/29	-149.97
Remaining Balance		\$0.00

Payments received after 07/12/23 will appear on your next bill.

Service from 07/12/23 through 08/11/23

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 \$2.02, 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: 1736996071223
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 07132023 NNNNNNNN 01 995125

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736996

Spectrum
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Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 12 07132023 NNNNNNNN 01 995125

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Save over \$350[^]



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/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 29, 2023
Invoice Number: 1744362062923
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 06/29/23 through 07/28/23
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 07/16/23	
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.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the **711** dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

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 06302023 NNNNNNNN 01 992690

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

June 29, 2023

Envera KBar Ranch II CDD

Invoice Number: 1744362062923
Account Number: 8337 12 032 1744362
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Total Due by Auto Pay

\$169.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032174436200169979

Invoice Number: 1744362062923
 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 06302023 NNNNNNNN 01 992690

Charge Details

Previous Balance		169.97
EFT Payment	06/16	-169.97
Remaining Balance		\$0.00

Payments received after 06/29/23 will appear on your next bill.

Service from 06/29/23 through 07/28/23

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.

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

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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: 1744362062923
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 06302023 NNNNNNNN 01 992690

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

Envera KBar Ranch II CDD
8337 12 032 1744362

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\$29⁹⁹
/mo. per
line with
Internet*

+ Nationwide 5G⁺ coverage

+ Unlimited data, talk, and text

Get a second

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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





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and fees
included

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BIG.**

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\$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®

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

8337 1200 NO RP 21 06222023 NNNNNNNN 01 983135

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contract
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YOU WANT.



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

OR

ENTERTAINMENT TV

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/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

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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.



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

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.

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

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

Continued on the next page....

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

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



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

K BAR RANCH II AMENITY

Contact Us

Visit 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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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: 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





July 1, 2023
Invoice Number: 1754981070123
Account Number: **8337 12 032 1754981**
Security Code:
Service At: 10528 MISTFLOWER LN
TAMPA FL 33647-3544

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary Service from 07/01/23 through 07/31/23 details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
YOUR AUTO PAY WILL BE PROCESSED 07/18/23	
Total Due by Auto Pay	\$169.98



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 01 07022023 NNNNNNNN 01 993933

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

July 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 1754981070123
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: 1754981070123
 Account Number: 8337 12 032 1754981
 Security Code:

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

8337 1200 NO RP 01 07022023 NNNNNNNN 01 993933

Charge Details

Previous Balance		169.98
EFT Payment	06/18	-169.98
Remaining Balance		\$0.00

Payments received after 07/01/23 will appear on your next bill.

Service from 07/01/23 through 07/31/23

Spectrum Business™ Internet

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

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

Current Charges **\$169.98**

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

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

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





July 10, 2023
Invoice Number: 1758297071023
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 07/10/23 through 08/09/23
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 07/27/23	
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 07112023 NNNNNNNN 01 994875

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

July 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 1758297071023
Account Number: 8337 12 032 1758297
Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175829700189985

Invoice Number: 1758297071023
 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 07112023 NNNNNNNN 01 994875

Charge Details

Previous Balance		189.98
EFT Payment	06/27	-189.98
Remaining Balance		\$0.00

Payments received after 07/10/23 will appear on your next bill.

Service from 07/10/23 through 08/09/23

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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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.

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



Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8337 12 032 1758297

Spectrum
BUSINESS®

Contact UsVisit us at SpectrumBusiness.net

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

8337 1200 NO RP 10 07112023 NNNNNNNN 01 994875

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\$1,000
contract
buyout[†]

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VALUE
YOU WANT.



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BUSINESS TV

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/mo. when bundled
for 12 mos.¹

- + 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.^{1,2}

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

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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



Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8337 12 032 1758297



Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 10 07112023 NNNNNNNN 01 994875





June 17, 2023
Invoice Number: 1779814061723
Account Number: **8337 12 032 1779814**
Security Code:
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647-3669

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

Summary

Service from 06/17/23 through 07/16/23
details on following pages

Previous Balance	171.42
Payments Received -Thank You!	-171.42
Remaining Balance	\$0.00
Spectrum Business™ Internet	84.98
Current Charges	\$84.98
YOUR AUTO PAY WILL BE PROCESSED 07/04/23	
Total Due by Auto Pay	\$84.98



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 17 06182023 NNNNNNNN 01 986543

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

June 17, 2023

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814061723
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647-3669

Total Due by Auto Pay	\$84.98
------------------------------	----------------

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400084988

Invoice Number: 1779814061723
 Account Number: 8337 12 032 1779814
 Security Code:

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

8337 1200 NO RP 17 06182023 NNNNNNNN 01 986543

Charge Details

Previous Balance		171.42
EFT Payment	06/04	-171.42
Remaining Balance		\$0.00

Payments received after 06/17/23 will appear on your next bill.

Service from 06/17/23 through 07/16/23

Spectrum Business™ Internet

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	-135.00
	\$84.98

Spectrum Business™ Internet Total **\$84.98**

Current Charges **\$84.98**

Total Due by Auto Pay **\$84.98**

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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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.

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



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Protect your network with our award-winning Security Suite



Give your customers access to Spectrum WiFi—a nationwide network of WiFi hotspots



Account Number:
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK
8337 12 032 1779814



Contact Us

Visit us at SpectrumBusiness.net

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

8337 1200 NO RP 17 06182023 NNNNNNNN 01 986543





June 22, 2023
Invoice Number: 2736809062223
Account Number: **8337 12 030 2736809**
Security Code:
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary Service from 06/22/23 through 07/21/23 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 07/08/23	
Total Due by Auto Pay	\$189.98



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 22 06232023 NNNNNNNN 01 996675

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

June 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809062223
Account Number: 8337 12 030 2736809
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

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

833712030273680900189985



Invoice Number: 2736809062223
 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 06232023 NNNNNNNN 01 996675

Charge Details

Previous Balance		189.98
EFT Payment	06/08	-189.98
Remaining Balance		\$0.00

Payments received after 06/22/23 will appear on your next bill.

Service from 06/22/23 through 07/21/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$189.98**

Current Charges **\$189.98**

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

Billing Information

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

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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**.





July 10, 2023
Invoice Number: 2756559071023
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 07/10/23 through 08/09/23
details on following pages

Previous Balance	77.98
Payments Received -Thank You!	-77.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	77.98
Current Charges	\$77.98
YOUR AUTO PAY WILL BE PROCESSED 07/27/23	
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 07112023 NNNNNNNN 01 994876

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

July 10, 2023

KBAR RANCH II CDD

Invoice Number: 2756559071023
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: 2756559071023
 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 07112023 NNNNNNNN 01 994876

Charge Details

Previous Balance		77.98
EFT Payment	06/27	-77.98
Remaining Balance		\$0.00

Payments received after 07/10/23 will appear on your next bill.

Service from 07/10/23 through 08/09/23

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**

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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 07112023 NNNNNNNN 01 994876



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UNLIMITED DATA PLAN**

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/mo. per
line with
Internet^{*}

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+ 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



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 07112023 NNNNNNNN 01 994876



Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
7/1/2023	9464

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

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

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

Phone #
(727) 271-1395

RECEIVED
7/3/2023

Suncoast Rust Control, Inc.

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

INVOICE

Date	Invoice #
7/1/2023	05893
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
7/31/2023	

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

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

RECEIVED
7/6/2023

Thank you for your business.	Total: \$1,525.00
	Balance Due \$1,525.00

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



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

Statement Date: July 19, 2023

Amount Due: \$69.37

Due Date: August 09, 2023

Account #: 211025392658

Account Summary

Current Service Period: June 14, 2023 - July 13, 2023

Previous Amount Due	\$36.95
Payment(s) Received Since Last Statement	-\$36.95
Current Month's Charges	\$69.37

Amount Due by August 09, 2023 \$69.37

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 **700% higher** than the same period last year.

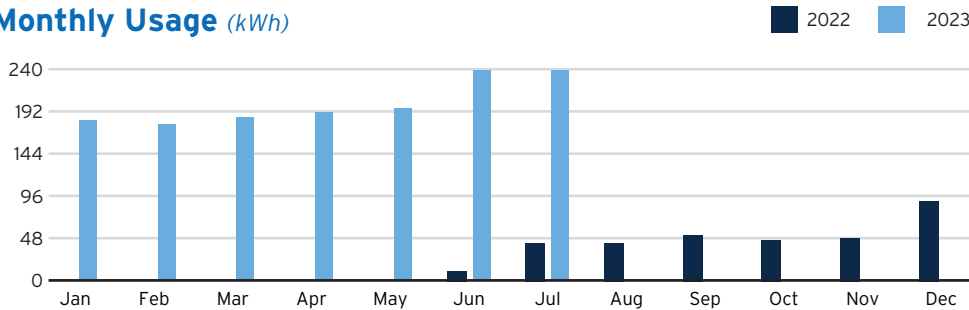


Your average daily kWh used was **14.29% higher** than it was in your previous period.



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



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting your equipment from harmful surges.

TampaElectric.com/SurgeProtection

Zap Cap
SYSTEMS™



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

Account #: 211025392658

Due Date: August 09, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$69.37

Payment Amount: \$ _____

631630946570

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.

6316309465702110253926580000000069370



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

Account #: 211025392658
Statement Date: July 19, 2023
Charges Due: August 09, 2023

Meter Read

Service Period: Jun 14, 2023 - Jul 13, 2023

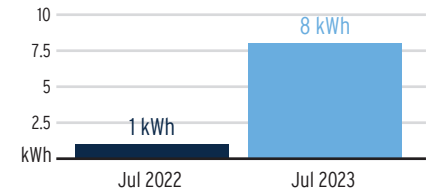
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	07/13/2023	1,730		1,491		239 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
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			\$1.50
Electric Service Cost			\$60.14
Franchise Fee			\$3.94
Municipal Public Service Tax			\$5.29
Total Electric Cost, Local Fees and Taxes			\$69.37

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$69.37

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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.



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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: July 19, 2023

Amount Due: \$75.38

Due Date: August 09, 2023

Account #: 211025490809

Account Summary

Current Service Period: June 14, 2023 - July 13, 2023

Previous Amount Due	\$34.97
Payment(s) Received Since Last Statement	-\$34.97
Current Month's Charges	\$75.38

Amount Due by August 09, 2023 \$75.38

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.

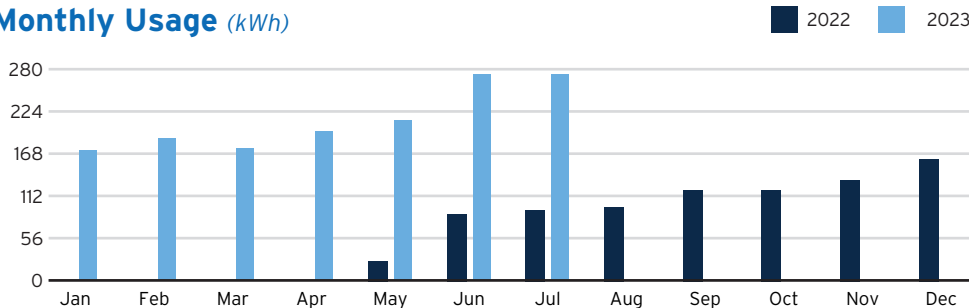


Your average daily kWh used was **0% higher** than it was in your previous period.



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



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ZapCap
SYSTEMS™



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

Account #: 211025490809

Due Date: August 09, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$75.38

Payment Amount: \$ _____

631630946571

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.

6316309465712110254908090000000075383



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: July 19, 2023
Charges Due: August 09, 2023

Meter Read

Service Period: Jun 14, 2023 - Jul 13, 2023

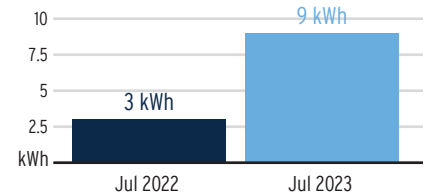
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	07/13/2023	2,716		2,443		273 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	273 kWh @ \$0.07990/kWh		\$21.81
Fuel Charge	273 kWh @ \$0.05239/kWh		\$14.30
Storm Protection Charge	273 kWh @ \$0.00400/kWh		\$1.09
Clean Energy Transition Mechanism	273 kWh @ \$0.00427/kWh		\$1.17
Storm Surcharge	273 kWh @ \$0.01061/kWh		\$2.90
Florida Gross Receipt Tax			\$1.64
Electric Service Cost			\$65.41
Franchise Fee			\$4.28
Municipal Public Service Tax			\$5.69
Total Electric Cost, Local Fees and Taxes			\$75.38

Avg kWh Used Per Day



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Total Current Month's Charges

\$75.38

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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



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Tampa, FL 33601-0111

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

Statement Date: July 19, 2023

Amount Due: \$127.78

Due Date: August 09, 2023

Account #: 221005600376

Account Summary

Current Service Period: June 14, 2023 - July 13, 2023

Previous Amount Due	\$113.28
Payment(s) Received Since Last Statement	-\$113.28

Current Month's Charges	\$127.78
-------------------------	----------

Amount Due by August 09, 2023 \$127.78

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 **110% higher** than the same period last year.

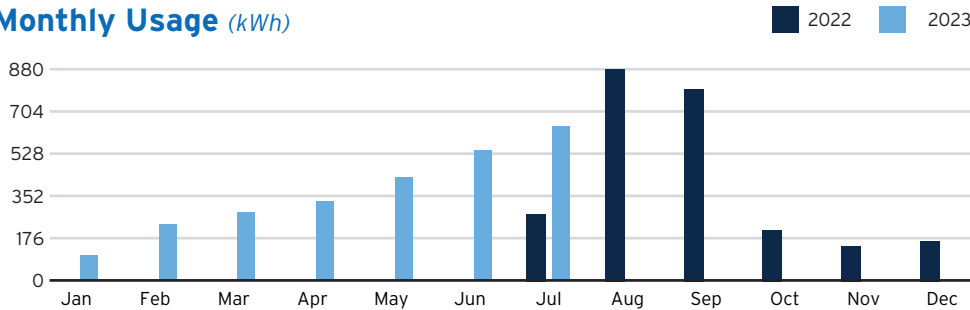


Your average daily kWh used was **23.53% higher** than it was in your previous period.



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Monthly Usage (kWh)



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Enjoy life uninterrupted. Get Zap Cap surge protection to avoid unexpected repairs.
TampaElectric.com/ProtectMyHome

Zap Cap
SYSTEMS™



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

Account #: 221005600376

Due Date: August 09, 2023

Amount Due: \$127.78

Payment Amount: \$ _____

661260440606



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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.

6612604406062210056003760000000127789



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

Account #: 221005600376
Statement Date: July 19, 2023
Charges Due: August 09, 2023

Meter Read

Meter Location: WELL

Service Period: Jun 14, 2023 - Jul 13, 2023

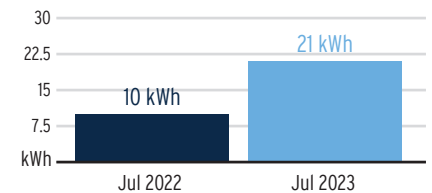
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	07/13/2023	5,586		4,943		643 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.71000		\$21.30
Energy Charge	643 kWh @ \$0.06847/kWh		\$44.03
Fuel Charge	643 kWh @ \$0.04908/kWh		\$31.56
Storm Protection Charge	643 kWh @ \$0.00373/kWh		\$2.40
Clean Energy Transition Mechanism	643 kWh @ \$0.00430/kWh		\$2.76
Storm Surcharge	643 kWh @ \$0.01022/kWh		\$6.57
Florida Gross Receipt Tax			\$2.79
Electric Service Cost			\$111.41
Franchise Fee			\$7.30
Municipal Public Service Tax			\$9.07
Total Electric Cost, Local Fees and Taxes			\$127.78

Avg kWh Used Per Day



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Total Current Month's Charges

\$127.78

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Ways To Pay Your Bill



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Mail A Check

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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: July 20, 2023

Amount Due: \$1,723.40

Due Date: August 10, 2023

Account #: 221008392039

Account Summary

Current Service Period: June 15, 2023 - July 14, 2023

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

Current Month's Charges	\$1,723.40
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Amount Due by August 10, 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.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.

TampaElectric.com/SurgeProtection



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

Account #: 221008392039

Due Date: August 10, 2023



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

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

Amount Due: \$1,723.40

Payment Amount: \$ _____

629161806264

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.

6291618062642210083920390000001723401



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

Account #: 221008392039
Statement Date: July 20, 2023
Charges Due: August 10, 2023

Service Period: Jun 15, 2023 - Jul 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

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Credit or Debit Card

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888-223-0800 (All Other Counties)

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Energy-Saving Programs:

813-275-3909

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

Statement Date: July 20, 2023

Amount Due: \$51.84

Due Date: August 10, 2023

Account #: 221008498422

Account Summary

Current Service Period: June 15, 2023 - July 14, 2023

Previous Amount Due	\$48.96
Payment(s) Received Since Last Statement	-\$48.96
Current Month's Charges	\$51.84

Amount Due by August 10, 2023 \$51.84

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 **28.57% lower** than the same period last year.

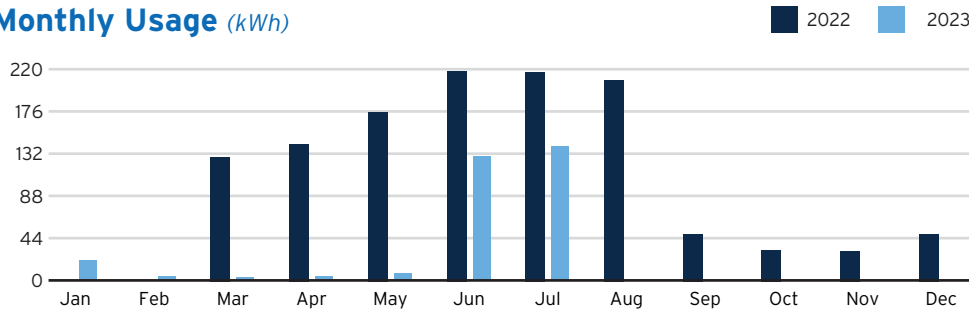


Your average daily kWh used was **25% higher** than it was in your previous period.



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



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Keep your business running by protecting your equipment from harmful surges.

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Zap Cap
SYSTEMS™



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

Account #: 221008498422

Due Date: August 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: \$51.84

Payment Amount: \$ _____

692124499802

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.

6921244998022210084984220000000051846



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: July 20, 2023
Charges Due: August 10, 2023

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: Jun 15, 2023 - Jul 14, 2023

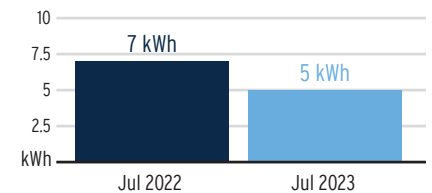
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	07/14/2023	1,541		1,401		140 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50	
Energy Charge	140 kWh @ \$0.07990/kWh	\$11.19	
Fuel Charge	140 kWh @ \$0.05239/kWh	\$7.33	
Storm Protection Charge	140 kWh @ \$0.00400/kWh	\$0.56	
Clean Energy Transition Mechanism	140 kWh @ \$0.00427/kWh	\$0.60	
Storm Surcharge	140 kWh @ \$0.01061/kWh	\$1.49	
Florida Gross Receipt Tax		\$1.12	
Electric Service Cost		\$44.79	
Franchise Fee		\$2.93	
Municipal Public Service Tax		\$4.12	
Total Electric Cost, Local Fees and Taxes		\$51.84	

Avg kWh Used Per Day



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Total Current Month's Charges

\$51.84

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

Statement Date: July 19, 2023

Amount Due: \$73.24

Due Date: August 09, 2023

Account #: 221008777825

Account Summary

Current Service Period: June 14, 2023 - July 13, 2023

Previous Amount Due	\$109.03
Payment(s) Received Since Last Statement	-\$109.03
Current Month's Charges	\$73.24

Amount Due by August 09, 2023 \$73.24

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

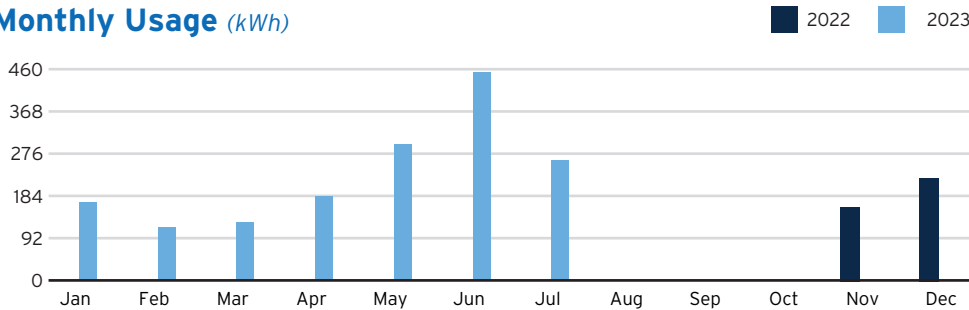


Your average daily kWh used was **35.71% lower** than it was in your previous period.



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: August 09, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$73.24

Payment Amount: \$ _____

619285287077

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.

6192852870772210087778250000000073246



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: July 19, 2023
Charges Due: August 09, 2023

Meter Read

Meter Location: IRRIGATION

Service Period: Jun 14, 2023 - Jul 13, 2023

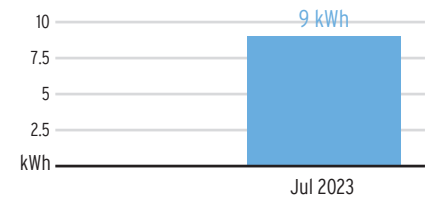
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	07/13/2023	4,583		4,322		261 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	261 kWh @ \$0.07990/kWh	\$20.85
	Fuel Charge	261 kWh @ \$0.05239/kWh	\$13.67
	Storm Protection Charge	261 kWh @ \$0.00400/kWh	\$1.04
	Clean Energy Transition Mechanism	261 kWh @ \$0.00427/kWh	\$1.11
	Storm Surcharge	261 kWh @ \$0.01061/kWh	\$2.77
	Florida Gross Receipt Tax		\$1.59
	Electric Service Cost		\$63.53
	Franchise Fee		\$4.16
	Municipal Public Service Tax		\$5.55
	Total Electric Cost, Local Fees and Taxes		\$73.24

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

\$73.24

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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K-Bar Ranch II CDD**7/6/2023****Master Account #321000017111**

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,516.05	7/20/2023	19292 Mossy Pine Dr	53100	4301
211019281875	\$ 1,691.23	7/20/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 68.94	7/20/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 81.24	7/20/2023	10821 Mistflower LN	53100	4301
211023511093	\$ 671.80	7/20/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 229.44	7/20/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 60.71	7/20/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 838.02	7/20/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 80.37	7/20/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 244.12	7/20/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,059.07	7/20/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 38.57	7/20/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,628.45	7/20/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 232.39	7/20/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 75.39	7/20/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 895.26	7/20/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,555.26	7/20/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,050.85	7/20/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,652.64	7/20/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total \$ 19,669.80

\$ 6,988.95	53100-4301	Utilities
\$ 1,691.23	53100-4304	Recreation
\$ 10,989.62	53100-4307	Street Lights
\$ 14.36	53100-4304	Recreation - Credits

Total \$ 19,655.44



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

Statement Date: July 06, 2023

Amount Due: \$19,655.44

Due Date: July 20, 2023

Account #: 321000017111

Account Summary

Previous Amount Due	\$19,326.26
Payment(s) Received Since Last Statement	-\$19,326.26
Miscellaneous Credits	-\$14.36
Credit Balance After Payments and Credits	-\$14.36
Current Month's Charges	\$19,669.80

Amount Due by July 20, 2023 \$19,655.44

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

15,321 KWH



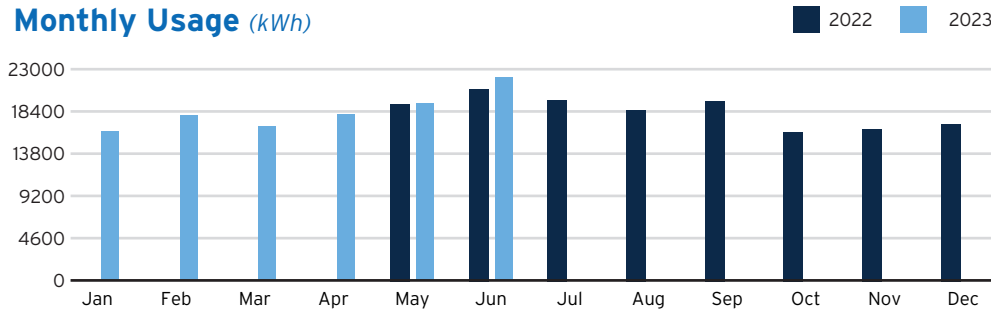
10340 K BAR RANCH PKWY, TAMPA, FL 33647

1,216 KWH



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



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: July 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: \$19,655.44

Payment Amount: \$ _____

700750002610

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.

7007500026103210000171110000019655443

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	06/14/2023	12,000		11,662		338 kWh	1	30 Days	\$1,516.05
								0.9%	

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	06/13/2023	21,730		6,409		15,321 kWh	1	32 Days	\$1,691.23
1000778163	06/13/2023	27.84		0		27.84 kW	1	32 Days	12.6%

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	06/13/2023	9,535		9,249		286 kWh	1	32 Days	\$68.94
								13.0%	

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	06/13/2023	8,022		7,726		296 kWh	1	32 Days	\$81.24
								14.7%	

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

Sub-Account Number: 211023511093

Continued on next page →

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All Other

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

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Phone:

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

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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	06/13/2023	11,689		10,556		1,133 kWh	1	32 Days	\$229.44
								161.7%	

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	06/13/2023	11,659		11,479		180 kWh	1	32 Days	\$60.71
								12.5%	

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	06/13/2023	12,482		12,223		259 kWh	1	32 Days	\$838.02
								11.2%	

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	06/13/2023	14,524		14,233		291 kWh	1	32 Days	\$80.37
								13.2%	

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	06/13/2023	26,510		25,294		1,216 kWh	1	32 Days	\$244.12
								12.5%	

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	06/13/2023	1,706		1,651		55 kWh	1	32 Days	\$38.57
								10.0%	

Continued on next page →



Sub-Account #: 211017791636
Statement Date: 06/30/2023

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


Meter Read

Service Period: 05/16/2023 - 06/14/2023

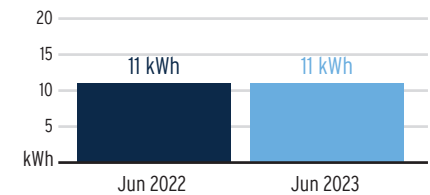
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	06/14/2023	12,000		11,662		338 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	338 kWh @ \$0.07990/kWh	\$27.01
Fuel Charge	338 kWh @ \$0.05239/kWh	\$17.71
Storm Protection Charge	338 kWh @ \$0.00400/kWh	\$1.35
Clean Energy Transition Mechanism	338 kWh @ \$0.00427/kWh	\$1.44
Storm Surcharge	338 kWh @ \$0.01061/kWh	\$3.59
Florida Gross Receipt Tax		\$1.89
Electric Service Cost		\$75.49
Franchise Fee		\$4.94
Municipal Public Service Tax		\$6.46
Total Electric Cost, Local Fees and Taxes		\$86.89

Avg kWh Used Per Day



Current Month's Electric Charges

\$86.89

Billing information continues on next page →



Sub-Account #: 211017791636
Statement Date: 06/30/2023

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

Service Period: 05/16/2023 - 06/14/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74
Franchise Fee		\$87.58
Municipal Public Service Tax		\$4.44

Lighting Charges **\$1,429.16**

Current Month's Electric Charges

\$1,429.16

Billing information continues on next page →



Sub-Account #: 211019281875
Statement Date: 06/30/2023

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


Meter Read

Service Period: 05/13/2023 - 06/13/2023


Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	06/13/2023	21,730		6,409		15,321 kWh	1	32 Days
1000778163	06/13/2023	27.84		0		27.84 kW	1	32 Days

Charge Details

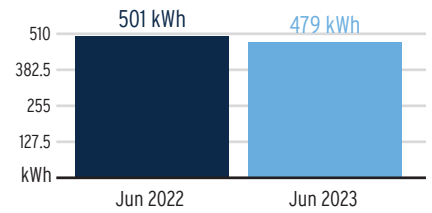
	Electric Charges		
Daily Basic Service Charge	32 days @ \$1.08000		\$34.56
Billing Demand Charge	28 kW @ \$14.13000/kW		\$395.64
Energy Charge	15,321 kWh @ \$0.00736/kWh		\$112.76
Fuel Charge	15,321 kWh @ \$0.05239/kWh		\$802.67
Capacity Charge	28 kW @ -\$0.06000/kW		-\$1.68
Storm Protection Charge	28 kW @ \$0.62000/kW		\$17.36
Energy Conservation Charge	28 kW @ \$0.88000/kW		\$24.64
Environmental Cost Recovery	15,321 kWh @ \$0.00084/kWh		\$12.87
Clean Energy Transition Mechanism	28 kW @ \$1.12000/kW		\$31.36
Storm Surcharge	15,321 kWh @ \$0.00238/kWh		\$36.46
Florida Gross Receipt Tax			\$37.61
Electric Service Cost			\$1,504.25
Franchise Fee			\$98.53
Municipal Public Service Tax			\$88.45
Total Electric Cost, Local Fees and Taxes			\$1,691.23

Current Month's Electric Charges **\$1,691.23**

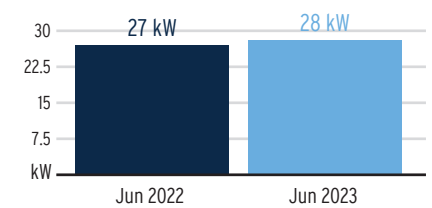
	Miscellaneous Credits	
Interest for Cash Security Deposit		-\$14.36
Total Current Month's Credits		-\$14.36

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: 06/30/2023

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

Meter Read


Meter Location: SIGN/GATE

Service Period: 05/13/2023 - 06/13/2023

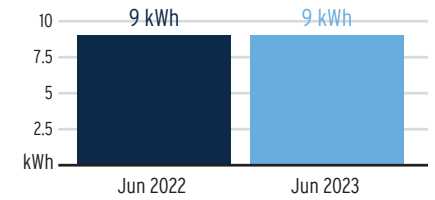
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	06/13/2023	9,535		9,249		286 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	286 kWh @ \$0.07990/kWh	\$22.85
Fuel Charge	286 kWh @ \$0.05239/kWh	\$14.98
Storm Protection Charge	286 kWh @ \$0.00400/kWh	\$1.14
Clean Energy Transition Mechanism	286 kWh @ \$0.00427/kWh	\$1.22
Storm Surcharge	286 kWh @ \$0.01061/kWh	\$3.03
Florida Gross Receipt Tax		\$1.72
Electric Service Cost		\$68.94

Avg kWh Used Per Day



Current Month's Electric Charges

\$68.94

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 06/30/2023

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read


Meter Location: ENTRY LIGHT & GATE

Service Period: 05/13/2023 - 06/13/2023

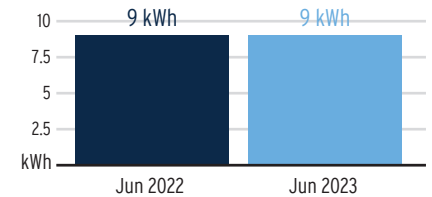
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	06/13/2023	8,022		7,726		296 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	296 kWh @ \$0.07990/kWh	\$23.65
Fuel Charge	296 kWh @ \$0.05239/kWh	\$15.51
Storm Protection Charge	296 kWh @ \$0.00400/kWh	\$1.18
Clean Energy Transition Mechanism	296 kWh @ \$0.00427/kWh	\$1.26
Storm Surcharge	296 kWh @ \$0.01061/kWh	\$3.14
Florida Gross Receipt Tax		\$1.76
Electric Service Cost		\$70.50
Franchise Fee		\$4.62
Municipal Public Service Tax		\$6.12
Total Electric Cost, Local Fees and Taxes		\$81.24

Avg kWh Used Per Day



Current Month's Electric Charges

\$81.24

Billing information continues on next page →



Sub-Account #: 211023511093
Statement Date: 06/30/2023

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

Service Period: 05/13/2023 - 06/13/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	407 kWh @ \$0.03511/kWh	\$14.29
Fixture & Maintenance Charge	11 Fixtures	\$130.13
Lighting Pole / Wire	11 Poles	\$453.86
Lighting Fuel Charge	407 kWh @ \$0.05169/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: 06/30/2023

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

Meter Read


Meter Location: WELL/IRRIGATION

Service Period: 05/13/2023 - 06/13/2023

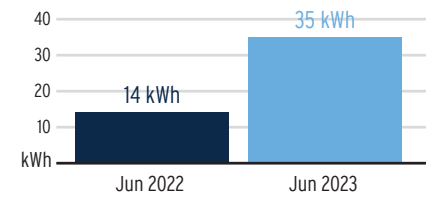
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	06/13/2023	11,689		10,556		1,133 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,133 kWh @ \$0.07990/kWh	\$90.53
Fuel Charge	1,133 kWh @ \$0.05239/kWh	\$59.36
Storm Protection Charge	1,133 kWh @ \$0.00400/kWh	\$4.53
Clean Energy Transition Mechanism	1,133 kWh @ \$0.00427/kWh	\$4.84
Storm Surcharge	1,133 kWh @ \$0.01061/kWh	\$12.02
Florida Gross Receipt Tax		\$5.01
Electric Service Cost		\$200.29
Franchise Fee		\$13.12
Municipal Public Service Tax		\$16.03
Total Electric Cost, Local Fees and Taxes		\$229.44

Avg kWh Used Per Day



Current Month's Electric Charges

\$229.44

Billing information continues on next page →



Sub-Account #: 221003321017
Statement Date: 06/30/2023

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


Meter Read

Service Period: 05/13/2023 - 06/13/2023

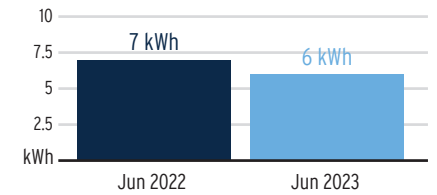
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	06/13/2023	11,659		11,479		180 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	180 kWh @ \$0.07990/kWh	\$14.38
Fuel Charge	180 kWh @ \$0.05239/kWh	\$9.43
Storm Protection Charge	180 kWh @ \$0.00400/kWh	\$0.72
Clean Energy Transition Mechanism	180 kWh @ \$0.00427/kWh	\$0.77
Storm Surcharge	180 kWh @ \$0.01061/kWh	\$1.91
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.52
Franchise Fee		\$3.44
Municipal Public Service Tax		\$4.75
Total Electric Cost, Local Fees and Taxes		\$60.71

Avg kWh Used Per Day



Current Month's Electric Charges

\$60.71

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 06/30/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647


Meter Read

Service Period: 05/13/2023 - 06/13/2023

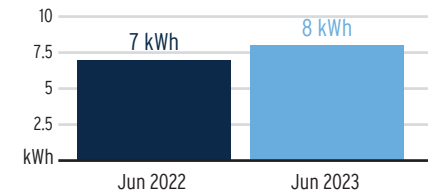
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	06/13/2023	12,482		12,223		259 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	259 kWh @ \$0.07990/kWh	\$20.69
Fuel Charge	259 kWh @ \$0.05239/kWh	\$13.57
Storm Protection Charge	259 kWh @ \$0.00400/kWh	\$1.04
Clean Energy Transition Mechanism	259 kWh @ \$0.00427/kWh	\$1.11
Storm Surcharge	259 kWh @ \$0.01061/kWh	\$2.75
Florida Gross Receipt Tax		\$1.62
Electric Service Cost		\$64.78
Franchise Fee		\$4.24
Municipal Public Service Tax		\$5.69
Total Electric Cost, Local Fees and Taxes		\$74.71

Avg kWh Used Per Day



Current Month's Electric Charges

\$74.71

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 06/30/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 05/13/2023 - 06/13/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	432 kWh @ \$0.03511/kWh	\$15.17
Fixture & Maintenance Charge	16 Fixtures	\$331.68
Lighting Pole / Wire	16 Poles	\$335.36
Lighting Fuel Charge	432 kWh @ \$0.05169/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: 06/30/2023

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

Meter Read


Meter Location: WELL

Service Period: 05/13/2023 - 06/13/2023

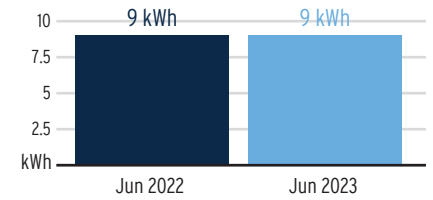
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	06/13/2023	14,524		14,233		291 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	291 kWh @ \$0.07990/kWh	\$23.25
Fuel Charge	291 kWh @ \$0.05239/kWh	\$15.25
Storm Protection Charge	291 kWh @ \$0.00400/kWh	\$1.16
Clean Energy Transition Mechanism	291 kWh @ \$0.00427/kWh	\$1.24
Storm Surcharge	291 kWh @ \$0.01061/kWh	\$3.09
Florida Gross Receipt Tax		\$1.74
Electric Service Cost		\$69.73
Franchise Fee		\$4.57
Municipal Public Service Tax		\$6.07
Total Electric Cost, Local Fees and Taxes		\$80.37

Avg kWh Used Per Day



Current Month's Electric Charges

\$80.37

Billing information continues on next page →



Sub-Account #: 221005600327
Statement Date: 06/30/2023

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


Meter Read

Service Period: 05/13/2023 - 06/13/2023

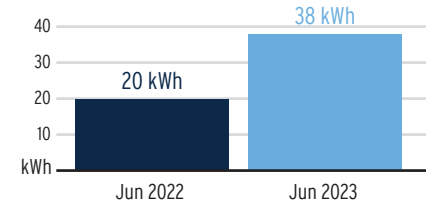
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	06/13/2023	26,510		25,294		1,216 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,216 kWh @ \$0.07990/kWh	\$97.16
Fuel Charge	1,216 kWh @ \$0.05239/kWh	\$63.71
Storm Protection Charge	1,216 kWh @ \$0.00400/kWh	\$4.86
Clean Energy Transition Mechanism	1,216 kWh @ \$0.00427/kWh	\$5.19
Storm Surcharge	1,216 kWh @ \$0.01061/kWh	\$12.90
Florida Gross Receipt Tax		\$5.33
Electric Service Cost		\$213.15
Franchise Fee		\$13.96
Municipal Public Service Tax		\$17.01
Total Electric Cost, Local Fees and Taxes		\$244.12

Avg kWh Used Per Day



Current Month's Electric Charges

\$244.12

Billing information continues on next page →



Sub-Account #: 221005600335
Statement Date: 06/30/2023

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

Service Period: 05/16/2023 - 06/14/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	3207 kWh @ \$0.03511/kWh	\$112.60
Fixture & Maintenance Charge	128 Fixtures	\$2411.34
Lighting Pole / Wire	128 Poles	\$3302.11
Lighting Fuel Charge	3207 kWh @ \$0.05169/kWh	\$165.77
Storm Protection Charge	3207 kWh @ \$0.01466/kWh	\$47.01
Clean Energy Transition Mechanism	3207 kWh @ \$0.00036/kWh	\$1.15
Storm Surcharge	3207 kWh @ \$0.00326/kWh	\$10.45
Florida Gross Receipt Tax		\$8.64
Lighting Charges		\$6,059.07

Current Month's Electric Charges **\$6,059.07**

Billing information continues on next page ➡



Sub-Account #: 221005600350
Statement Date: 06/30/2023

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

Meter Read


Meter Location: ENTRANCE

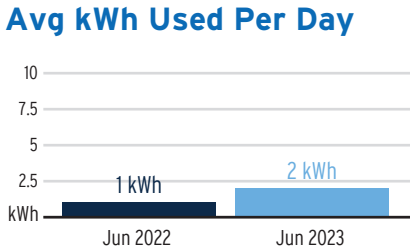
Service Period: 05/13/2023 - 06/13/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	06/13/2023	1,706		1,651		55 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00	
Energy Charge	55 kWh @ \$0.07990/kWh	\$4.39	
Fuel Charge	55 kWh @ \$0.05239/kWh	\$2.88	
Storm Protection Charge	55 kWh @ \$0.00400/kWh	\$0.22	
Clean Energy Transition Mechanism	55 kWh @ \$0.00427/kWh	\$0.23	
Storm Surcharge	55 kWh @ \$0.01061/kWh	\$0.58	
Florida Gross Receipt Tax		\$0.83	
Electric Service Cost		\$33.13	
Franchise Fee		\$2.17	
Municipal Public Service Tax		\$3.27	
Total Electric Cost, Local Fees and Taxes		\$38.57	



Current Month's Electric Charges **\$38.57**

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 06/30/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read


Meter Location: IRRIGATION

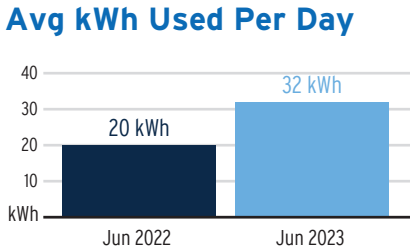
Service Period: 05/13/2023 - 06/13/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	06/13/2023	29,731		28,709		1,022 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	1,022 kWh @ \$0.07990/kWh		\$81.66
Fuel Charge	1,022 kWh @ \$0.05239/kWh		\$53.54
Storm Protection Charge	1,022 kWh @ \$0.00400/kWh		\$4.09
Clean Energy Transition Mechanism	1,022 kWh @ \$0.00427/kWh		\$4.36
Storm Surcharge	1,022 kWh @ \$0.01061/kWh		\$10.84
Florida Gross Receipt Tax			\$4.58
Electric Service Cost			\$183.07
Franchise Fee			\$11.99
Municipal Public Service Tax			\$14.72
Total Electric Cost, Local Fees and Taxes			\$209.78



Current Month's Electric Charges **\$209.78**

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 06/30/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 05/13/2023 - 06/13/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	1046 kWh @ \$0.03511/kWh	\$36.73
Fixture & Maintenance Charge	44 Fixtures	\$1251.06
Lighting Pole / Wire	44 Poles	\$899.45
Lighting Fuel Charge	1046 kWh @ \$0.05169/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: 06/30/2023

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

Meter Read

Service Period: 05/16/2023 - 06/14/2023

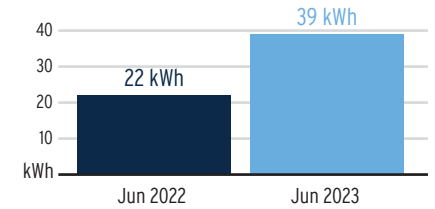
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	06/14/2023	29,461		28,301		1,160 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	1,160 kWh @ \$0.07990/kWh		\$92.68
Fuel Charge	1,160 kWh @ \$0.05239/kWh		\$60.77
Storm Protection Charge	1,160 kWh @ \$0.00400/kWh		\$4.64
Clean Energy Transition Mechanism	1,160 kWh @ \$0.00427/kWh		\$4.95
Storm Surcharge	1,160 kWh @ \$0.01061/kWh		\$12.31
Florida Gross Receipt Tax			\$5.07
Electric Service Cost			\$202.92
Franchise Fee			\$13.29
Municipal Public Service Tax			\$16.18
Total Electric Cost, Local Fees and Taxes			\$232.39

Avg kWh Used Per Day



Current Month's Electric Charges

\$232.39

Billing information continues on next page →



Sub-Account #: 221007136783
Statement Date: 06/30/2023

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


Meter Read

Service Period: 05/13/2023 - 06/13/2023

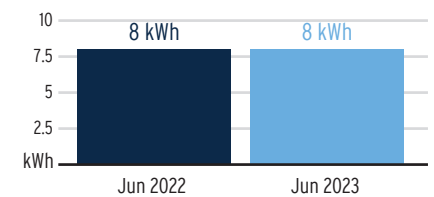
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	06/13/2023	9,963		9,700		263 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	263 kWh @ \$0.07990/kWh	\$21.01
Fuel Charge	263 kWh @ \$0.05239/kWh	\$13.78
Storm Protection Charge	263 kWh @ \$0.00400/kWh	\$1.05
Clean Energy Transition Mechanism	263 kWh @ \$0.00427/kWh	\$1.12
Storm Surcharge	263 kWh @ \$0.01061/kWh	\$2.79
Florida Gross Receipt Tax		\$1.63
Electric Service Cost		\$65.38
Franchise Fee		\$4.28
Municipal Public Service Tax		\$5.73
Total Electric Cost, Local Fees and Taxes		\$75.39

Avg kWh Used Per Day



Current Month's Electric Charges

\$75.39

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 06/30/2023

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


Meter Read

Service Period: 05/16/2023 - 06/14/2023

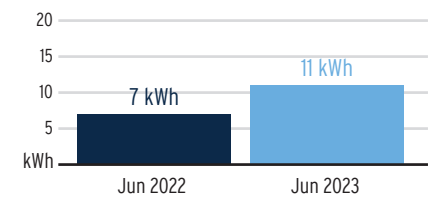
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	06/14/2023	8,537		8,214		323 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	323 kWh @ \$0.07990/kWh	\$25.81
Fuel Charge	323 kWh @ \$0.05239/kWh	\$16.92
Storm Protection Charge	323 kWh @ \$0.00400/kWh	\$1.29
Clean Energy Transition Mechanism	323 kWh @ \$0.00427/kWh	\$1.38
Storm Surcharge	323 kWh @ \$0.01061/kWh	\$3.43
Florida Gross Receipt Tax		\$1.83
Electric Service Cost		\$73.16
Franchise Fee		\$4.79
Municipal Public Service Tax		\$6.28
Total Electric Cost, Local Fees and Taxes		\$84.23

Avg kWh Used Per Day



Current Month's Electric Charges

\$84.23

Billing information continues on next page →




Sub-Account #: 221007621776
Statement Date: 06/30/2023

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

Service Period: 05/16/2023 - 06/14/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	459 kWh @ \$0.03511/kWh	\$16.12
Fixture & Maintenance Charge	17 Fixtures	\$352.41
Lighting Pole / Wire	17 Poles	\$356.32
Lighting Fuel Charge	459 kWh @ \$0.05169/kWh	\$23.73
Storm Protection Charge	459 kWh @ \$0.01466/kWh	\$6.73
Clean Energy Transition Mechanism	459 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	459 kWh @ \$0.00326/kWh	\$1.50
Florida Gross Receipt Tax		\$1.24
Franchise Fee		\$49.66
Municipal Public Service Tax		\$3.15
Lighting Charges		\$811.03

Current Month's Electric Charges \$811.03

Billing information continues on next page →



Sub-Account #: 221007993977
Statement Date: 06/30/2023

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

Service Period: 05/16/2023 - 06/14/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	703 kWh @ \$0.03511/kWh	\$24.68
Fixture & Maintenance Charge	37 Fixtures	\$603.84
Lighting Pole / Wire	37 Poles	\$775.52
Lighting Fuel Charge	703 kWh @ \$0.05169/kWh	\$36.34
Storm Protection Charge	703 kWh @ \$0.01466/kWh	\$10.31
Clean Energy Transition Mechanism	703 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	703 kWh @ \$0.00326/kWh	\$2.29
Florida Gross Receipt Tax		\$1.89
Franchise Fee		\$95.31
Municipal Public Service Tax		\$4.83
Lighting Charges		\$1,555.26

Current Month's Electric Charges \$1,555.26

Billing information continues on next page →




Sub-Account #: 221008130249
Statement Date: 06/30/2023

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

Service Period: 05/13/2023 - 06/13/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	475 kWh @ \$0.03511/kWh	\$16.68
Fixture & Maintenance Charge	25 Fixtures	\$408.00
Lighting Pole / Wire	25 Poles	\$524.00
Lighting Fuel Charge	475 kWh @ \$0.05169/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: 06/30/2023

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

Service Period: 05/16/2023 - 06/14/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	967 kWh @ \$0.03511/kWh	\$33.95
Fixture & Maintenance Charge	31 Fixtures	\$526.93
Lighting Pole / Wire	31 Poles	\$913.66
Lighting Fuel Charge	967 kWh @ \$0.05169/kWh	\$49.98
Storm Protection Charge	967 kWh @ \$0.01466/kWh	\$14.18
Clean Energy Transition Mechanism	967 kWh @ \$0.00036/kWh	\$0.35
Storm Surcharge	967 kWh @ \$0.00326/kWh	\$3.15
Florida Gross Receipt Tax		\$2.61
Franchise Fee		\$101.19
Municipal Public Service Tax		\$6.64

Lighting Charges **\$1,652.64**

Current Month's Electric Charges

\$1,652.64

Total Current Month's Charges

\$19,669.80

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K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane, Tampa, Florida 33647 manager@kbarii.com 813-388-9646

Check Request

Amount: \$70.00

Date: 7/14/2023

Made Payable To: Temitope Ajani

Description: security deposit refund minus fees

Requested By: Jeffrey LaFlamme

Approved by: Jeffrey LaFlamme

Special Instructions: Check may be mailed to the following:

Temitope Ajani
18126 Birdwater Dr
Tampa, FL 33547

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Tampa Bay Times

tampabay.com

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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 5/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
07/05/2023	Jean Mitoles	163527	
Total Amount Due		Ad Number	
\$2,751.00		0000293691	

RECEIVED
7/13/2023

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000293691	Times	Legals CLS	FY 23-24 Budget	1	4x10.25 IN	\$2,747.00
07/05/23	07/05/23	0000293691	Tampabay.com	Legals CLS	FY 23-24 Budget AffidavitMaterial	1	4x10.25 IN	\$0.00 \$4.00

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Tampa Bay Times

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DEPT 3396

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ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 5/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
07/05/2023	Jean Mitoles	163527	
Total Amount Due		Ad Number	
\$2,751.00		0000293691	

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DEPT 3396

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Tampa Bay Times
Published Daily

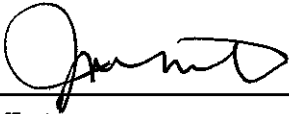
STATE OF FLORIDA
 COUNTY OF Hillsborough

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 JUL 13 2023

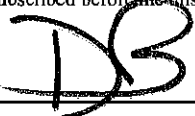
Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: FY 23-24 Budget** was published in said newspaper by print in the issues of: 7/5/23 or by publication on the newspaper's website, if authorized, on

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



Signature Affiant

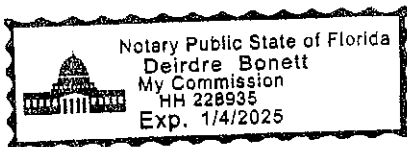
Sworn to and subscribed before me this 07/05/2023



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the K-Bar Ranch Community Development District

The Board of Supervisors (the "**Board**") of the K-Bar Ranch Community Development District (the "**District**") will hold a public hearing and a meeting on Wednesday, August 17, 2023, at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an

assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.kbarranchcdd.com>, or may be obtained by contacting the District Manager's office via email at scraft@rizzeta.com or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,764,033.10
COLLECTION COSTS @ 2.0%	\$37,532.62
EARLY PAYMENT DISCOUNT @4%	\$75,065.23
TOTAL O&M ASSESSMENT	\$1,876,630.96

Land Use	Total#	Proposed O&M Assessment (including collection costs / early payment discounts)	EAU Factor for Allocating Field Costs
Villa - Phase 1	56	\$1,331.81	0.60
SF 50' - Phase 1	71	\$2,097.09	1.00
SF 65' - Phase 1	101	\$2,671.06	1.30
SF 50' - Phase 2	190	\$2,097.09	1.00
SF 65' - Phase 2	80	\$2,671.06	1.30
SF 40' - Phase 3	78	\$1,714.45	0.80
SF 50' - Parcel I & G	183	\$2,097.09	1.00
SF 65' - Parcel D & G	95	\$2,671.06	1.30
Sub Total	854		

The O&M Assessments (in addition to debt assessments, if any) will 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.

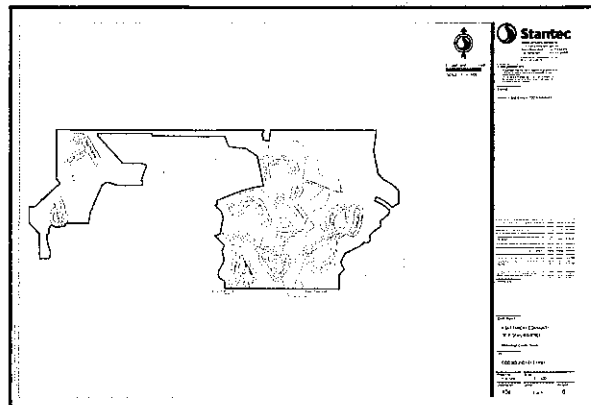
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Taylor Nielsen
District Manager



Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/12/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
07/12/2023	Jean Mitotes	163527	
Total Amount Due		Ad Number	
\$429.00		0000293692	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/12/23	07/12/23	0000293692	Times	Legals CLS	FY 23-24 Budget	1	2x51 L	\$425.00
07/12/23	07/12/23	0000293692	Tampabay.com	Legals CLS	FY 23-24 Budget AffidavitMaterial	1	2x51 L	\$0.00 \$4.00

RECEIVED
7/18/2023

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/12/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
07/12/2023	Jean Mitotes	163527	
Total Amount Due		Ad Number	
\$429.00		0000293692	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: FY 23-24 Budget** was published in said newspaper by print in the issues of: **7/12/23** or by publication on the newspaper's website, if authorized, on

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

} ss

**Notice of Public Hearing and Board of Supervisors Meeting
of the K-Bar Ranch Community Development District**

JUL 17 2023

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The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.kbarranchcdd.com>, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

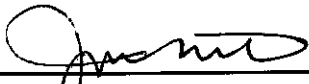
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Taylor Nielsen
District Manager

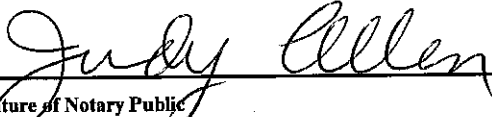
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0000293692



Signature Affiant

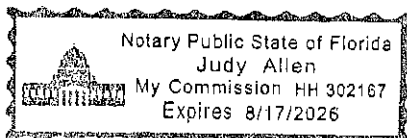
Sworn to and subscribed before me this 07/12/2023



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





INVOICE

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

Customer Name:

K BAR RANCH II CDD

Service Period:

07/01/23-07/31/23

Invoice Date:

06/30/2023

Invoice Number:

9944914-2206-3

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****Jul 30, 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
07/30/2023: **\$ 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	07/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	07/01/23		1.00	176.26
8 Yard Dumpster 1X Week	07/01/23		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 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date

06/30/2023

Invoice Number

9944914-2206-3

Customer ID

(Include with your payment)

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

Total Due by 07/30/2023

\$241.81

If Received after 07/30/2023

\$247.86

2206000232460823004099449140000002418100000024181 4

10290C21

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

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



WM

WM

EASY WAYS TO

Get More
with My WM

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

Scan the QR code
to get started today!

Visit wm.com/MyWM



☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here

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

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)

Tab 10

K-BAR RANCH - PARCEL K, PHASE 2

BEING A REPLAT OF A PORTION OF TRACT "D", BASSET CREEK ESTATES - PHASE 2D REPLAT, AS RECORDED IN PLAT BOOK 123, PAGES 191 THROUGH 196 ; TOGETHER WITH A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION:

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("M/I"), K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, AND K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT (COLLECTIVELY, THE "OWNERS") HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL THE LANDS REFERRED TO AS "K-BAR RANCH - PARCEL K, PHASE 2", AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT (EXCEPT TO THE EXTENT OF ANY PORTION THEREOF, WHICH MAY HAVE BEEN DEDICATED TO THE CITY OF TAMPA AS "FUTURE PUBLIC COLLECTOR ROADWAY CORRIDOR" ON THE PLAT OF BASSET CREEK ESTATES - PHASE 2D REPLAT, RECORDED IN PLAT BOOK 123, PAGES 191 THROUGH 196 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA), AND MAKES THE FOLLOWING DEDICATIONS WITH RESPECT TO LAND IT OWNS:

- THE OWNERS HEREBY DEDICATE TO THE CITY OF TAMPA, ITS SUCCESSORS AND ASSIGNS, AND THE PUBLIC IN GENERAL FOR PUBLIC USE, THE ROADWAY DEPICTED HEREON AS "PADDOCK VIEW DRIVE" (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" IS GRANTED TO THE CDD IN FURTHERANCE OF ITS MAINTENANCE RESPONSIBILITIES.
- 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.
- OWNER DO 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 PUBLIC 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.
- THE CDD, ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR FUNDING THE OPERATION AND MAINTENANCE OF ANY STREET LIGHTS FOR THE PUBLIC RIGHT-OF-WAY DEDICATED ON THIS PLAT VIA CONTRACT WITH A LICENSED ELECTRIC UTILITY PROVIDER.
- THE 10.00' PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE FOLLOWING: THE CITY OF TAMPA WATER DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR WATER SERVICES; THE CITY OF TAMPA WASTEWATER DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR WASTEWATER SERVICES; TAMPA ELECTRIC COMPANY, ITS SUCCESSORS, ASSIGNS AND DESIGNEES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF ELECTRICAL SERVICES; AND CHARTER COMMUNICATIONS, ITS SUCCESSORS AND ASSIGNS, FOR COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES.
- THE CITY OF TAMPA WATER DEPARTMENT SHALL NOT OWN ANY WATER FACILITIES LOCATED ON PRIVATE PROPERTY. THE CITY OF TAMPA WASTEWATER DEPARTMENT SHALL NOT OWN ANY WASTEWATER FACILITIES LOCATED ON PRIVATE PROPERTY.
- TRACT "D" (OPEN SPACE) AS SHOWN AND DEPICTED HEREON SHALL BE OWNED AND MAINTAINED BY THE CDD, ITS SUCCESSORS AND ASSIGNS.

PLAT 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" AND "AE" PER FLOOD INSURANCE RATE MAP NUMBER 12057C0095H, EFFECTIVE DATE AUGUST 28, 2008. COMMUNITY NO. 120114.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES BUT SHALL NOT INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.
- ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
- THE CITY OF TAMPA LANDSCAPING, TREE REMOVAL AND SITE CLEARING ORDINANCES REQUIRE SETBACKS FROM WETLANDS UNDER THE JURISDICTION OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE UNITED STATES ARMY CORPS OF ENGINEERS, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR THE TAMPA PORT AUTHORITY.
- ANY USE OF WETLAND AREAS IS SUBJECT TO ANY AND ALL APPLICABLE LAWS, RULES OR REGULATIONS OF THE CITY OF TAMPA, THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY, AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- DEPICTED FLOW-THRU EASEMENT IS HEREBY DEDICATED TO THE CITY OF TAMPA.

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 THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON SEPTEMBER 27, 2022, 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, (LICENSE NO. LS6884)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPOINT SURVEYING, INC. LB#7768
213 HOBBS STREET
TAMPA, FLORIDA 33619

OWNER:
M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

MARSHAL GRAY / VICE PRESIDENT

WITNESS

PRINT

WITNESS

PRINT

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
)SS:
COUNTY OF HILLSBOROUGH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, BY MARSHAL GRAY, AS VICE PRESIDENT OF M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO _____ IS PERSONALLY KNOWN TO ME OR _____ PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINTED NAME

COMMISSION #

MY COMMISSION EXPIRES

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

MICHELE EMERY / CHAIRMAN

WITNESS

PRINT

WITNESS

PRINT

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
)SS:
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY, THAT ON _____, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MICHELE EMERY, AS 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 _____, _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINTED NAME

COMMISSION #

MY COMMISSION EXPIRES

COMMUNITY DEVELOPMENT DISTRICT:
K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

_____/ CHAIRMAN

WITNESS

PRINT

WITNESS

PRINT

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
)SS:
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY, THAT ON _____, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ AS CHAIRMAN OF K-BAR RANCH 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 _____, _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINTED NAME

COMMISSION #

MY COMMISSION EXPIRES

CITY OF TAMPA, FLORIDA:
THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA.

CHAIRMAN

RESOLUTION NUMBER

CITY CLERK/DEPUTY CITY CLERK

DATE

I HEREBY CERTIFY THAT THE MAYOR OF THE CITY OF TAMPA APPROVED THIS PLAT.

CITY CLERK/DEPUTY CITY CLERK

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:

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #

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 _____, PAGES _____ TO _____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: _____ BY: _____
CLERK OF CIRCUIT COURT DEPUTY CLERK

THIS ____ DAY OF _____, 20 ____ . TIME _____

CLERK FILE NUMBER _____



213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.000') (IE: 7.5' = 7.500')

BEARINGS SHOWN HEREON ARE GRID
BEARINGS BASED ON THE WESTERLY
BOUNDARY OF K-BAR RANCH – PARCEL L,
PHASE 1, ACCORDING TO PLAT BOOK 129,
PAGES 229 THROUGH 243 OF THE PUBLIC
RECORDS OF HILLSBOROUGH COUNTY,
FLORIDA, HAVING A BEARING OF S.08°15'58"W.

A PORTION OF TRACT "D", BASSET CREEK ESTATES - PHASE 2D REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 191 THROUGH 196 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 1.758 ACRES, MORE OR LESS

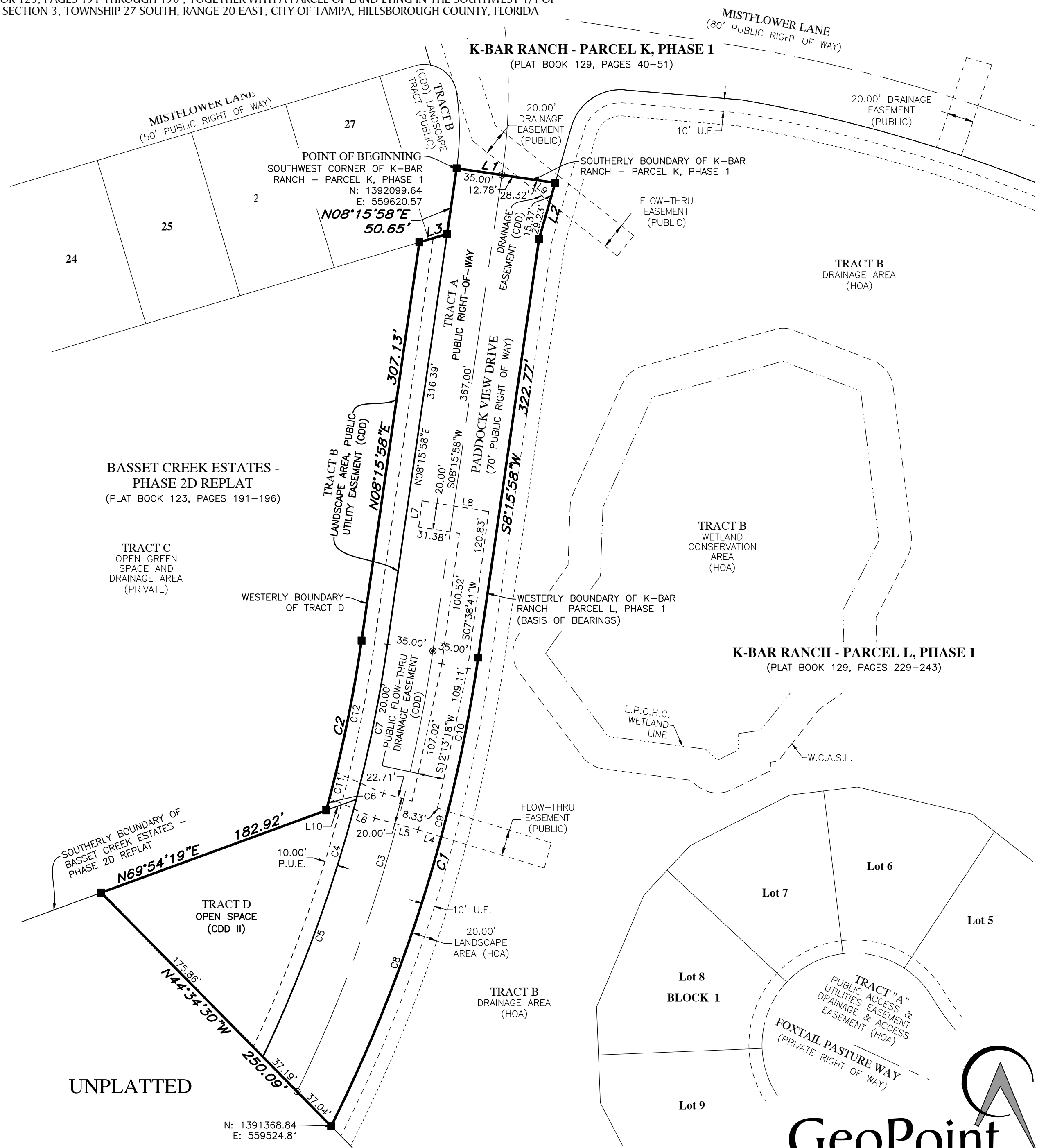
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1176.00'	18°20'06"	376.33'	374.72'	S17°26'01"W
C2	1086.00'	6°58'51"	132.31'	132.23'	N11°45'23"E
C3	1141.00'	17°44'05"	353.17'	351.77'	N17°08'01"E
C4	1106.00'	17°05'39"	329.97'	328.75'	N16°48'47"E
C5	1106.00'	10°50'42"	209.34'	209.03'	N19°56'16"E
C6	1086.00'	0°30'31"	9.64'	9.64'	N14°59'33"E
C7	1106.00'	6°14'57"	120.63'	120.57'	N11°23'27"E
C8	1176.00'	11°31'41"	236.62'	236.22'	N20°50'13"E
C9	1176.00'	0°58'31"	20.02'	20.02'	N14°35'07"E
C10	1176.00'	5°49'54"	119.89'	119.64'	N11°10'55"E
C11	1086.00'	1°04'14"	20.29'	20.29'	N14°12'11"E
C12	1086.00'	5°24'06"	102.38'	102.35'	N10°58'01"E

NO.	BEARING	LENGTH
L1	S81°39'47"E	76.10'
L2	S16°07'23"W	44.60'
L3	N73°25'15"E	22.04'
L4	S73°06'09"E	18.35'
L5	N74°57'35"W	34.60'
L6	N66°05'40"W	37.68'
L7	N07°25'31"E	20.01'
L8	S80°55'03"E	51.46'
L9	N51°32'08"W	30.33'
L10	S69°54'19"W	24.41'

- ----- (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
 W.C.A.S.L. -- Wetland Conservation Area Setback Line
 E.P.C.H.C. -- Environmental Protection Commission
 of Hillsborough County
 U.E. ---- Utility Easement

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.



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

Tab 11

RESOLUTION 2023-13

REVISED ANNUAL APPROPRIATION RESOLUTION OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO REVISED ANNUAL APPROPRIATIONS AND ADOPTING A REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District Board of Supervisors (the “Board”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for each 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 revised budget, whereby the revised budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other anticipated expenditures during the fiscal year; and

WHEREAS, the Board desires to reallocate funds budgeted and to re-appropriate revenues and expenses approved for the 2023/2024 fiscal year.

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

1. The Board has reviewed the District Manager’s revised budget and hereby approves certain amendments in accordance with Exhibit “A” attached. The revised budget attached hereto is hereby adopted and incorporated herein by reference.
2. In accordance with Section 189.016, Florida Statutes, the District’s management is directed to post the amended budget on the District’s website.

3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _____ day of _____, 2023.

ATTEST:

**Board of Supervisors
K-Bar Ranch II Community
Development District**

Secretary/Assistant Secretary

Chair/Vice Chair



Rizzetta & Company

K-Bar Ranch II Community Development District

kbarranchiicdd.org

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

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

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Tax Roll*	\$ 1,847,816
TOTAL REVENUES	\$ 1,847,816
Balance Forward from Prior Year	\$ 8,825
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,856,641
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 13,000
Financial & Administrative	
Administrative Services	\$ 5,061
District Management	\$ 22,352
District Engineer	\$ 11,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 10,040
Assessment Roll	\$ 5,460
Financial & Revenue Collections	\$ 5,460
Accounting Services	\$ 20,246
Auditing Services	\$ 4,700
Arbitrage Rebate Calculation	\$ 900
Public Officials Liability Insurance	\$ 3,143
Legal Advertising	\$ 7,000
Bank Fees	\$ 750
Dues, Licenses & Fees	\$ 500
Website Hosting, Maintenance, Backup (and	\$ 3,002
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 147,614
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Gate and Security Maintenance	\$ 40,000
Security Monitoring Services	\$ 115,000
Electric Utility Services	
Utility Services	\$ 89,488
Street Lights	\$ 169,000
Utility - Recreation Facilities	\$ 35,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 5,000
Water-Sewer Combination Services	
Utility Services	\$ 2,500
Stormwater Control	
Aquatic Maintenance	\$ 59,090
Lake/Pond Bank Maintenance	\$ 18,000
Wetland Monitoring & Maintenance	\$ 5,200
Other Physical Environment	
General Liability Insurance	\$ 3,842
Property Insurance	\$ 42,450
Rust Prevention	\$ 19,140

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

Chart of Accounts Classification	Budget for 2023/2024
Entry & Walls Maintenance	\$ 8,000
Landscape Maintenance	\$ 551,885
Well Repairs	\$ 10,000
Holiday Decorations	\$ 20,000
Irrigation Repairs	\$ 35,000
Landscape - Mulch	\$ 50,025
Landscape Annuals	\$ 47,093
Landscape Replacement Plants, Shrubs, Trees	\$ 40,000
Landscape Inspection Services	\$ 10,800
Fire Ant Treatment	\$ 1,000
Wildlife Management	\$ 15,000
Road & Street Facilities	
Sidewalk Repair & Maintenance	\$ 2,500
Parking Lot Repair & Maintenance	\$ 500
Street Sign Repair & Replacement	\$ 500
Roadway Repair & Maintenance	\$ 500
Parks & Recreation	
Management Contract	\$ 208,966
Pool Permits	\$ 275
Clubhouse Maintenance & Repair	\$ 2,500
Pool Service Contract	\$ 20,400
Pool Repairs & Maintenance	\$ 2,000
Facility A/C & Heating Maintenance & Repair	\$ 1,500
Telephone, Internet, Cable	\$ 4,500
Clubhouse Supplies	\$ 3,000
Furniture Repair/Replacement	\$ 2,500
Utility Golf Cart	\$ 15,000
Pest Control & Termite Bond	\$ 2,873
Office Supplies	\$ 2,000
Athletic/Park Court/Field Repairs	\$ 1,000
Playground Equipment and Maintenance	\$ 500
Lighting Replacement	\$ 1,000
Dog Waste Station Supplies	\$ 1,500
Special Events	
Clubhouse Programs/Events	\$ 8,000
Contingency	
Miscellaneous Contingency	\$ 5,000
Capital Outlay	\$ 30,000
Field Operations Subtotal	\$ 1,709,027
TOTAL EXPENDITURES	\$ 1,856,641
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

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

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Tax Roll	\$ 100,000
TOTAL REVENUES	\$ 100,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 100,000
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and	
EXPENDITURES	
Contingency	
Capital Reserves	\$ 100,000
TOTAL EXPENDITURES	\$ 100,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**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		\$1,947,815.68
Collection Cost @ 2%	2%	\$41,442.89
Early Payment Discount @ 4%	4%	\$82,885.77
2023/2024 Total		\$2,072,144.34

2022/2023 O&M Budget	\$1,705,257.00
2023/2024 O&M Budget	\$1,947,815.68

Total Difference	\$242,558.68
------------------	---------------------

	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		\$1,947,815.68
Collection Cost @	2%	\$41,442.89
Early Payment Discount @	4%	\$82,885.77
2023/2024 Total		<u>\$2,072,144.34</u>

2022/2023 O&M Budget	\$1,705,257.00
2023/2024 O&M Budget	\$1,947,815.68

Total Difference	<u><u>\$242,558.68</u></u>
------------------	----------------------------

	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		\$1,800,201.73
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>\$1,915,108.22</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%	\$151,282.47	\$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%	\$279,766.03	\$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%	\$404,840.41	\$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%	\$221,596.86	\$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%	\$389,925.24	\$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%	\$263,146.27	\$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%	\$1,915,108.22						

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

(\$9,422.17)

(\$114,906.49)

Net Revenue to be Collected

\$147,613.95\$1,800,201.73⁽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 12

From: Moore, Haley <Haley.Moore@MyFWC.com>
Sent: Wednesday, August 23, 2023 3:26 PM
To: Nick Augeri <njaugeri@gmail.com>
Cc: Taylor Nielsen <TNielsen@rizzetta.com>; Matt O'Nolan <MONolan@rizzetta.com>
Subject: [EXTERNAL]RE: Nuisance Gators - FWC - Approved Trapping Methods

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.

Nick,

As a follow up to our phone conversation, we do not collect data related to injuries sustained to people from a set bait. While we have no knowledge of such situations, it does not mean that it has not occurred.

As stated previously, it is our expectation that the Trappers advise the property owner/ manager of the hooks presence and cautions regarding its presence.

Thank you,

Haley Moore

SNAP Call Center Supervisor/Operations Analyst II
Statewide Nuisance Alligator Program

To report a nuisance alligator:

1-866-FWC-GATOR (1-866-392-4286)

Visit our website:

www.MyFWC.com/alligator

Tab 13



Proposal #2703

Kbar Playground Podocarpus 8-23 Revised

Date 8/17/2023

Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647

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

Terry McLane would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at terry@pinelakenurseryinc.com or 727-423-7664.

Remove dead Podocarpus at Playground and install 12 new.

Demo and Prep

Demo and Prep

Items	Quantity	Unit	Price
Labor Enhancement	3.00	Hr	\$210.00
Podocarpus - 3 gal	12.00	ea	\$168.00
Demo and Prep:			\$378.00
PROJECT TOTAL:			\$378.00

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3%

credit card fee.

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

Ex c l u s i o n s

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where

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

- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

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

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting

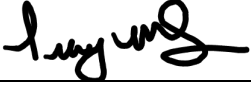
the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
- **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor –

- prior to purchasing and/or installing such materials
- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 

Terry McLane

Date 8/17/2023

Pine Lake Services, LLC

By _____
Matthew Nolan

Date _____

Rizzetta & Co.



ACCOUNT REP: Crispen Mtazu
crispen@playgroundboss.com
1-800-878-0320 ext. 105

QUOTE #: 082223-12386
DATE CREATED: 08-22-2023
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Matt O'Nolan
COMPANY: Rizzetta
ADDRESS: 10820 Mistflower Ln
tampa, fl 33647
EMAIL: monolan@rizzetta.com
PHONE: 81353329502928



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Jeffrey LaFlamme
COMPANY: Rizzetta
SHIP TO ADDRESS: 10820 Mistflower Ln
Tampa, FL 33647
EMAIL: manager@kbarii.com
PHONE: 813-388-9646

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
1	Maze Go Round SKU: PGBFS-1810 Variants: COLOR SCHEME: Primary Age: 2 to 12, Child Capacity: 6, Play Activities: 1, Safety Use Zone: 24ft x 24ft	\$ 2,287		\$ 2,287
	Note Delivery and installation of primary Maze go round play structure. Customer to provide site pictures prior to quote authorization.			
	Professional Installation SKU: INSTALL	\$ 5,385		\$ 5,385
	Customer Installation Note Play area: 24' X 24' - Installation over already existing mulch surfacing. - Access to water and electric - Customer to provide dumpster on-site to dispose of packaging materials.			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address	\$ 981		\$ 981

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Account Rep: Crispen Mtazu
crispen@playgroundboss.com
1-800-878-0320 ext. 105

Authorized Purchaser:
Date:

Subtotal	\$ 8,653
Tax	\$ 0
	\$ 8,653

Have questions about this quote?



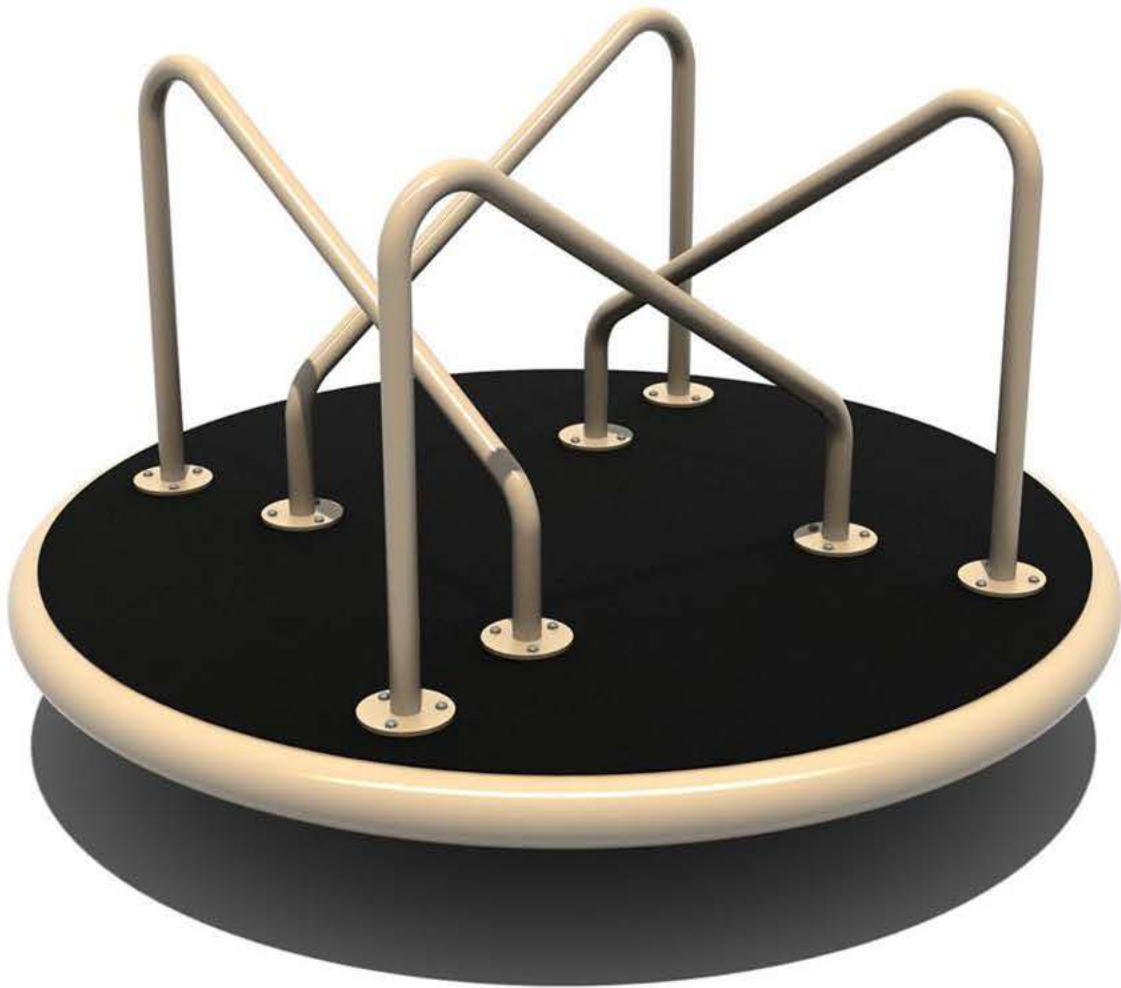


Ages 2 to 12

Use Zone: 24ft x 24ft
Child Capacity: 6
Play Activities: 1

Maze Go Round

SKU: PGBFS-1810



Call Us
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



Warranty

100
15
5
3
1

One Hundred (100) Year Limited Warranty

On aluminum and steel upright posts, hardware, post caps, and clamps against structural failure due to deterioration, corrosion, or workmanship.

Fifteen (15) Year Limited Warranty

On rails, rungs, rigid climbers, loops, HDPE and rotationally molded plastic components, and decks against structural failure due to deterioration, corrosion, or workmanship.

Five (5) Year Limited Warranty

On cables and nets against premature wear due to natural deterioration or manufacturing defects. On moving parts against structural failure due to materials or workmanship.

Three (3) Year Limited Warranty

On all blow molded plastics against structural failure due to materials, or workmanship.

One (1) Year Limited Warranty

On all materials and products not covered above against failure due to materials or workmanship.

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**
1-800-878-0320

PlaygroundBoss.com

Tab 14

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Fifth Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2023 (the “**Effective Date**”), by and between **K-Bar Ranch II Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated June 29, 2017 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,886.83	\$22,642
Administrative:	\$421.75	\$5,061
Accounting:	\$1,687.17	\$20,246
Financial & Revenue Collections:	\$455.00	\$5,460
Assessment Roll ⁽¹⁾		\$5,460
Total Standard On-Going Services:	\$4,450.75	\$58,869

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

Tab 15

From: JAMES FINLEY <jfinleykbar@gmail.com>

Date: August 15, 2023 at 10:32:11 AM EDT

To: Katie Guerra <katie.guerra@outlook.com>

Subject: Re: Request to Petition CDD Approval for New Vendor at K-Bar II Food Truck Nights

Thank you Katie I will get this information over to Jeffery and bring it to the attention of the other board members on Thursday.

Sent from my iPhone

On Aug 13, 2023, at 10:31 PM, Katie Guerra <katie.guerra@outlook.com> wrote:

Dear James,

I hope this email finds you well. I am writing to formally request the opportunity to present Blossom & Bloom as an approved vendor at the upcoming Community Development District (CDD) meeting scheduled for August 17, 2023. Our intention is to offer our cut flower services during the K-Bar II food truck nights, which take place every other Thursday.

As community residents, we are deeply committed to enhancing the overall experience for our fellow residents. We believe that the presence of a cut flower vendor, such as Blossom & Bloom, will not only add aesthetic value but also create a sense of vibrancy and warmth during the food truck nights. Our carefully curated selection of fresh flowers is aimed at brightening the atmosphere and fostering a more inviting environment for everyone in the community.

We kindly ask for your consideration in adding Blossom & Bloom as an approved vendor to the list of participants at K-Bar II food truck nights. Our offerings align well with the community's spirit, and we are excited about the opportunity to contribute to the sense of togetherness that these events aim to foster.

In order to present our proposal to the CDD, we would greatly appreciate being added to the agenda for the upcoming meeting on August 17th. This would allow us to share our plans, vision, and commitment to this endeavor with the board members and residents in attendance.

Thank you very much for your time and attention to this matter. We believe that Blossom & Bloom can be a valuable addition to the community's events, and we are eager to work collaboratively to make this proposal a reality. Please let us know if there are any specific requirements or procedures we need to follow to participate in the CDD meeting and present our case. We already have our business insurance and are able to provide a Certificate of Insurance if requested.

Looking forward to your response and the possibility of working together to bring a touch of beauty to K-Bar II food truck nights.

Best regards,

Katie Guerra

19230 Mossy Pine Dr

813-426-4239

[Katie.guerra@outlook.com](mailto:katie.guerra@outlook.com)

Tab 16

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 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.

* 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.

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

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Tim Gay

(813) 334-4827

TO:

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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
	OPTION	Install permanent track lighting outlining front edge of clubhouse and down both sides
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
Entrances	Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II	\$1250 per entrance 10 entrances
	Install 2 x 36" lit wreaths with bows on monument columns	\$12,500.00
	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

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- * 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

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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	\$1,650.00
	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	
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.

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* 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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Kbar II Pricing Matrix

	Current	3 Year Terms	5 Year Terms
Decoration Area and Description			
Main Entrance	\$2,000	\$0	\$0
Entrances	\$12,500	\$0	\$0
Wreaths	\$0	\$6,250	\$6,250
Clubhouse	\$2,250	\$0	\$0
Option 1: Main Entrance Track Lighting		\$6,495	\$6,495
Option 2: Interior Entrances Track Lighting		\$36,500	\$36,500
Option 3: Clubhouse - Track Lighting		\$16,500	\$16,500
Total	\$16,750		
3 Yr Contract (Wreaths plus Options cost spread over 3 years)		\$26,082	
5 Yr Contract (Wreaths plus Options cost spread over 5 years)			\$18,149
Optional Features:			
Option 1: Main Entrance Track Lighting	\$6,495		
Option 2: Interior Entrances - Track Lighting	\$36,500		
Option 3: Clubhouse - Track Lighting	\$16,500		
Total (Options)	\$59,495		

Kbar II Pricing Matrix

	6250			
6495		6495		
36500		36500		
15995		15995		
19663.33	19663	11798	6250	18048
	25913			

DECORATING ELVES

Make it a Holiday Every Day!

Avoid the Holiday Hassle

13670 Roosevelt Blvd Suite B; Clearwater, FL 33762
www.decoratingelves.com office@decoratingelves.com
Phone 727 474 2628 1-800-MY-LITES

Bill To:

K-Bar II CDD
10820 Mistflower
Tampa, FL 33647
Matt O'nolan
monolan@rizzerra.com

Install:

DATE: 9/10/23

INVOICE #

LIC# ES12000805 - CLVLT #1162

FOR: Christmas Lighting
and Holiday Décor

DESIGNER:
Jack McGuire

Schedule confirmed when deposit is received

DESCRIPTION	AMOUNT
K-Bar II CDD Amenity Center Building	
14x Wrap palms at front of building and at the island with WW LED Minis	\$ 3,300.00
4x LED Floods-RGB on front 4 palms	\$ 140.00
1x 36" Garland Wreath with LED Mini's & Classic Red Bow over Building Entrance	\$ 150.00
2x 24" Garland Wreaths with LED Mini's & Classic Red Bow on Entry Monument	\$ 160.00
6x 9'x12" Pine Garland with WW LED Mini's surround Entry Monument	410.00
Trim Building Gutter and Gables with WW LED C-9's	\$ 3,750.00
Neighborhood Entry Monuments: 9 Total	
9x Pine Garland Swags with WW LED Mini's surround Entry Monuments	\$ 3,690.00
18x 24" Garland Wreaths with LED Mini's and Classic Red Bows	\$ 1,350.00
18x LED Floods-RGB on Monument Trees	\$ 630.00
K BAR II Main Entry Monument	
Wrap top and bottom of 4 structures with WW LED C-9's	\$ 1,892.00
4x 24" Garland Wreaths with WW Mini's and Classic Red Bows	\$ 300.00
2x 36" Garland Wreaths with WW Mini's and Classic red Bows	\$ 254.00
1x Pine Garland Swags with WW LED Mini's & holiday balls at Entry Monument	\$ 376.00
Misc extra, timers ext cords, clips, stakes, tape, fasteners, etc. additional charge as needed	
& resetting gfci outlets when necessary	
Deposit required to reserve spot in schedule	\$ 5,597.20
Balance due upon completion of installation	\$ 10,394.80
	Thank You

Payment is due upon request. All discounts become void on payments 10 days past due. A 1.5% monthly interest will be added to past due invoices. All Deposits are non-refundable after 5 days of being received. There is a 25% restocking fee on all returned or canceled orders. Customer hereby authorizes Decorating Elves, to install and / or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Decorating Elves, from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and / or removal or location of above items. Decorating Elves reserves the right to place a lien on property on any payments outstanding. By agreeing to this you also agree to all our terms and conditions located at <https://www.decoratingelves.com/terms-conditions/>

We Also Do Outdoor Lighting Design, Install, Service, & Repairs

P R O P O S A L

Outdoor Lighting by Decorating Elves Inc.
 13670 Roosevelt Blvd
 Suite B
 Clearwater , FL 33762
 (727) 474-2628

www.decoratingelves.com

FL Lic# ES12000805 , CLVLT# 1162



Billing/Service Address

Michele Emery
 K Bar Ranch II CDD
 10820 Mistflower Ln
 Tampa, FL 33647
 (813) 991-8789 (Mobile)
 monolan@rizzera.com

Date	September 9, 2023
Total	\$11,088.10

This proposal expires on 10/24/2023

Prepared by Jack McGuire (jack@decoratingelves.com)

View 

Item	Description	Qty	Rate	Amount
LL Installation	Permanent Landscape Lighting For The Amenity Center 12v Landscape Lighting System: location - fixture type and location design plan and layout once deposit received, parts & products needed listed	1	0.00	\$0.00
Brass Spot	Palms Along Front Of Amenity Center And In Front Island Dark Brass Bullet (mini flood, circle deck, 6" LED bar) Lighting System Package Installed - see	21	278.95	\$5,857.95

	description for details			
Brass Spot	Columns Along Front Of Amenity Center Dark Brass Bullet (mini flood, circle deck, 6" LED bar) Lighting System Package Installed - see description for details	5	278.95	\$1,394.75
Brass Path	Garden Lighting On Each Side of Entry Way Dark Brass Path Lighting System Package Installed - see description for details	12	299.95	\$3,599.40
Brass Wall Wash	Amenity Center Entry Monument Antique Spun Brass Spread Flood Light Fixture	2	118.00	\$236.00
			Subtotal	\$11,088.10
			Tax	\$0.00
			Total	\$11,088.10

T E R M S A N D C O N D I T I O N S

1. Payment Terms/Deposit/Additional Charges. All Payments to DE under this Work Order are due upon demand. Deposits are non-refundable after 3 days of being received. Discounts shall be void on any payments 30 days past due. A 1.5% monthly interest charge will be added to this Work Order for any past due payments. A 25% restocking fee shall be charged for any returned or canceled orders. 2. Service Terms/Indemnification/Limitations of Liability. DE shall take the utmost care and precaution to protect Customer's premises and property. As such, Customer hereby authorizes DE, to install and/or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify DE from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and/or removal or location of materials related to this Work Order. Customer acknowledges and agrees that: a) DE's maximum liability to Customer for any claim(s) arising from or relating to this Work Order, whether in contract, tort, or otherwise, shall not exceed the total fees paid by Customer to DE; and b) In no event will DE be liable for any special, consequential, indirect, punitive or incidental damages, arising out of or in connection with this Work Order. 3. Default/Breach/Disclaimer/Force Majeure. Customer shall be in breach of this Work Order for its failure to pay any amount owed to DE within 15 days after its due date. Upon such default, DE shall have all rights and remedies available to it at law and/or equity including, but not limited to, the right to place a lien on Customer's property for such default. DE DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE RELATED TO THIS WORK ORDER. DE shall have no liability to Customer for any delay in the performance of, or inability to perform, its obligations under this Work Order caused by circumstances beyond its reasonable control, including but not limited to, power surges or failures, normal wear and tear, acts of God, war, riot, embargo, acts of any state, federal, or local governmental body, labor related disputes, unavailability of equipment or parts from vendors, or changes requested by Customer. 4. Waiver of Jury Trial/ Governing Law/Venue/Attorney fees-costs. The parties hereto hereby waive trial by jury in any action or proceeding brought by either of the parties against the other on any matter or matters arising out of or connected with this Work Order. This Work Order shall be governed by and construed and enforced with the laws of the State of Florida. The parties hereby consent and agree that Pinellas County, Florida, shall be

the exclusive, proper and convenient venue for any legal proceeding in federal or state court relating to this Work Order, and each party waives any defense, whether asserted by motion or pleadings, that Pinellas County, Florida, is an improper or inconvenient forum. If any party to this Work Order brings an action or proceeding for declaration of the rights of the parties under this Work Order, for injunctive relief, for an alleged breach or default of this Work Order, or any legal action arising out of this Work Order, the prevailing party shall be entitled to reasonable attorney fees and expenses, including all fees and expenses incurred at trial, on appeal or in any bankruptcy proceedings, in addition to any court costs incurred and any other legal damages or other relief rewarded. 5. Miscellaneous. The parties agree as follows: a) No claim arising out of this Work Order may be brought more than two (2) years after the cause of action accrued; b) Neither party's failure to enforce any of the provisions of this Work Order, or to exercise any right or option will be construed as a waiver of any such provision, right, or option, and shall not affect the validity of this Work Order; c) In the event that any provision contained in this Work Order is invalid or otherwise unenforceable under applicable law, such provision shall be automatically amended and reformed to the extent necessary to be valid and enforceable, and in keeping with the original intent of the parties, as expressed herein; d) This Work Order may not be changed, modified or waived except as permitted by this Work Order or by a written document that is signed by Customer and DE; and e) Customer shall not have any right or license to use DE's trade or service names, marks, promotional materials, graphics, themes, strategies, services.

6. BY ACCEPTING A PROPOSAL FROM DE, YOU ACCEPT THE TERMS & CONDITIONS LISTED ABOVE IN ITS ENTIRETY.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.