



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
January 18, 2024**

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

www.kbarranchiicdd.org

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

Board of Supervisors
K-Bar Ranch II Community
Development District

1/11/2024

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, January 18 2024 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 ReportTab 1
 - B. Presentation of Aquatics Report.....Tab 2
 1. Consideration of Revised Aquatic Management AgreementTab 3
 - C. District Counsel
 - D. District Engineer
 - E. District Manager ReportTab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 21, 2023Tab 5
 - B. Consideration of Operation and Maintenance Expenditures for September, October, and November 2023Tab 6
- 5. BUSINESS ITEMS**
 - A. Presentation of Traffic StudyUSC
 - B. Consideration of Cooper Pools Agreement.....Tab 7
 - C. Acceptance of Land Conveyance.....Tab 8
 - D. Consideration of Conservation EasementsTab 9
 - E. Discussion Regarding Purchase of M/I Parcel and Amenities to be Constructed, Together with Financing Options
 1. MBS Capital Markets Engagement as Underwriter.....Tab 10
- 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



January 9, 2024
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.
- ❖ Improve turf color throughout the district. Color is off after fertilization.

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. Eradicate the ant mounds in the Bottle Brush at the main entrance to Knar Ranch II in the center island. Once eradicated rake down the mounds.(Pic 1)



6. Continue to attack the ant mounds throughout Kbar Ranch Parkway.

7. **Treat the dollar weed and other turf weeds at the entrance to Mistflower Lane in the center island.(Pic 7)**



2. Work on the moss removal in the oak trees at the main entrance to hawk valley on the inbound and outbound side.
3. Pine Lake to work on the moss removal in the Cypress trees along Kbar Ranch Parkway.
4. Remove the moss from the trees at the Redwood Pointe Mail Kiosk area in the oak trees.
5. Remove the moss from the oak trees in the redwood Pointe Frontage oak trees on the inbound and outbound side.

8. From the Mistflower traffic circle until the Briar brook entrance continue to work on the turf weeds treatment in the center island and the outbound side of Mistflower Lane.

9. **Provide the district a price to replace the damaged sod area in the center island on Mistflower lane in the front of Briar Brook.(Pic 9 Next Page)**

10. **Make sure irrigation is turned off in the district to allow things to dry out we have been receiving excess rain.**



Kbar Ranch II

9



11. Make sure crews are string trimming around the irrigation system in the Briar Brook community near the mail kiosk. This is one of the few areas that we can use round up. (Pic 11)

11



12. The area that was discussed near the Sun drift 1 mail kiosk that the trucks have been driving over is still in need of repair by the developer. (Pic 12>)

13. Remove the moss from the oak trees at the Mossy Pine entrance on the inbound and outbound side of the entrance.
14. Provide the district with a proposal for the mulching of the community.
15. During my inspection there is still debris from the contractor working on the roadways on

16. Sun drift Drive in the common area across from 11017 Sun drift Drive. This is also the area they stored concrete on the has damaged the turf and needs to be replaced. (pic 16)

16



17. During my inspection there was sign of brown patch throughout the Saint Augustine make sure that this is being treated on a every 17-day rotation until it is cured.
18. Diagnose and treat the decline in the turf on Mistflower Lane between the back entrance to the amenity center and the front entrance to the amenity center on Mistflower Lane. (pic 18 Next Page)

<12



Kbar Ranch II



19. Treat the turf weeds on the outbound side of Winsome Manor. Improve the vigor in this turf in the area.(pic 19)



20. Eradicate the ant mounds on Meadow Pointe Blvd. Once eradicated rake down the mounds.



Tab 2

Chris Thompson

Blue Water Aquatics, Inc.

12/28/2023 | 8 Photos



K-Bar Ranch CDD II Aquatics Report



December Aquatics Report

Hillsborough County received close to 3 inches of rain as of December 27th (SWFWMD Provisional Rain Report). Ponds in Florida during the winter months may exhibit some changes in response to the seasonal weather patterns. Here are a few considerations:

- 1. Temperature:** In the winter, temperatures in Florida can drop, but they typically remain relatively mild compared to northern states. Some areas in central Florida may experience occasional frost. Tilapia, which are in many ponds in Florida, are a non-native species from Africa. These fish do not survive frost conditions and will die in large numbers when temperatures
- 2. Aquatic Life:** Aquatic plants and animals in Florida ponds may be influenced by the cooler temperatures. Some plant species may go dormant or exhibit slower growth during the winter months. Fish behavior can change in response to temperature fluctuations. Some fish may become less active, while others may adjust their feeding habits.
- 3. Water Levels:** In winter, there is generally less evaporation compared to the hot summer months. However, rainfall patterns can still vary, affecting water levels in ponds.
- 4. Wildlife:** Florida is home to a diverse range of wildlife, and winter may bring changes in the behavior of birds and other animals around ponds. Some migratory birds may visit Florida during the winter months. Alligators will spend more time sunning themselves on the banks.
- 5. Algae Growth:** While algae growth may slow down in cooler temperatures, it doesn't necessarily come to a complete halt. Factors like sunlight, nutrient levels, and water quality still play a role in algae development.

1



Pond SDII4 - This is one of the largest ponds in K Bar Ranch. It has a few beautiful islands of jointed spikerush. The only issue with this pond, much like others, is that vegetation grows on exposed banks when the water level is low.

Project: K-Bar Ranch II CDD
Date: 12/18/2023, 11:26am
Creator: Darren Maio

2



Pond FC242B - The main issue with this pond is generally torpedo grass. It has a tendency to creep out into the water.

Project: K-Bar Ranch II CDD
Date: 12/18/2023, 11:43am
Creator: Darren Maio

3



Pond 213 - This small L shaped pond separates the homes from the wetland area. During the summer, the water level drops significantly. Sedge and creeping water primrose are the main invasive plant species seen in and around the pond.

Project: K-Bar Ranch II CDD
Date: 12/18/2023, 12:04pm
Creator: Darren Maio

4



Pond 210 - This pond is usually treated for algae every time. Today, there isn't any floating algae to be seen.

Project: K-Bar Ranch II CDD
Date: 12/18/2023, 12:11pm
Creator: Darren Maio

5



Pond 204 - This pond can be seen directly from K Bar Ranch Pkwy. It is rather small, but it has an abundant amount of native plant species. During the summer, it can rapidly dry up. Pennywort and slender spikerush are usually the main invasive plants treated.

Project: K-Bar Ranch II CDD

Date: 12/18/2023, 12:19pm

Creator: Darren Maio

6



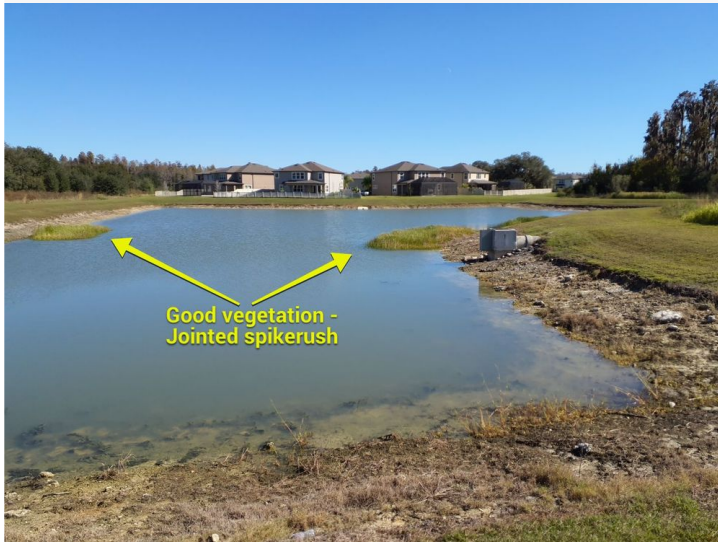
Pond 192 - The biggest issue with pond 192 this year was trash in the water and uncut vegetation around the pond itself. Other than that, it is a nice feature to enjoy while in your backyard.

Project: K-Bar Ranch II CDD

Date: 12/18/2023, 12:33pm

Creator: Darren Maio

7



Pond 104 - The water level is still quite low. Exposed banks are perfect areas for torpedo grass, sedge, and other grass species to grow.

Project: K-Bar Ranch II CDD

Date: 12/18/2023, 1:00pm

Creator: Darren Maio

8



Pond SDII5 - Pond SDII5 frequently has algae. We treated for: Torpedo grass and alligator weed. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Date: 12/18/2023, 1:34pm

Creator: Darren Maio



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

12/5/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

3ene

Temperature

68

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

Wr3 121 122 102 fc105 103 104 fc40 100
ec1 ec2 ec3 ec4 ec5 ec6 ec7 ec8 ec9 s1
190 192 1w 93 242 191 191a 201. 205 204
202 200 a10 203

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

204 122 100 103 206

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low



Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae

Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	12/5/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	8 MPH WNW
Temperature	72*
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	SDII 1-5, FC670250A, FC630151, 243, FC342A, 244, FC242B, 241, 240, WCA, 231, A13, FC231, FC230, 230, 232, 221, FC220, 222, 223, C2, C3, 213, 212, 210, 211
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Floating <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated ponds for emergent vegetation such as, alligator weed, sesbania, duckweed, creeping water primrose, pennywort, crested floating heart, torpedo grass, sedge, creeping day vine, and slender spikerush.

2 of 2



Aquatic Services Report

Pond Numbers	SDII2, 210, 223, 230
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated ponds for filamentous algae and planktonic algae.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	12/5/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	8 MPM WNW
Temperature	73*
Multiple Sites Treated	No
Pond Number	Amenities Center Front Entrance
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Special Service Agreement
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Removed carcass of deceased Sandhill Crane that had been hit in front of amenities center at 9am. Price agreement for service 60\$

Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

12/18/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

13 MPH NNE

Temperature

62*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers

EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9, 202, 204, 205, 201, 200, A10, 191A, 191, 242, 139, 192, 193, SDII1, SDII2, SDII3, SDII4, SDII5, 241, 242, 240, A13, 241, FC242B, FC670250A, FC242B, FC630151, FC242A, 243, 244, 231, FC231, FC230, 221, FC220, 222, 223, C3, C2, 213, 211, 232, 210 212

Service Performed

Treatment

Work Performed

☒ Brush
☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Ponds water levels are high. Main targets this month were torpedo grass and brush.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

12/20/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Cloudy

Wind

7 MPH NE

Temperature

62*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

K BAR 2 TRASH PICK UP

Service Performed

Treatment

Work Performed

☒ Other

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Trash removed from ponds and shorelines in K Bar 2 neighborhoods. Around 25 pounds of debris removed.

2 of 2

Pond Numbers

SDII5

Service Performed

Treatment

Work Performed

☒ Brush
☒ Grasses

Equipment Used

☒ ATV/UTV



Aquatic Services Report

Water Level

High

Restrictions

None

Observations/Recommendations

Treated around perimeter of pond for primrose, creeping water primrose, torpedo grass, and sedge.

Tab 3



Aquatic Management Agreement

This Agreement, with an agreed upon service start date of **January 1, 2024**, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **K-Bar Ranch CDD II** (hereinafter the “Customer”), c/o Rizzetta & Company, 12750 Citrus Park Lane, Suite 115, Tampa, FL 33625.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

(80) Waterways 91,505 Linear Feet 124.40 Surface Acres @ NWL

Contract Term: The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ Monthly Maintenance Program for Aquatic Weeds/Algae	\$4,860.00/month
⇒ Invasive Non-Native Plant Control	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Inspection of Outflow Structures	Included
⇒ Trash & Debris Removal **	Included
⇒ Pond Dye program (<i>Where Needed</i>)	Included
⇒ Water Testing (<i>See Addendum</i>)	Included
⇒ Site Service Reports & Monthly Management Overview Reporting	Included
⇒ Aquatics Consulting	Included
Total Yearly Contract Amount Pond / Waterway Maintenance	\$58,320.00/year

Pond Maintenance – Thirty-six (36) Inspections per year, with treatments performed as necessary. Follow-up treatments performed at no additional cost.

**** Trash and Debris removal will consist of normal trash along pond shorelines and within 4’ reach of the shorelines.**

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time. Blue Water Aquatics shall not be liable for any delay in performing the

K-Bar Ranch CDD II - WWM 10-01-2023

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.

Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals. Customer agrees to reimburse Blue Water Aquatics for any Waiver of Subordination fees.

Payment of Services: Customer agrees to pay Blue Water Aquatics within forty-five (45) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Disclaimer: While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, the Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include site access, site parking, staging areas, fencing, obstructions, irrigation being drawn from pond(s) or gate codes.)

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **Annual Increase:** Beginning on the first anniversary of the contract commencement date and annually thereafter on each anniversary, the contract price shall be adjusted by a percentage equal to the percentage increase in the Consumer Price Index for such year. The Consumer Price Index (all goods and services, all urban consumers, U.S. City Average) published by the United States Department of Labor Bureau of Labor Statistics ("CPI-U") shall be the index for adjustment.

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from

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Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been affected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice. Upon termination of this Agreement, Blue Water Aquatics shall be entitled to payment for all work and/or services rendered up until the effective termination date of the Agreement.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

Addenda: See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as large trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

*Virgil Stoltz, VP/General Manager
Blue Water Aquatics, Inc.*

Customer Signature

Printed Name & Title

12/28/2023
Date

Date



Survey Sheet
K-BAR RANCH CDD II
Site & GEP Surveyed

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
100	1,685	1.47
101	1,850	4.19
102	1,505	2.82
103	1,175	1.10
104	1,210	1.46
FC105	1,020	0.90
FC40	2,065	3.65
EWR-2	2,085	3.27
121	540	0.44
122	705	0.57
EWR-3	1,350	1.89
200	1,305	1.24
201	1,720	2.57
202	975	0.67
203	1,190	1.26
204	830	0.54
205	1,200	0.93
210	1,790	1.93
211	745	0.64
212	915	0.70
213	970	0.39
FC220	710	0.60
221	1,210	1.59
222	505	0.28
223	435	0.21
SUMP C2	245	0.10
SUMP C3	85	0.01
230	1,020	0.74
FC230	940	0.71
FC231	450	0.30
231	1,325	1.37
SUMP A-13	375	0.20

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Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
SUMP A-10	640	0.38
232	1,430	2.11
SUMP 1	290	0.10
190	535	0.33
191	1,315	1.57
191A	390	0.15
191B	725	0.36
192	1,170	0.86
192A	675	0.61
192B	575	0.39
193	860	0.81
CU1	80	0.01
CU2	80	0.01
240	1,045	1.54
241	1,115	0.95
242	720	0.52
243	2,890	7.51
244	680	0.57
FC242A	600	0.39
FC242B	1,050	1.23
FC670250A	2,930	5.02
FC630151	1,990	3.82
WCA	645	0.38
EC1	1,620	2.18
EC2	1,955	1.76
EC3	430	0.22
EC4	840	0.88
EC5	1,975	2.32
EC6	1,600	1.16
EC7	745	0.69
EC8	1,150	1.12
EC9	2,375	5.02
SDII-1	720	0.52
SDII-2	1,865	2.31
SDII-3	1,340	1.82

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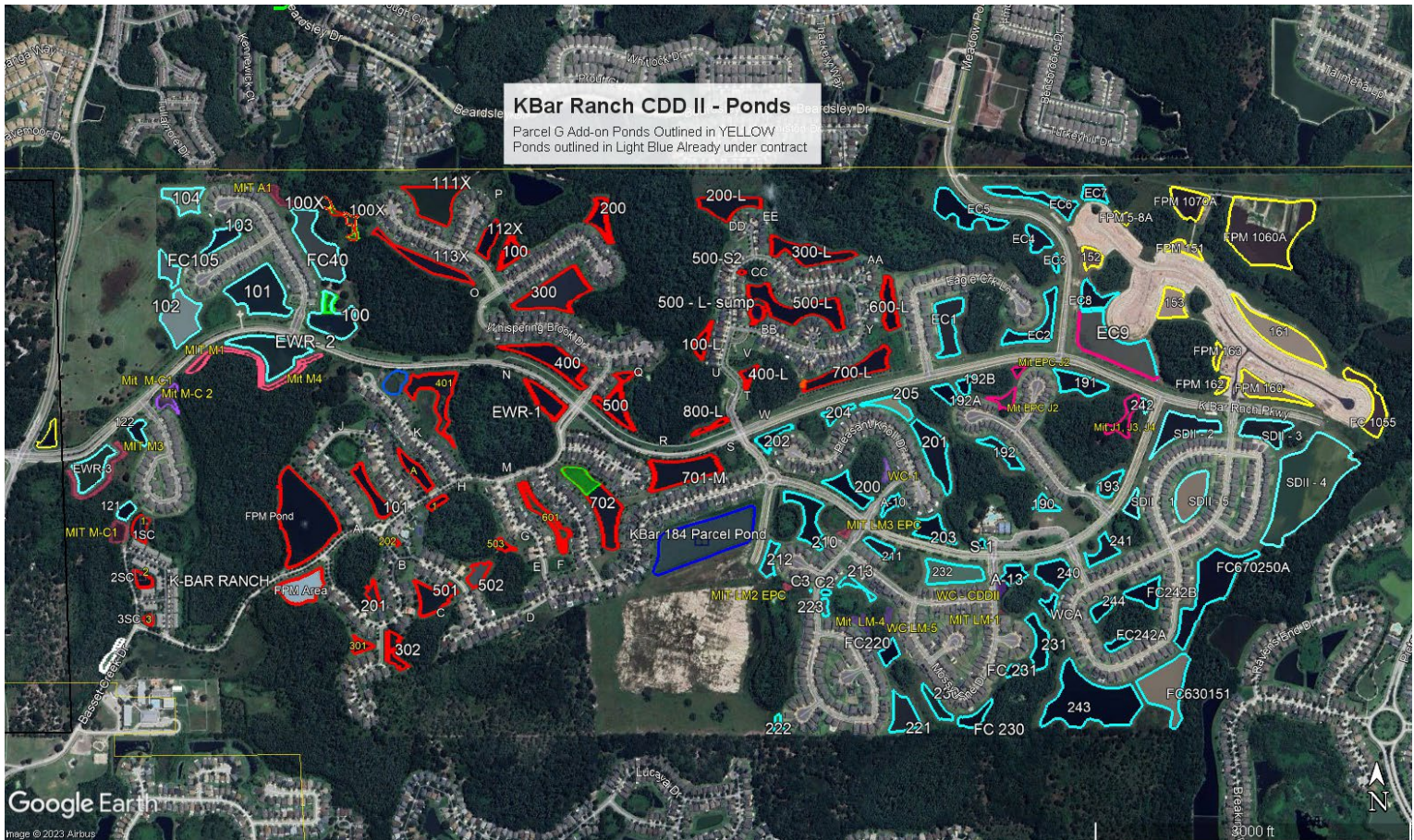


<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
SDII-4	3,175	10.50
SDII-5	1,260	2.34

Newly Added Parcel G Ponds – Highlighted in Yellow on Map (01/01/2024)

152	695	1.18
FPM 5-8A	495	0.29
FPM 1070A	1,140	2.19
FPM 151	950	0.70
FPM 1060A	2,650	8.85
161	2,355	3.81
FC 1055	1,825	2.35
FPM 160	1,670	1.74
FPM 162	490	0.32
FPM 163	610	0.31
153	1,015	1.46
Total	91,505	124.40

K-BAR RANCH CDD II Site Map

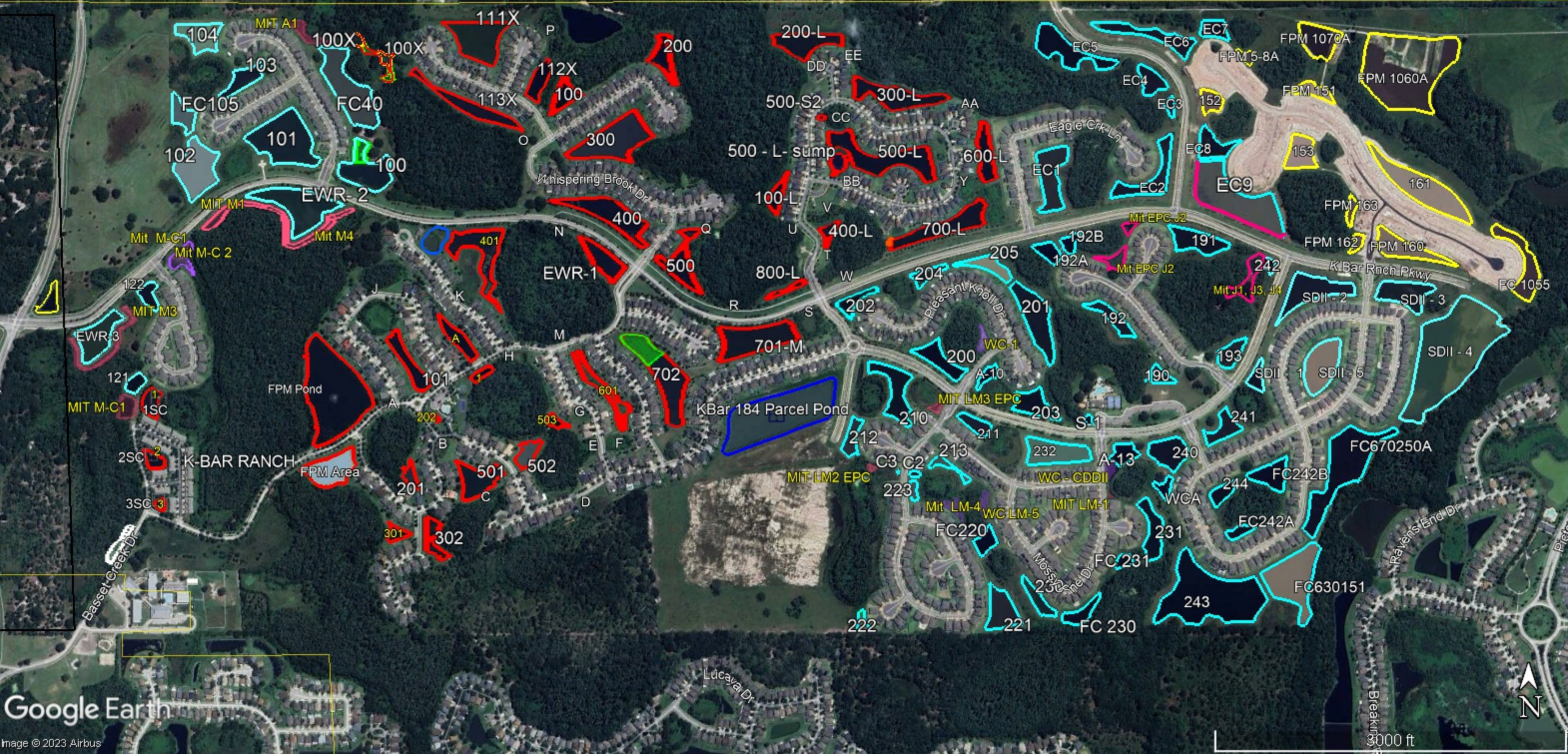


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Parcel G Add-on Ponds Outlined in YELLOW
Ponds outlined in Light Blue Already under contract

Parcel G Add-on Ponds Outlined in YELLOW
Ponds outlined in Light Blue Already under contract



Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

January 18

2024

K
B
A
R

R
A
N
C
H

II

FINANCIAL SUMMARY

11/30/2023

General Fund Cash & Investment Balance:	\$836,718
Reserve Fund Cash & Investment Balance:	\$102,348
Debt Service Fund Investment Balance:	\$501,933
Total Cash and Investment Balances:	\$1,440,999
General Fund Expense Variance: \$11,555	Under Budget

Tab 5

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, December 21, 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>(via phone)</i>
James Finley	Board Supervisor, Assistant Secretary
Duzianathan Mohan	Board Supervisor, Assistant Secretary

Also present:

Matt O'Nolan	District Manager, Rizzetta & Company, Inc.
Dan Lewis	District Counsel, Persson, Cohen & Mooney
Tonja Stewart	Representative, Stantec <i>(via phone)</i>
Jeffrey Laflamme	Clubhouse Manager
John Amorosa	Representative, Pine Lake Nursery, Inc.
Epifanio Carvajal	Representative, Pine Lake Nursery, Inc.

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

FIRST ORDER OF BUSINESS

Call to Order

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

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 vendor competition, MI Management of Landscaping and Blossom and Bloom Vendor

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report and Responses

Mr. Carvajal presented his response to the Landscape Inspection Report to the Board.

The Board requested Landscape Inspection Reports be provided to Pine Lake in a timely manner, allowing time for response.

Mr. LaFlamme to monitor tennis court drains and report any issues.

1. Consideration of Landscape Proposal

The Board tabled the Pine Lake mulch proposal #2972 until January meeting and requested competing bids for mulch.

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors ratified Pine Lake Proposal #3004, in the amount of \$6,250.00, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Finley, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved a NTE of \$2,500 authorizing chair to approve annuals to be filled in as needed, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved Pine Lake estimate 3094, in the amount of \$6,484.38, and 3 for top choice fire ant treatment, for K-Bar Ranch II Community Development District.

2. Consideration of Landscape Contract Addendum

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Hawk Valley Landscape Maintenance addendum, for K-Bar Ranch II Community Development District.

3. Consideration of Landscape Inspection Service Addendum

On a Motion by Mr. Halstead, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the Landscape Inspection Service Addendum, for K-Bar Ranch II Community Development District.

C. Clubhouse Manager Report

Mr. Laflamme gave his report to the Board.

Supervisor Finley requested Amenity Manager seek out volunteers for events that desire to complete community service hours.

D. District Counsel

Mr. Lewis advised the Board he would speak on each business item as the meeting goes on.

E. District Engineer

Ms. Stewart requested Mr. Lewis work with Ms. Emery to address resident encroachments near Briar brook.

The Board requested Ms. Stewart to coordinate Traffic Study presentation for January Meeting.

F. District Manager Report

Mr. O'Nolan advised of the upcoming meeting to be held on January 18, 2023 at 6:00 pm for the Board of Supervisors meeting.

1. Review of Financial Statement

Mr. O'Nolan presented the Financial Statement to the Board.

Per the report, the District is currently \$11,555 under budget.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on October
19, 2023**

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on October 19, 2023, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for
September and October 2023**

The Board tabled the September and October O&M expenditures until January meeting, seeking clarification on Cecil Dominguez check request not signed, 3 separate Grau invoices, and Pine Lake invoices 2978 and 2891 for potential duplication.

SIXTH ORDER OF BUSINESS

Discussion on Vendor Agreement

On a Motion by Mr. Finley, seconded by Ms. Firebaugh, with Ms. Emery opposed, the Board of Supervisors approved a one-time good will payment of \$390 to Blossom and Bloom vendor, as well as keeping current vendor agreement as is, with Amenity/District Manager, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of 3rd Quarter Website
Audit**

Mr. O’Nolan presented the 3rd Quarter Website audit to the Board. He stated it was a clean audit with no adverse findings.

EIGHTH ORDER OF BUSINESS

Acceptance of Land Conveyance

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved Ms. Stewart to arrange a meeting regarding acceptance of the Land Conveyance with Chair, District Manager, District Counsel and Engineer, for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Conservation
Easements**

On a Motion by Ms. Emery, seconded by Ms. Firebaugh, with all in favor, the Board approved the Conservation easements pending updated documents showing the correct address, for K-Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

Vacant Land Purchase Timeline

Mr. O’Nolan advised the Board there will be an additional meeting set for February 29th, 2024.

Mr. Lewis advised that this is just informational for the Board to be aware of the steps involved.

ELEVENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Ms. Emery requested update on lights for Tennis court, new cart, and maintenance area, as well as to purchase two commercial vacuum cleaners for event cleanup.

Mr. Lewis requested Ms. Stewart to send a copy of the current rental agreement for review.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors adjourned the meeting at 8:22 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview , Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.kbarranchiicdd.org

Operations and Maintenance Expenditures September 2023 For Board Approval

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

The total items being presented: **\$180,461.57**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alisa Williams	100359	091323 Williams	Rental Deposit Refund	\$ 450.00
Anti-Pesto Bugkillers	100360	395759	Bimonthly Pest Control 09/23	\$ 140.00
Blue Water Aquatics, Inc.	100361	30562	Aquatic Service - Pond Treatment 08/23	\$ 3,705.00
Cecile Dominguez	100354	091423 Dominguez	Rental Deposit Refund 09/23	\$ 200.00
City of Tampa Utilities	100355	2282015 9/23	10352 K Bar Ranch Pkwy - Account #2282015 09/23	\$ 9.12
City of Tampa Utilities	100355	2287182 9/23	10820 Mistflower Ln - Account #2287182 09/23	\$ 120.14
City of Tampa Utilities	100355	2333386 9/23	19339 Eagle Creek Ln - Account #2333386 09/23	\$ 48.93
Egis Insurance Advisors, LLC	100367	19845	Policy #100123684 10/01/23-10/01/24	\$ 49,078.00
Florida Department of Revenue	100349	39-8017923158-4 08/23	Sales and Use Tax 08/23	\$ 336.14
Grau & Associates, P.A.	100368	24067	Auditing Services FYE 09/30/22	\$ 1,500.00
Grau & Associates, P.A.	100368	24233	Auditing Services FYE 09/30/22	\$ 1,900.00
Grau & Associates, P.A.	100368	24421	Auditing Services FYE 09/30/22	\$ 2,600.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Horner Environmental Professionals, Inc.	100350	219238	Aquatic Maintenance - Parcels A,C,K,L,M 07/23	\$ 430.78
Kbar Ranch II CDD	DC090823	DC090823	Debit Card Replenishment	\$ 336.50
PC Consultants	100362	108232	Service Call - Laptop/Monitors 09/23	\$ 123.00
PC Consultants	100362	108233	Service Call - Laptop/Monitors 09/23	\$ 105.00
Persson, Cohen & Mooney, P.A.	100356	4043	Legal Services 08/23	\$ 5,810.25
Pine Lake Services, LLC	100363	2792	Monthly Landscape Maintenance 09/23	\$ 26,578.67
Pine Lake Services, LLC	100363	2861	August F&P 09/23	\$ 1,135.00
Rizzetta & Company, Inc.	100346	INV0000083301	Amenity Management & Oversight 09/23	\$ 7,668.67
Rizzetta & Company, Inc.	100347	INV0000083181	District Management Fees 09/23	\$ 5,138.75
Rizzetta & Company, Inc.	100348	INV0000083328	Out of Pocket Expense 08/23	\$ 208.47
Rizzetta & Company, Inc.	100353	INV0000083387	Personnel Reimbursement 09/15/23	\$ 7,150.32
Securiteam, Inc.	100351	13722080723	Service Call - Windsome Manor 08/23	\$ 350.00
Securiteam, Inc.	100351	13742080923	Service Call - Sundrift Entry 08/23	\$ 1,050.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100351	13774081623	Service Call - Hawk Valley 08/23	\$ 252.65
Securiteam, Inc.	100351	13783081723	Service Call - Windsome Manor 08/23	\$ 291.49
Securiteam, Inc.	100357	17308	50% Deposit - Access Control System Upgrade 09/23	\$ 10,925.50
Securiteam, Inc.	100364	17257	Gate Video Monitoring Services 09/23	\$ 10,992.00
Securiteam, Inc.	100364	17312	(200) Windshield Stickers 09/23	\$ 2,094.00
Securiteam, Inc.	100364	17319	50% Deposit - Lightning Repairs 09/23	\$ 4,801.00
Securiteam, Inc.	100364	13540061223	Service Call - Old Spanish Entry 09/23	\$ 175.00
Securiteam, Inc.	100364	13701072423	Service Call - Amenity 09/23	\$ 1,050.00
Securiteam, Inc.	100364	13812082823	Service Call - Windsome Manor 09/23	\$ 175.00
Securiteam, Inc.	100364	13843090523	Service Call - Amenity 09/23	\$ 612.50
Spectrum	ACH	1736970081923 - 6970	10711 Mistflower Lane 08/23	\$ 169.97
Spectrum	ACH	1736988081923 - 6988	10541 K-Bar Ranch Pkwy 08/23	\$ 169.97
Spectrum	ACH	1736996091223 - 6996 AUTO PAY	10339 K-BAR RANCH PKWY BLDG GATE 09/23	\$ 149.97

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	1744362082923 - 4362	10340 K-Bar Ranch Pkwy 09/23	\$ 169.97
Spectrum	ACH	1752167082123 - 2167	10820 Mistflower Lane - Amenity Center 08/23	\$ 289.95
Spectrum	ACH	1754981090123 - 4981	10528 Mistflower Ln 09/23	\$ 169.98
Spectrum	ACH	1758297091023 - 8297	10821 MISTFLOWER LN - Gate Phone 09/23	\$ 189.98
Spectrum	ACH	AUTO PAY 1779814081723 - 9814	19302 Eagle Creek LN SB 08/23	\$ 84.98
Spectrum	ACH	2736809082223 - 6809	19292 Mossy Pine Dr 08/23	\$ 189.98
Spectrum	ACH	2756559091023 - 6559	10841 Mistflower Ln - Gate Phone 09/23	\$ 77.98
Stantec Consulting Services, Inc.	100358	AUTO PAY 2128502	Engineering Services 08/23	\$ 1,560.00
Stantec Consulting Services, Inc.	100369	2132991	Engineering Services 08/23	\$ 766.50
Suncoast Pool Service, Inc.	100365	9630	Pool Service 09/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100366	6092	Monthly Rust Control 09/23	\$ 1,525.00
TECO	ACH	211025392658 9/23	10841 Mistflower Lane, Gate 09/23	\$ 77.74
TECO	ACH	211025490809 9/23	10611 K-Bar Ranch Pkwy 09/23	\$ 96.50

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	ACH	221005600376 9/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 09/23	\$ 73.30
TECO	ACH	221008392039 9/23	Parcel I - Street Lights 09/23	\$ 1,723.40
TECO	ACH	221008498422 9/23	19301 Eagle Creek LN - Entry Sign/Gate 09/23	\$ 67.27
TECO	ACH	221008777825 9/23	10580 K-Bar Ranch Pkwy 09/23	\$ 55.79
TECO	ACH	321000017111 8/23	Electric Summary 08/23	\$ 19,317.57
U.S. Bank	100352	7000826	Trustee Fees Series 2021 07/01/2023-06/30/2024	\$ 4,040.63
Waste Management Inc. of Florida	ACH	9959835-2206-2	Waste Management - Clubhouse 09/23	<u>\$ 253.26</u>
Total Report				<u>\$ 180,461.57</u>

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$450.00

Date: 9/13/2023

Made Payable To: Alisa Williams

Description: Rental/Security Deposit Refund minus
Cancellation Fees

Requested By: Jeffrey LaFlamme

Approved by: Jeffrey LaFlamme, Clubhouse Manager

Special Instructions: Check may be mailed to the following:

Alisa Williams
19339 Hawk Valley Dr
Tampa, FL 33647

Ck # 1368- \$400 (event room+security)
Ck # 1369- \$150 (pool pavilion+security)
Total- \$550
Cancel fee -\$100 (\$50.00 X 2)
Check request amount is \$450.00

	Debit	Credit
Code To: 36900-1013	\$372.09	
20210	\$27.91	
20205		50.00

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 # 395759

Invoice Date: 9/15/2023
Friday

Time: 06:29 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

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: 9/15/2023
PO Number: Invoice #: 395759
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 #: 441704

WORK DATE: 09/15/2023

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: 9/15/2023 6:29:12 AM
Time Out: 9/15/2023 7:16:55 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

GENERAL COMMENTS / INSTRUCTIONS

Today I performed an exterior service spraying the perimeter of the building as well as spreading granules around to help prevent pest intrusions. I also webstered off windows, doors and eaves of the building and canopies to remove cobwebs, wasp nests, etc. And I checked the rodent stations which did show activity, and refreshed the bait in them.

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	3 of 4 (75.00%)	3 of 3 (100.00%)	0	0
-Totals:	3 of 4 (75.00%)	3 of 3 (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 #: 441704

WORK DATE: 09/15/2023

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
	7:09:50 AM	2	Rodent Bait Station	Activity	
	7:12:26 AM	RBS 1	Rodent Bait Station	Activity	
	7:06:00 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



RECEIVED
8/31/2023

INVOICE

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

INVOICE 30562
DATE 08/31/2023
TERMS Net 45
DUE DATE 10/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/03/2023	Pond / Waterway Treatment	Aquatic Services - 2 technicians on site (Included) Treatment Report Attached	1	0.00	0.00
08/16/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
08/21/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00

SUBTOTAL	3,705.00
TAX	0.00
TOTAL	3,705.00
BALANCE DUE	\$3,705.00



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	8/21/2023
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.

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.kbarranchiidd.org

Check Request

Amount: \$200.00

Date: 09/14/23

Made Payable To: Cecile Dominguez
10846 Rolling Moss Road
Tampa, FL 33647

Description: Rental Deposit Refund – Square
Bank Account Closed – Unable to Refund

Requested By: Tiffany Judd, Senior Accountant

Approved by: _____

Special Instructions: Code to GL 20205



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

Amount Now Due

\$9.12

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 09/11/2023

PAY NEW CHARGES BY: 10/02/2023

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

00002282015 0000000912

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: 09/11/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 09/08/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	27	26	32	1	1
LAST BILLING						5.50
LESS PAYMENTS						5.50 CR
WATER BASE CHARGE 5/8"			1 Meter @	5.00		5.00
IRRIGATION TIER 1 CHARGE				1.0 @	3.17	3.17
TBW PASS-THROUGH				1.0 @	0.12	0.12
WATER SUBTOTAL			8.29			
UTILITY TAX 10%						0.83

Amount Now Due

\$9.12

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$9.12

PLEASE PAY BY DUE DATE OF 10/02/2023



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

Amount Now Due

\$120.14

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 09/11/2023

PAY NEW CHARGES BY: 10/02/2023

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 20 14

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: 09/11/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 09/08/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	297	292	34	5	4
19073745	WATER	1010	997	34	13	10

LAST BILLING					235.66
LESS PAYMENTS					235.66 CR
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 @	0.12			2.16
WATER SUBTOTAL		109.22			
UTILITY TAX 10%					10.92

Amount Now Due

\$120.14

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
SEP	13
AUG	19
JUL	13
JUN	16
MAY	21
APR	16
MAR	14
FEB	7
JAN	5
DEC	8
NOV	7
OCT	8
SEP	7

Pay This Amount



\$120.14

PLEASE PAY BY DUE DATE OF 10/02/2023



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

Amount Now Due

\$48.93

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386



BILL DATE: 09/11/2023

PAY NEW CHARGES BY: 10/02/2023

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

00002333386 0000004893

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: 09/11/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 09/08/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	188	176	32	12	9
LAST BILLING						43.86
LESS PAYMENTS						43.86 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 @	0.12	1.44
WATER SUBTOTAL			44.48			
UTILITY TAX 10%						4.45

Amount Now Due

\$48.93

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$48.93

PLEASE PAY BY DUE DATE OF 10/02/2023



RECEIVED
9/25/2023

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

INVOICE

Customer	K-Bar Ranch II Community Development District
Acct #	857
Date	09/18/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 49,078.00
Payment Amount	
Payment for:	Invoice#19845
100123684	

Thank You

Please detach and return with payment



Customer: K-Bar Ranch II Community Development District

Invoice	Effective	Transaction	Description	Amount
19845	10/01/2023	Renew policy	Policy #100123684 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2023	49,078.00

Total

\$ 49,078.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/18/2023



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	\$4,481.87	.	336.14	336.14
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	5. Total Amount of Tax Due
			AUG 2023	336.14
			6. Less Lawful Deductions	.
			7. Net Tax Due	336.14
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	336.14
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	336.14

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: 09/20/23
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	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).	67.23
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.	_____

Grau & Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
561-994-9299

K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Statement Date 05/02/2023
Client No. 708

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 05/02/2023					
24067	05/02/2023	Invoice	1,500.00		1,500.00
			Current Balance	\$	1,500.00

RECEIVED
5/01/2023

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	\$ 1,500.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625*

Invoice No. 24233
Date 06/02/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,900.00</u>
Current Amount Due	\$ <u><u>1,900.00</u></u>

RECEIVED
6/5/2023

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,900.00	1,500.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625*

Invoice No. 24421
Date 07/03/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>2,600.00</u>
Current Amount Due	\$ <u><u>2,600.00</u></u>

RECEIVED
7/5/2023

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,500.00	1,500.00	0.00	0.00	0.00	6,000.00

Payment due upon receipt.



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

Invoice

Date	Invoice No.
8/25/2023	219238

Bill To

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

RECEIVED
9/5/2023

Project Name: Aquatics K-Bar Ranch II CDD

Billing Period: July 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.

Balance Due: \$430.78

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

K-Bar II CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00

9/8/2023

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

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Clubhouse Supplies	Maintenance & Repair	Office Supplies
				001-57400-4731	001-57200-4734	001-57200-4705	001-57200-5101
Date	Vendor Name	Description	Amount				
08/10/23	Home Depot	Maintenance & Repairs	(31.11)			(31.11)	
08/23/23	CVS Pharmacy	Office Supplies	(2.99)	(2.99)			
08/18/23	Amazon	Office Supplies	(13.99)				(13.99)
08/23/23	Amazon	(2) Custom Signs	(41.98)		(41.98)		
08/23/23	Amazon	Children Unattended Sign	(52.91)		(52.91)		
08/25/23	Amazon	(3) Tablecloths, Crowd Control Barrier	(193.52)	(193.52)			
	TOTAL	001-10102	(336.50)	(196.51)	(94.89)	(31.11)	(13.99)

DM Approval:

Matt O'Nolan

Date:

9-8-2023

Entries must be completed within 14 days of purchase. Entries must be 18 or older to enter. Complete details on website. No purchase necessary.

Details for Order #112-1220511-1283467

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

Order Placed: August 18, 2023

Amazon.com order number: 112-1220511-1283467

Order Total: \$13.99

Not Yet Shipped

Items Ordered

1 of: *SAVERHO 36 Clear Pockets Classroom Pocket Chart for Cell Phones and Calculator Holder, Pocket Chart for Classroom with Number Sticker (Grey)*

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

Supplied by: Other

Condition: New

Price

\$13.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1852

Billing address

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

Item(s) Subtotal: \$13.99

Shipping & Handling: \$0.00

Total before tax: \$13.99

Estimated tax to be collected: \$0.00

Grand Total: \$13.99

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

08/21

**Details for Order #112-0497656-5612207**[Print this page for your records.](#)**Order Placed:** August 23, 2023**Amazon.com order number:** 112-0497656-5612207**Order Total:** \$41.98**Not Yet Shipped****Items Ordered**

2 of: *Custom Sign, Personalized Metal Signs, Customize for Office, Business, Workplace, Office, Home, Airbnb, Delivery Signs, 10x14 Inches Yellow, Rust Free .040 Aluminum, Made in USA* **Price** \$20.99

Sold by: SIGO SIGNS ([seller profile](#))

Supplied by: Other

Condition: New

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

Item(s) Subtotal: \$41.98

Shipping & Handling: \$0.00

Total before tax: \$41.98

Estimated tax to be collected: \$0.00

Grand Total: \$41.98**Billing address**

K-Bar Ranch II CDD c/o Rizzetta and Co.
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

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

**Details for Order #112-8341139-4767452**[Print this page for your records.](#)**Order Placed:** August 23, 2023**Amazon.com order number:** 112-8341139-4767452**Order Total:** \$52.91**Preparing for Shipment****Items Ordered**4 of: *Please Do Not Leave Children Unattended Sign*Sold by: The JB Company ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$9.99

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

Item(s) Subtotal: \$39.96

Shipping & Handling: \$12.95

Total before tax: \$52.91

Estimated tax to be collected: \$0.00

Billing addressK-Bar Ranch II CDD c/o Rizzetta and Co.
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States**Grand Total: \$52.91**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Details for Order #112-4034241-5051465

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

1 of 2

Order Placed: August 25, 2023

Amazon.com order number: 112-4034241-5051465

Order Total: \$193.52

Not Yet Shipped

Items Ordered

1 of: *HIGHFLY Linen Square Tablecloth 52 X 52 Inch Waterproof Coffee Tablecloth for Home Kitchen Dining Room*

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

Supplied by: Other

Price

\$14.44

Condition: New

1 of: *Elrene Home Fashions Monterey Linen-Texture Water- and Stain-Resistant Vinyl Tablecloth with Flannel Backing, 52 inches X 52 inches, Square, Taupe*

Sold by: Amazon.com Services LLC

Supplied by: Other

\$16.09

Condition: New

1 of: *sancua 100% Waterproof Rectangle PVC Tablecloth - 54 x 54 Inch - Oil Proof Spill Proof Vinyl Table Cloth, Wipe Clean Table Cover for Dining Table, Buffet Parties and Camping, Coffee*

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

Supplied by: Other

\$18.99

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Preparing for Shipment

Items Ordered

1 of: *Montour Line Plastic Stanchion Black 2.5 Inch Diameter with 50 Foot Chain, 6-Pack, Crowd Control Barriers*

Sold by: Amazon.com Services LLC

Supplied by: Other

Price

\$144.00

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

Visa | Last digits: 1852

Billing address

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

2 of 2

Shipping & Handling: \$0.00

Total before tax: \$193.52

Estimated tax to be collected: \$0.00

Grand Total: \$193.52

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

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PC Consultants

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

Invoice

108232

INVOICE

Customer

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

Date *9/14/2023*
Quote No. *Verbal - Jeffrey*
Rep *Ken Johnson*
FOB *Service Call / AVG*

Qty	Additional	Unit Price	TOTAL
0.9	Labor: 09/13/23 - Jeffrey called from KBarII; States he cannot print to HP LJ Pro M479fdw color laser printer from laptop; HP printer IP address: 192.168.200.180; Connected to WiFi Access Point: Kbar; M479fdw in Windows11 printer folder is "grayed" out so not online; Shows (2) installed HP M479fdw printers; Delete both in printers folder; Reinstall printer; Print test page; Success; Upgrade AVG Free Edition to AVG Internet Security on laptop & HP AIO PC; Both upgraded but password protection feature not working; May need to strip/re-install AVG IS on both; Run CCleaner on laptop; Purge 1.98GB, fixed 177 registry Remove HP printer from HP AIO PC & reinstall printer using WPS PIN number when prompted from printer LCD panel; Success; Test page printed; DL, add Anydesk to both PC's; HP AIO has major Windows 10 updates to complete with restart; Restart HP AIO; Inform Dave to call me when PC back to desktop so I can remote in from PCC SHOP to work on both laptop & HP AIO PC; HP AIO will take 30+ minutes before I can work on it again so will call Jeffrey from PCC office to resume work on both remotely with Anydesk. Actual PCC Onsite Time: 1:06PM - 2:00PM = .9 Hrs Billed Time: .9 Hrs @ \$70 Per Hr SSID: KBAR; Password: KBarII123!*CDD5LPrQb	\$70.00	\$63.00
1	AVG Internet Security; 1 Yr. for 3 PC's; Downloaded <u>Activation Key:</u> IE3MK-WQIY6-923MR-QMMD4-AMRRK-4JBXH Expires on 09/12/2024 (Installed on HP laptop & HP AIO PC) FL Consumer's Certificate of Exemption Certificate Number: 85-8017306955C-1 Expires On: 07/31/2027	\$30.00	\$30.00
1	Service Call: 09/13/2023	\$30.00	\$30.00

Payment Details

- ☐ Cash
☐ Check
☒ Net 14 #VALUE!

SubTotal \$123.00

FL Sales Tax

TOTAL \$123.00

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service"

PC Consultants

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

Invoice 108233

INVOICE

Customer

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

Date *9/15/2023*
Quote No. *Verbal - Jeffrey*
Rep *Ken Johnson*
FOB *Remote*

Qty	Additional	Unit Price	TOTAL
1.5	<p>Labor: 09/13/23 - Remote into both laptop/AIO workstations w/ Anydesk: Laptop ID: 1594848336; AIO ID: 1700114623; On AIO, remove Avigilon, MS Teams from Startup group to help boot time; Activate AVG I/S on AIO; Use Jeffrey LaFlamme as User, manager@kbarii.com as email; Run CCleaner after updating to Ver 6.16; Purge 2.84 GB, fix 41 registry issues; DL, run AVGClear to remove AVG as issues arose w/ upgrade (Password protection disabled); After AVGClear success, DL, re-install AVG I/S @ activate 1 Yr license; Now working; Update Google Chrome browser on AIO; DL, run Adv. IP Scanner; AIO IP: 192.168.0.153; Current printer IP not correct to be on KBAR network; Reset HP M479fdw; Run Wireless Setup Wizard on HP LCD; Connect printer to WiFi: KBAR; IP now: 192.168.0.124; Perform AVGClear on HP laptop as well; Reboot laptop & re-install/activate AVG IS; All features of AVG now working; Update Adv. IP Scanner on laptop to Ver 2.5.1; Delete & re-install HP M479fdw on laptop; Test print; Remove Avigilon & MS Teams from startup group to speed up boot time; These apps can be launched manually as needed; Run CCleaner; Id Producer server is offline; Jeffrey to call their tech support to find out why that remote server offline; Test print to HP M479 from HP AIO; Make default printer. Actual PCC Remote Time: 3:00PM - 3:42PM = 1.7 Hrs Billed Time: 1.5 Hrs @ \$70 Per Hr</p> <p>Note: HP AIO is slow due to low performance HDD; HP AIO could be sped up by cloning existing HDD to 3D Nand SSD; Cost would be between \$125-\$150 & need to be done at PCC Shop; This price includes 512GB SSD & labor; Service call fee extra if PCC picks up/delivers.</p> <p>FL Consumer's Certificate of Exemption Certificate Number: 85-8017306955C-1 Expires On: 07/31/2027</p>	\$70.00	\$105.00
		SubTotal	\$105.00
		FL Sales Tax	
		TOTAL	\$105.00

Payment Details

- ☐ Cash
☐ Check
☒ Net 14 #VALUE!

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service"

RECEIVED
SEP - 8 2023

INVOICE

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

Invoice # 4043
Date: 09/05/2023
Due On: 10/05/2023

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

RECEIVED
9/11/2023

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,810.25	) - ( \$0.00	) = \$5,810.25

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	08/01/2023	SOFTWASH CONTRACT: Revised contract per requests.	0.50	\$305.00	\$152.50
Service	DPL	08/02/2023	SOFTWASH CONTRACT: Continued review and revisions to client.	0.10	\$305.00	\$30.50
Service	DPL	08/02/2023	SOFTWASH CONTRACT: Final review and revision of contract and communication with client.	0.20	\$305.00	\$61.00
Service	DPL	08/03/2023	SECURITEAM CONTRACT: Communication with client about contract.	0.30	\$305.00	\$91.50
Service	AHC	08/03/2023	Exchange e-mails with Chair and associate counsel re: termination of Securiteam agreements.	0.25	\$305.00	\$76.25
Service	DPL	08/07/2023	Review of communication for upcoming meeting.	0.10	\$305.00	\$30.50
Service	DPL	08/08/2023	SECURITEAM QUESTIONS: drafted responses and sent to client.	0.80	\$305.00	\$244.00
Service	DPL	08/10/2023	Initial review agenda and records for CDD meeting.	1.00	\$305.00	\$305.00
Service	AHC	08/10/2023	Review agenda package for 8/17 CDD meeting. Exchange e-mails with Chair.	1.00	\$305.00	\$305.00

Service	DPL	08/11/2023	Continued to prep for CDD meeting.	1.60	\$305.00	\$488.00
Service	DPL	08/13/2023	Continued prep for meeting.	0.80	\$305.00	\$244.00
Service	DPL	08/16/2023	Exchange e-mails with client for CDD meeting issues.	0.20	\$305.00	\$61.00
Service	DPL	08/17/2023	Final preparation for CDD meeting and attend meeting.	7.10	\$305.00	\$2,165.50
Service	DPL	08/18/2023	ACCESS CONTROL CONTRACT: Drafted contract and sent to AC to review.	1.10	\$305.00	\$335.50
Service	AHC	08/18/2023	Confer with associate counsel re: Securiteam contract. Review and revise draft contract prepared by associate counsel for new equipment.	0.50	\$305.00	\$152.50
Service	DPL	08/21/2023	TREE CONTRACT: Drafted trimming contract.	0.90	\$305.00	\$274.50
Service	DPL	08/22/2023	TREE TRIMMING CONTRACT: Review and revision, review of permit requirements.	1.40	\$305.00	\$427.00
Service	DPL	08/23/2023	TREE TRIMMING CONTRACT: Continued review and revisions to contract, and sent to AC to review.	0.50	\$305.00	\$152.50
Service	DPL	08/24/2023	TREE TRIMMING CONTRACT: Finalize contract and sent to client.	0.20	\$305.00	\$61.00
Service	AHC	08/24/2023	Review draft tree trim contract prepared by associate counsel and provide revisions.	0.25	\$305.00	\$76.25
Service	AHC	08/28/2023	Review and reply to e-mails re: alligator removal.	0.25	\$305.00	\$76.25
					Subtotal	\$5,810.25
					Total	\$5,810.25

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4043	10/05/2023	\$5,810.25	\$0.00	\$5,810.25
Outstanding Balance				\$5,810.25
Total Amount Outstanding				\$5,810.25

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. 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.
08/30/23	2792
Terms	Due Date
Net 30	09/29/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

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

RECEIVED
8/31/2023



2122 Henley Road
Lutz, FL 33558

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/13/23	2861
Terms	Due Date
Net 30	10/13/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

RECEIVED
9/14/2023

Amount Due	Enclosed
\$1,135.00	

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 August F&P		\$1,135.00	\$0.00	\$1,135.00
			\$1,135.00	\$0.00	\$1,135.00
	Total		\$1,135.00	\$0.00	\$1,135.00

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

Invoice

Date	Invoice #
9/1/2023	INV0000083301

Bill To:

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

RECEIVED
9/1/2023

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$900.00	\$900.00
Personnel Reimbursement	1.00	\$6,768.67	\$6,768.67
Hailey Blackwell - 53.75 Hours Francisco Cordero - 32.75 Hours David Eskra - 78.50 Regular .25 OT Jeffrey LaFlamme - 80 Regular .25 OT			
Subtotal			\$7,668.67
Total			\$7,668.67

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

Invoice

Date	Invoice #
9/1/2023	INV0000083181

Bill To:

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

RECEIVED
8/31/2023

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

[illegible]

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

Invoice

Date	Invoice #
8/31/2023	INV0000083328

Bill To:

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

RECEIVED
9/7/2023

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

Description	Qty	Rate	Amount
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	126.48	\$1.00	\$126.48
Amenity Staff Meal	6.99	\$1.00	\$6.99
Subtotal			\$208.47
Total			\$208.47

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

Invoice

Date	Invoice #
9/15/2023	INV0000083387

Bill To:

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

RECEIVED
9/15/2023

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

Description	Qty	Rate	Amount
Personnel Reimbursement Hailey Blackwell - 60.50 Hours Francisco Cordro - 50.25 Hours David Eskra - 79.76 Hours Jeffrey LaFlamme - 78 Hours	1.00	\$7,150.32	\$7,150.32
	Subtotal		\$7,150.32
	Total		\$7,150.32

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

Invoice

RECEIVED
8/31/2023

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
08/29/2023	13722080723		Net 30	09/28/2023

QTY	Description
2	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Aug 07, 2023 10:54 AM</p> <p>Found a few issues with the gate. Most importantly, the bottom hinge has seen better days and needs to be addressed (see pictures). The zirk (grease) fitting on both gates are damaged and need to be replaced, but due to gate sag, they will become damaged again immediately. Probably need to bring in gate specialist to address. Entry side is completely ground down. Also found SOS holding gate and may need to be replaced if issue continues. SOS is old and probably due for replacement.</p> <p>Jacked up gate with car jack and was able to re-bolt the bottom hinge and greased as best as possible. Tested and working. Need to address issues</p> <p>DanielG - Daniel Gainza - 7/31/2023 9:02:27 AM - The gate opened last night I never closed again. While on site please test the long range reader, we receive complains about it late last week.)</p>

	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

RECEIVED
8/31/2023

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
08/29/2023	13742080923		Net 30	09/28/2023

QTY	Description
6	Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Aug 09, 2023 11:05 AM Replaced reader, wired and tested. See picture. Tested and working. Put gates back on normal schedule and tested devices. DanielG - Daniel Gainza - 8/7/2023 2:25:45 PM - Install new LRR, configure and test.)
1	Long Range UHF Reader IP65 Rated

	Subtotal	\$1,050.00
	Sales Tax (0.0%)	\$0.00
	Total	\$1,050.00
	Payments/Credits	\$0.00
	Balance Due	\$1,050.00

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

Invoice

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

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

RECEIVED
 9/7/2023

Date	Invoice #	P.O. No.	Terms	Due Date
09/07/2023	13774081623		Net 30	10/07/2023

QTY	Description
1	Service Labor - 1 hour minimum
1	5-Port 10/100Mbps Desktop Switch with 4-Port PoE (ahartman - Andrew Hartman - Aug 16, 2023 11:16 AM Replaced POE switch inside kiosk with power supply at headend on back wall. Tested line and it was good for continuity and not shorted. Getting 54vdc to kiosk for switch. Tested with guard at 11:11 AM and they said that everything was working and was able to trip the gate. Tested clickers and tags also. DanielG - Daniel Gainza - 8/16/2023 7:25:14 AM - The last two week we have been having issues with Hawk Valley. We will replace the switch in the kiosk. The guest LPR is downn. The headend needs to be cleaned.)

	Subtotal	\$252.65
	Sales Tax (0.0%)	\$0.00
	Total	\$252.65
	Payments/Credits	\$0.00
	Balance Due	\$252.65

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

Invoice

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

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

RECEIVED
 9/7/2023

Date	Invoice #	P.O. No.	Terms	Due Date
09/07/2023	13783081723		Net 30	10/07/2023

QTY	Description
1	Service Labor - 1 hour minimum
1	Card Reader Surge Protector (ErikV - Erik Varno - Aug 17, 2023 2:00 PM Was onsite at 1030 am. Upon inspection, I discovered that the switch was turned off. When I went to the head end, I noticed that 50 volts were passing through a direct surge, which appeared to be blown as seen in the pictures. I directly wired power to the switch and connected weigand to a new surge. While wiring up the switch, I tested it and observed that some ports were lit while others were not. We require at least 5 ports that can handle 50 volts DC and provide Power over Ethernet (PoE). Additionally, I recommend replacing the Door King clicker and checking the tone wires. Once the necessary changes were made, I ensured that the site was secure before leaving. DanielG - Daniel Gainza - 8/17/2023 11:13:16 AM - All the equipment at the kiosk is down, please investigate.)

	Subtotal	\$291.49
	Sales Tax (0.0%)	\$0.00
	Total	\$291.49
	Payments/Credits	\$0.00
	Balance Due	\$291.49

Invoice

RECEIVED
9/12/2023

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
09/11/2023	17308		50% @ signing/ 50...	09/26/2023

[illegible]

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

RECEIVED
 9/7/2023

P.O. No.	Date	Invoice #	Due Date	Acct #
	09/01/2023	17257	10/01/2023	VID0167

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

	Subtotal
	Sales Tax (0.0%)
	Total
	Balance Due

Fax: 888-596-8464

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
9/13/2023	17312		Net 30	10/13/2023

QTY	Description
200	Windshield Sticker WS-UHF-0-0 26 bit FC: 12 Range: 34700-34899

This invoice is for 200 Windshield Stickers. This invoice must be paid prior to the order.	Subtotal	\$2,094.00
	Sales Tax (0.0%)	\$0.00
	Total	\$2,094.00
	Payments/Credits	\$0.00
	Balance Due	\$2,094.00

Invoice

RECEIVED
9/19/2023

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

QTY	Description
	50% Invoice- Lightning Damage Repairs Quote# 1834
1	Down Payment/Progress Invoice

	Subtotal	\$4,801.00
	Sales Tax (0.0%)	\$0.00
	Total	\$4,801.00
	Payments/Credits	\$0.00
	Balance Due	\$4,801.00

Invoice

RECEIVED
9/18/2023

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
09/15/2023	13540061223		Net 30	10/15/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jun 12, 2023 12:57 PM Tested kiosk with guard and adjusted ID tray cam. Guard said they could see and hear me well and was able to open gate; clickers work also. Put arm back on with new nylon nuts. Tested and working. ID tray sticker should be replaced</p> <p>DanielG - Daniel Gainza - 6/12/2023 7:17:21 AM -</p> <p>Arm was hit and driver license camera needs to be adjusted. Test Kiosk with the guards. The gate was open during the weekend.)</p>

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

Invoice

RECEIVED
9/18/2023

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
09/15/2023	13701072423		Net 30	10/15/2023

QTY	Description											
6	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jul 24, 2023 6:02 PM</p> <p>Mounted, powered and tested new eMerge controller on network. Controller shows up online and can be accessed via the public IP. Logged in and can make changes/updates now. All tags and cards given out in the last week will need to be added by manager.</p> <p>Tested and working. Added a test account to test a newly added person and credentials.</p> <p>DanielG - Daniel Gainza - 7/24/2023 11:24:41 AM - reinstall Emerge controller. Test)</p>											
<table><tr><td rowspan="5"></td><td>Subtotal</td><td>\$1,050.00</td></tr><tr><td>Sales Tax (0.0%)</td><td>\$0.00</td></tr><tr><td>Total</td><td>\$1,050.00</td></tr><tr><td>Payments/Credits</td><td>\$0.00</td></tr><tr><td>Balance Due</td><td>\$1,050.00</td></tr></table>			Subtotal	\$1,050.00	Sales Tax (0.0%)	\$0.00	Total	\$1,050.00	Payments/Credits	\$0.00	Balance Due	\$1,050.00
	Subtotal		\$1,050.00									
	Sales Tax (0.0%)		\$0.00									
	Total		\$1,050.00									
	Payments/Credits		\$0.00									
	Balance Due	\$1,050.00										

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

Invoice

RECEIVED
9/20/2023

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
09/20/2023	13812082823		Net 30	10/20/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Aug 28, 2023 11:04 AM Upon arrival, found gate arms knocked out and damaged with broken or missing hardware. Replaced hardware and put arms back on but exit arm is damaged. Found gearbox broken and not turning. Called Viking and operator and parts are out of warranty period. Need to supply customer with quote.</p> <p>Parts needed: (1) DWGB70 gearbox (1) DW0P20 output shaft 1 man, 2 hrs Labor and testing</p> <p>DanielG - Daniel Gainza - 8/28/2023 7:16:51 AM - Everything is online but gate is not opening when guards try to open. Outbound holding open via emerge.)</p>

	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

RECEIVED
9/20/2023

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
09/12/2023	13843090523		Net 30	10/12/2023

QTY	Description
3.5	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Sep 5, 2023 2:42 PM)</p> <p>Went onsite, talked with maintenance he told me they had a lighting strike by a tree about 20 ft from a pole. Here is what I found 5 Avigilon cameras not working on left side of pool by playground also a lts camera label drop off not working. The engenuis 28 port switch is partly working if I plugged anything in port 1 have system goes down same with ports 6 and 9 on switch they are not being used for now need replacing. The surge at head end should be replaced see pic.</p> <p>The playground access reader won't scan found surge blown it was properly grounded. I wired to another existing surge and metered it and wire pass thru but I'm sure reader blown also the blade is shot and node can't see it needs replacing.</p> <p>Also looking at poles no surges on end of line devices aka the ones in the field on pole.</p> <p>Parts 5 Avigilon vsg camers 1 lts camera or a onvif 28port poe switch 12 port surge properly grounded Weigand reader S2 blade</p> <p>Suggestions Grounding rods at each pole with surge.</p> <p>Need to get with client on quotation. Thanks</p> <p>DanielG - Daniel Gainza - 9/5/2023 6:57:46 AM -</p>

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

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

Invoice

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
09/12/2023	13843090523		Net 30	10/12/2023

QTY	Description
	At the Amenity Center 1- The side gate card reader(next to playground) is not working. 2- The cameras at the amenity center have been down since Wednesday from the storm)

	Subtotal	\$612.50
	Sales Tax (0.0%)	\$0.00
	Total	\$612.50
	Payments/Credits	\$0.00
	Balance Due	\$612.50



August 19, 2023
Invoice Number: 1736970081923
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 **855-252-0675**

Summary

Service from 08/19/23 through 09/18/23
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 09/05/23	
Total Due by Auto Pay	\$169.97

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



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 08202023 NNNNNNNN 01 989378

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

August 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736970081923
Account Number: 8337 12 032 1736970
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

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

833712032173697000169979



Invoice Number: 1736970081923
 Account Number: 8337 12 032 1736970
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 19 08202023 NNNNNNNN 01 989378

Charge Details

Previous Balance		169.97
EFT Payment	08/05	-169.97
Remaining Balance		\$0.00

Payments received after 08/19/23 will appear on your next bill.

Service from 08/19/23 through 09/18/23

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 \$2.02, 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/supportFor questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1736970081923
Account Number: 8337 12 032 1736970
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 08202023 NNNNNNNN 01 989378

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



August 19, 2023

Invoice Number: 1736970081923
Account Number:: 8337 12 032 1736970
Security Code:

[Kbar Ranch II Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 08202023 NNNNNNNN 01 989378





August 19, 2023
Invoice Number: 1736988081923
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 **855-252-0675**

Summary

Service from 08/19/23 through 09/18/23
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 09/05/23	
Total Due by Auto Pay	\$169.97

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



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 08202023 NNNNNNNN 01 989377

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

August 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736988081923
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
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173698800169979



Invoice Number: 1736988081923
 Account Number: 8337 12 032 1736988
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 19 08202023 NNNNNNNN 01 989377

Charge Details

Previous Balance		169.97
EFT Payment	08/05	-169.97
Remaining Balance		\$0.00

Payments received after 08/19/23 will appear on your next bill.

Service from 08/19/23 through 09/18/23

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 \$2.02, 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/supportFor questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1736988081923
Account Number: 8337 12 032 1736988
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 08202023 NNNNNNNN 01 989377

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



August 19, 2023

Invoice Number: 1736988081923
Account Number:: 8337 12 032 1736988
Security Code:

[Kbar Ranch II Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 08202023 NNNNNNNN 01 989377





September 12, 2023

Invoice Number: 1736996091223

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 **855-252-0675**

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.

Summary *Service from 09/12/23 through 10/11/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 09/29/23</i>	
Total Due by Auto Pay	\$149.97

Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 12 09132023 NNNNNNNN 01 989459

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

September 12, 2023

KBAR RANCH II CDD

Invoice Number: 1736996091223

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: 1736996091223
 Account Number: 8337 12 032 1736996
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 12 09132023 NNNNNNNN 01 989459

Charge Details

Previous Balance		149.97
EFT Payment	08/29	-149.97
Remaining Balance		\$0.00

Payments received after 09/12/23 will appear on your next bill.

Service from 09/12/23 through 10/11/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$109.98

Spectrum Business™ Voice

Phone number (813) 536-1058

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Current Charges \$149.97

Total Due by Auto Pay \$149.97

Billing Information

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

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Authorization to Convert your Check to an Electronic Funds

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: 1736996091223
Account Number: 8337 12 032 1736996
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 12 09132023 NNNNNNNN 01 989459

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: 1736996091223
Account Number:: 8337 12 032 1736996
Security Code:

[Kbar Ranch II Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 12 09132023 NNNNNNNN 01 989459





August 29, 2023
Invoice Number: 1744362082923
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 **855-252-0675**

Summary Service from 08/29/23 through 09/28/23 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 09/16/23	
Total Due by Auto Pay	\$169.97

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



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 08302023 NNNNNNNN 01 989799

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

August 29, 2023

Envera KBar Ranch II CDD

Invoice Number: 1744362082923
Account Number: 8337 12 032 1744362
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

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

833712032174436200169979

Invoice Number: 1744362082923
 Account Number: 8337 12 032 1744362
 Security Code:

Envera KBar Ranch II CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 29 08302023 NNNNNNNN 01 989799

Charge Details

Previous Balance		169.97
EFT Payment	08/16	-169.97
Remaining Balance		\$0.00

Payments received after 08/29/23 will appear on your next bill.

Service from 08/29/23 through 09/28/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$129.98

Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

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

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.02, 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: 1744362082923
Account Number: 8337 12 032 1744362
Security Code:

[Envera KBar Ranch II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 29 08302023 NNNNNNNN 01 989799

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:
Account Number::
Security Code:

[Envera Kbar Ranch II Cdd](#)
1744362082923
8337 12 032 1744362



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 29 08302023 NNNNNNNN 01 989799





August 21, 2023
Invoice Number: 1752167082123
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 **855-252-0675**

Summary

Service from 08/21/23 through 09/20/23
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 09/07/23	
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.

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call [1-855-424-9782](tel:1-855-424-9782) to learn more.



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 08222023 NNNNNNNN 01 988721

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

August 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 1752167082123
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: 1752167082123
 Account Number: 8337 12 032 1752167
 Security Code:

K BAR RANCH II AMENITY

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 21 08222023 NNNNNNNN 01 988721

Charge Details

Previous Balance		289.95
EFT Payment	08/07	-289.95
Remaining Balance		\$0.00

Payments received after 08/21/23 will appear on your next bill.

Service from 08/21/23 through 09/20/23

Spectrum Business™ Internet

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

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

Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 388-9713

Spectrum Business Voice	39.99
	\$39.99

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

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

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

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

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

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

Continued on the next page....

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



Invoice Number: 1752167082123
Account Number: 8337 12 032 1752167
Security Code:

K BAR RANCH II AMENITY

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 21 08222023 NNNNNNNN 01 988721

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$1.20, Federal USF \$6.06, Florida CST \$13.87, Sales Tax \$0.11, TRS Surcharge \$0.30.

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

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

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

K BAR RANCH II AMENITY
8337 12 032 1752167



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 21 08222023 NNNNNNNN 01 988721



Keep your customers entertained
with the best in **sports programming.**

Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**



45+ HD channels



FREE local channels like ABC,
CBS, NBC, and FOX



Customize your
TV package with
optional add-ons!

Prime's Thursday Night Football is
included at no additional cost!*

To speak to a business specialist, call

1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.



September 1, 2023
Invoice Number: 1754981090123
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 **855-252-0675**

Summary Service from 09/01/23 through 09/30/23 details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
YOUR AUTO PAY WILL BE PROCESSED 09/18/23	
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 09022023 NNNNNNNN 01 994233

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

September 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 1754981090123
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: 1754981090123
 Account Number: 8337 12 032 1754981
 Security Code:

K-BAR RANCH 2 GATE

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 01 09022023 NNNNNNNN 01 994233

Charge Details

Previous Balance		169.98
EFT Payment	08/18	-169.98
Remaining Balance		\$0.00

Payments received after 09/01/23 will appear on your next bill.

Service from 09/01/23 through 09/30/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$169.98****Current Charges \$169.98****Total Due by Auto Pay \$169.98****Billing Information**

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

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



September 10, 2023

Invoice Number: 1758297091023

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 **855-252-0675**

NEWS AND INFORMATION

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call **1-855-424-9782** to learn more.

Summary

Service from 09/10/23 through 10/09/23
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 09/27/23	
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 09112023 NNNNNNNN 01 988775

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

September 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 1758297091023

Account Number: 8337 12 032 1758297

Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

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

833712032175829700189985



Invoice Number: 1758297091023
 Account Number: 8337 12 032 1758297
 Security Code:

K BAR RANCH II CDD-GATE

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 10 09112023 NNNNNNNN 01 988775

Charge Details

Previous Balance		189.98
EFT Payment	08/27	-189.98
Remaining Balance		\$0.00

Payments received after 09/10/23 will appear on your next bill.

Service from 09/10/23 through 10/09/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$189.98****Current Charges \$189.98****Total Due by Auto Pay \$189.98****Billing Information**

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



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



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 **855-252-0675**

8337 1200 NO RP 10 09112023 NNNNNNNN 01 988775



Keep your customers entertained
with the best in **sports programming.**



Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**



45+ HD channels



FREE local channels like ABC,
CBS, NBC, and FOX



Customize your
TV package with
optional add-ons!

Prime's Thursday Night Football is
included at no additional cost!*

To speak to a business specialist, call

1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

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 **855-252-0675**

8337 1200 NO RP 10 09112023 NNNNNNNN 01 988775





August 17, 2023
Invoice Number: 1779814081723
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 **855-252-0675**

NEWS AND INFORMATION

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call **1-855-424-9782** to learn more.

Summary

Service from 08/17/23 through 09/16/23
details on following pages

Previous Balance	84.98
Payments Received -Thank You!	-84.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	84.98
Current Charges	\$84.98
YOUR AUTO PAY WILL BE PROCESSED 09/04/23	
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 08182023 NNNNNNNN 01 986440

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

August 17, 2023

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814081723
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647-3669

Total Due by Auto Pay	\$84.98
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400084988



Invoice Number: 1779814081723
 Account Number: 8337 12 032 1779814
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 17 08182023 NNNNNNNN 01 986440

Charge Details

Previous Balance		84.98
EFT Payment	08/04	-84.98
Remaining Balance		\$0.00

Payments received after 08/17/23 will appear on your next bill.

Service from 08/17/23 through 09/16/23

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

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Authorization to Convert your Check to an Electronic Funds

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



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



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 **855-252-0675**

8337 1200 NO RP 17 08182023 NNNNNNNN 01 986440



Keep your customers entertained
with the best in **sports programming.**

Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**

- ✓ 45+ HD channels
- ✓ Customize your TV package with optional add-ons!

- ✓ FREE local channels like ABC, CBS, NBC, and FOX

Prime's Thursday Night Football is included at no additional cost!*

To speak to a business specialist, call

1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

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 **855-252-0675**

8337 1200 NO RP 17 08182023 NNNNNNNN 01 986440





August 22, 2023
Invoice Number: 2736809082223
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 **855-252-0675**

Summary Service from 08/22/23 through 09/21/23 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 09/08/23	
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 08232023 NNNNNNNN 01 996551

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

August 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809082223
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: 2736809082223
 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 **855-252-0675**

8337 1200 NO RP 22 08232023 NNNNNNNN 01 996551

Charge Details

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

Payments received after 08/22/23 will appear on your next bill.

Service from 08/22/23 through 09/21/23

Spectrum Business™ Internet

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

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

Current Charges **\$189.98**

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

Billing Information

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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**.





September 10, 2023

Invoice Number: 2756559091023

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 **855-252-0675**

NEWS AND INFORMATION

Enhance your business communications with Spectrum Business Voice! Call **1-855-424-9784** to learn how you can add 1 mobile unlimited line **FREE**.

Summary

*Service from 09/10/23 through 10/09/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 09/27/23</i>	
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 09112023 NNNNNNNN 01 988776

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

September 10, 2023

KBAR RANCH II CDD

Invoice Number: 2756559091023

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: 2756559091023
 Account Number: 8337 12 030 2756559
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 10 09112023 NNNNNNNN 01 988776

Charge Details

Previous Balance		77.98
EFT Payment	08/27	-77.98
Remaining Balance		\$0.00

Payments received after 09/10/23 will appear on your next bill.

Service from 09/10/23 through 10/09/23

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Promotional Discount	-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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For questions or concerns, please call **1-866-519-1263**.

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 10 09112023 NNNNNNNN 01 988776



Stay connected with business-grade phone service.



Business Voice
\$29⁹⁹
/mo. per line when
bundled for 1 yr.**
No contracts • No added taxes



Boost your productivity with our advanced business features.



Unlimited local
and long distance
calling



35+ FREE calling features such as
call forwarding, voicemail to email,
simultaneous ring, and more



Keep your existing
phone number
and equipment



Plus, get a FREE mobile
unlimited line for one year!*

To speak to a business specialist, call
1-855-204-7363

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

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 10 09112023 NNNNNNNN 01 988776



Invoice Number	2128502
Invoice Date	August 30, 2023
Purchase Order	215615296
Customer Number	155216
Project Number	215615296

RECEIVED
9/12/2023**Bill To**

K-Bar Ranch II Community Development District
Accounts Payable
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project K-Bar Ranch II CDD - District Engineering Report

Project Manager	Stewart, Tonja L	For Period Ending	August 25, 2023
Current Invoice Total (USD)	1,560.00		

follow up regarding ownership questions, review community mapping; discussion with District Manager; prepare annual consulting engineer's report

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

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	4.50	152.00	684.00
	Stewart, Tonja L	4.00	219.00	876.00
	Subtotal Professional Services	<u>8.50</u>		<u>1,560.00</u>

Top Task Subtotal	2023 FY General Consulting	1,560.00
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Total Fees & Disbursements	<u>1,560.00</u>
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INVOICE TOTAL (USD)	1,560.00
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Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.

E-mail: Abbas.Tlais@Stantec.com

**** PLEASE INCLUDE AN INVOICE # WITH PAYMENT ****

Thank you.

Invoice Number	2132991
Invoice Date	September 18, 2023
Purchase Order	215615296
Customer Number	155216
Project Number	215615296

**Bill To**

K-Bar Ranch II Community Development District
Accounts Payable
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project K-Bar Ranch II CDD - District Engineering Report

Project Manager

Stewart, Tonja L

For Period Ending

September 8, 2023

Current Invoice Total (USD)

766.50

Follow up regarding locations of speed limit signs and discussions with District Manager.
Discussions with Krusen Douglas Design Engineer.

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

Category/Employee		Current Hours	Rate	Current Amount
	Stewart, Tonja L	3.50	219.00	766.50
	Subtotal Professional Services	<u>3.50</u>		<u>766.50</u>
Top Task Subtotal	2023 FY General Consulting			766.50
	Total Fees & Disbursements			<u>766.50</u>
	INVOICE TOTAL (USD)			766.50

Due upon receipt or in accordance with terms of the contract

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/2/2023	9630

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

RECEIVED
9/5/2023

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

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

Thank you for your business.

Phone #
(727) 271-1395

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

Suncoast Rust Control, Inc.

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

INVOICE

Date	Invoice #
9/1/2023	06092
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
10/1/2023	

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

RECEIVED
9/5/2023

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

Balance Due \$1,525.00

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



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

Statement Date: September 19, 2023

Amount Due: \$77.74

Due Date: October 10, 2023

Account #: 211025392658

Account Summary

Current Service Period: August 12, 2023 - September 13, 2023

Previous Amount Due	\$72.00
Payment(s) Received Since Last Statement	-\$72.00
Current Month's Charges	\$77.74

Amount Due by October 10, 2023 \$77.74

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 **300% higher** than the same period last year.

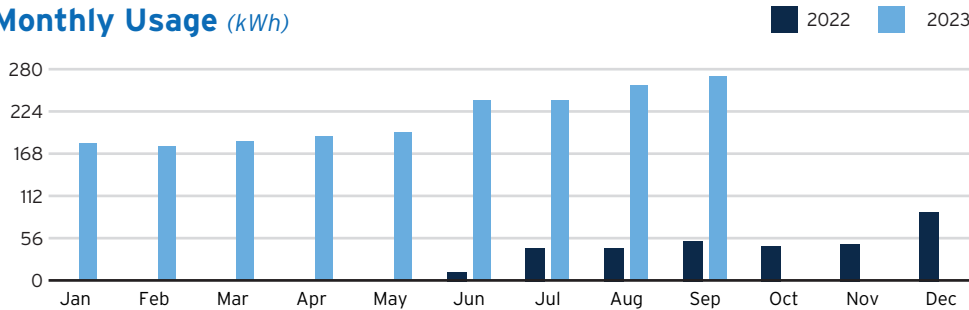


Your average daily kWh used was **11.1% lower** than it was in your previous period.



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Monthly Usage (kWh)



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SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211025392658

Due Date: October 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: \$77.74

Payment Amount: \$ _____

676075225515

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.

6760752255152110253926580000000077747



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

Account #: 211025392658
Statement Date: September 19, 2023
Charges Due: October 10, 2023

Meter Read

Service Period: Aug 12, 2023 - Sep 13, 2023

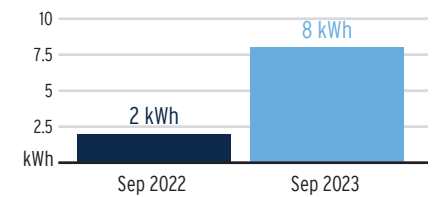
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	09/13/2023	2,260		1,989		271 kWh	1	33 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75	
Energy Charge	271 kWh @ \$0.07990/kWh	\$21.65	
Fuel Charge	271 kWh @ \$0.05239/kWh	\$14.20	
Storm Protection Charge	271 kWh @ \$0.00400/kWh	\$1.08	
Clean Energy Transition Mechanism	271 kWh @ \$0.00427/kWh	\$1.16	
Storm Surcharge	271 kWh @ \$0.01061/kWh	\$2.88	
Florida Gross Receipt Tax		\$1.69	
Electric Service Cost		\$67.41	
Franchise Fee		\$4.42	
Municipal Public Service Tax		\$5.91	
Total Electric Cost, Local Fees and Taxes		\$77.74	

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.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$77.74

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: September 19, 2023

Amount Due: \$96.50

Due Date: October 10, 2023

Account #: 211025490809

Account Summary

Current Service Period: August 12, 2023 - September 13, 2023

Previous Amount Due	\$79.26
Payment(s) Received Since Last Statement	-\$79.26
Current Month's Charges	\$96.50

Amount Due by October 10, 2023 \$96.50

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 **175% higher** than the same period last year.

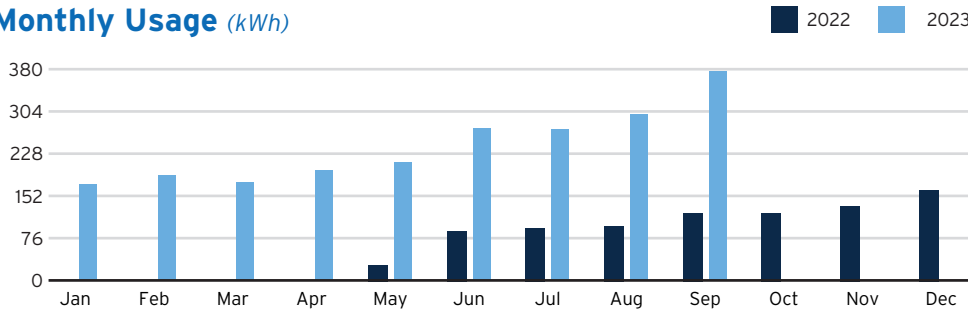


Your average daily kWh used was **10% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211025490809

Due Date: October 10, 2023



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

Amount Due: \$96.50

Payment Amount: \$ _____

679778927563

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.

6797789275632110254908090000000096504



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: September 19, 2023
Charges Due: October 10, 2023

Meter Read

Service Period: Aug 12, 2023 - Sep 13, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	09/13/2023	3,393		3,016		377 kWh	1	33 Days

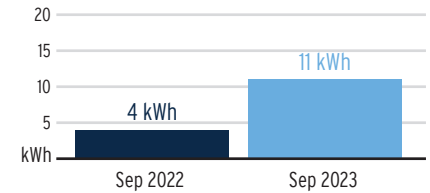
Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	377 kWh @ \$0.07990/kWh		\$30.12
Fuel Charge	377 kWh @ \$0.05239/kWh		\$19.75
Storm Protection Charge	377 kWh @ \$0.00400/kWh		\$1.51
Clean Energy Transition Mechanism	377 kWh @ \$0.00427/kWh		\$1.61
Storm Surcharge	377 kWh @ \$0.01061/kWh		\$4.00
Florida Gross Receipt Tax			\$2.10
Electric Service Cost			\$83.84
Franchise Fee			\$5.49
Municipal Public Service Tax			\$7.17
Total Electric Cost, Local Fees and Taxes			\$96.50

Total Current Month's Charges

\$96.50

Avg kWh Used Per Day



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Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: September 19, 2023

Amount Due: \$73.30

Due Date: October 10, 2023

Account #: 221005600376

Account Summary

Current Service Period: August 12, 2023 - September 13, 2023

Previous Amount Due	\$98.00
Payment(s) Received Since Last Statement	-\$98.00
Current Month's Charges	\$73.30

Amount Due by October 10, 2023 \$73.30

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 **62.5% lower** than the same period last year.

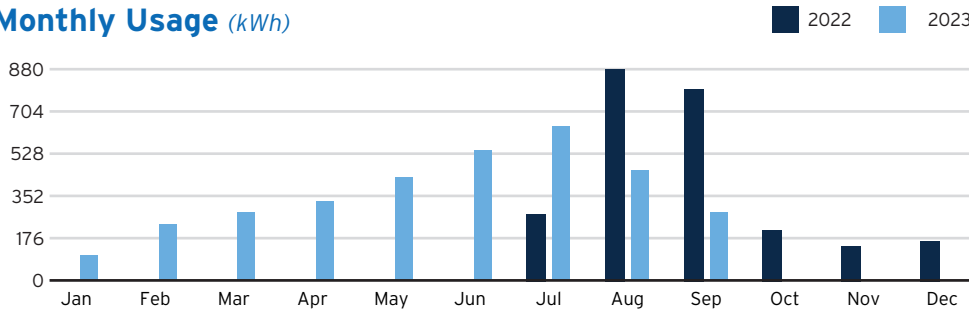


Your average daily kWh used was **43.75% lower** than it was in your previous period.



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Monthly Usage (kWh)



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with tips from our energy experts.



TampaElectric.com/SavingsTips



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

Account #: 221005600376

Due Date: October 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: \$73.30

Payment Amount: \$ _____

611877940498

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.

6118779404982210056003760000000073305



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

Account #: 221005600376
Statement Date: September 19, 2023
Charges Due: October 10, 2023

Meter Read

Meter Location: WELL

Service Period: Aug 12, 2023 - Sep 13, 2023

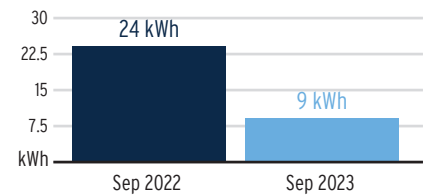
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	09/13/2023	6,331		6,047		284 kWh	1	33 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.71000	\$23.43
	Energy Charge	284 kWh @ \$0.06847/kWh	\$19.45
	Fuel Charge	284 kWh @ \$0.04908/kWh	\$13.94
	Storm Protection Charge	284 kWh @ \$0.00373/kWh	\$1.06
	Clean Energy Transition Mechanism	284 kWh @ \$0.00430/kWh	\$1.22
	Storm Surcharge	284 kWh @ \$0.01022/kWh	\$2.90
	Florida Gross Receipt Tax		\$1.59
	Electric Service Cost		\$63.59
	Franchise Fee		\$4.17
	Municipal Public Service Tax		\$5.54
	Total Electric Cost, Local Fees and Taxes		\$73.30

Avg kWh Used Per Day



Important Messages

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Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$73.30

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

Ways To Pay Your Bill



Bank Draft

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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
K BAR RANCH PARCEL I
TAMPA, FL 33647

Statement Date: September 20, 2023

Amount Due: \$1,723.40

Due Date: October 11, 2023

Account #: 221008392039

Account Summary

Current Service Period: August 15, 2023 - September 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 October 11, 2023 \$1,723.40

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



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your account online.

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with tips
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energy
experts.



TampaElectric.com/BizSavingsTips

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

Account #: 221008392039

Due Date: October 11, 2023



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Amount Due: \$1,723.40

Payment Amount: \$ _____

610643372325

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.

6106433723252210083920390000001723402



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

Account #: 221008392039
Statement Date: September 20, 2023
Charges Due: October 11, 2023

Service Period: Aug 15, 2023 - Sep 14, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,723.40**

Total Current Month's Charges

\$1,723.40

Important Messages

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P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: September 20, 2023

Amount Due: \$67.27

Due Date: October 11, 2023

Account #: 221008498422

Account Summary

Current Service Period: August 15, 2023 - September 14, 2023

Previous Amount Due	\$71.86
Payment(s) Received Since Last Statement	-\$71.86
Current Month's Charges	\$67.27

Amount Due by October 11, 2023 \$67.27

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 **600% higher** than the same period last year.

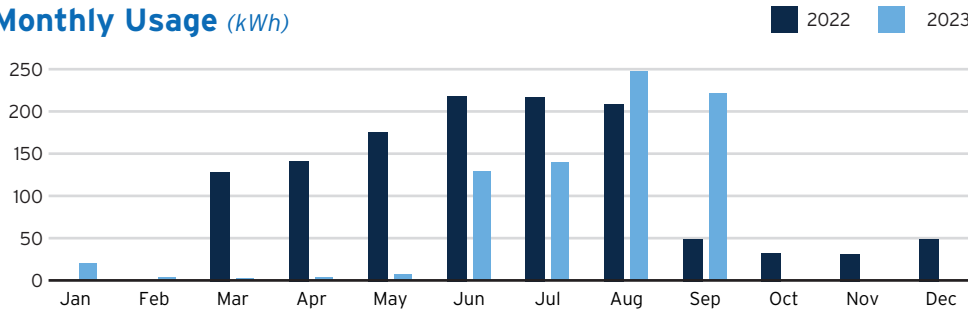


Your average daily kWh used was **12.5% lower** than it was in your previous period.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221008498422

Due Date: October 11, 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: \$67.27

Payment Amount: \$ _____

692124531630

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.

6921245316302210084984220000000067276



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: September 20, 2023
Charges Due: October 11, 2023

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: Aug 15, 2023 - Sep 14, 2023

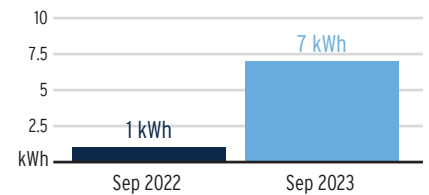
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	09/14/2023	2,011		1,789		222 kWh	1	31 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	222 kWh @ \$0.07990/kWh		\$17.74
Fuel Charge	222 kWh @ \$0.05239/kWh		\$11.63
Storm Protection Charge	222 kWh @ \$0.00400/kWh		\$0.89
Clean Energy Transition Mechanism	222 kWh @ \$0.00427/kWh		\$0.95
Storm Surcharge	222 kWh @ \$0.01061/kWh		\$2.36
Florida Gross Receipt Tax			\$1.46
Electric Service Cost			\$58.28
Franchise Fee			\$3.82
Municipal Public Service Tax			\$5.17
Total Electric Cost, Local Fees and Taxes			\$67.27

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.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$67.27

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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TECO
P.O. Box 31318
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
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Statement Date: September 19, 2023

Amount Due: \$55.79

Due Date: October 10, 2023

Account #: 221008777825

Account Summary

Current Service Period: August 12, 2023 - September 13, 2023

Previous Amount Due	\$68.11
Payment(s) Received Since Last Statement	-\$68.11

Current Month's Charges	\$55.79
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Amount Due by October 10, 2023 \$55.79

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

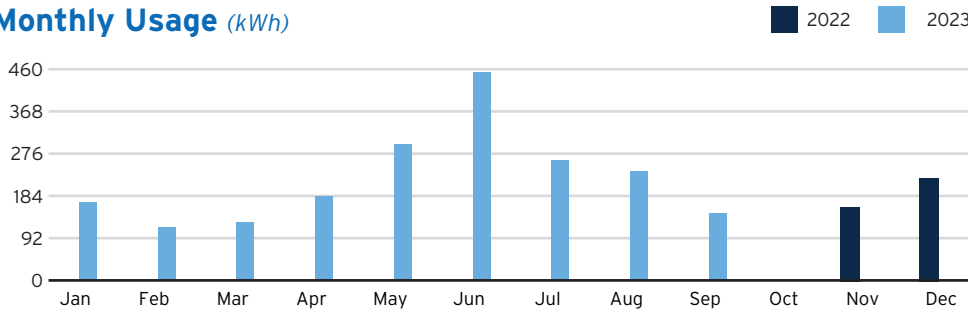


Your average daily kWh used was **50% lower** than it was in your previous period.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221008777825

Due Date: October 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: \$55.79

Payment Amount: \$ _____

632865550811

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.

6328655508112210087778250000000055791



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: September 19, 2023
Charges Due: October 10, 2023

Meter Read

Meter Location: IRRIGATION

Service Period: Aug 12, 2023 - Sep 13, 2023

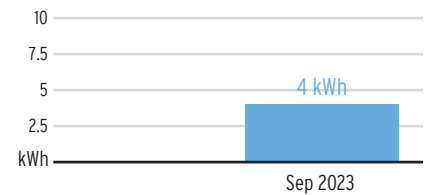
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	09/13/2023	4,967		4,820		147 kWh	1	33 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	147 kWh @ \$0.07990/kWh		\$11.75
Fuel Charge	147 kWh @ \$0.05239/kWh		\$7.70
Storm Protection Charge	147 kWh @ \$0.00400/kWh		\$0.59
Clean Energy Transition Mechanism	147 kWh @ \$0.00427/kWh		\$0.63
Storm Surcharge	147 kWh @ \$0.01061/kWh		\$1.56
Florida Gross Receipt Tax			\$1.20
Electric Service Cost			\$48.18
Franchise Fee			\$3.16
Municipal Public Service Tax			\$4.45
Total Electric Cost, Local Fees and Taxes			\$55.79

Avg kWh Used Per Day



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Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$55.79

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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

9/5/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,523.67	9/19/2023	19292 Mossy Pine Dr	53100	4301
211019281875	\$ 1,739.03	9/19/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 63.55	9/19/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 76.05	9/19/2023	10821 Mistflower LN	53100	4301
211023511093	\$ 671.80	9/19/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 75.88	9/19/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 54.12	9/19/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 827.68	9/19/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 72.00	9/19/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 169.92	9/19/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,059.07	9/19/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 35.87	9/19/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,554.23	9/19/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 194.01	9/19/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 69.70	9/19/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 872.24	9/19/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,555.26	9/19/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,050.85	9/19/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,652.64	9/19/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total	\$ 19,317.57
--------------	---------------------

\$ 6,588.92	53100-4301 Utilities
\$ 1,739.03	53100-4304 Recreation
\$ 10,989.62	53100-4307 Street Lights
\$ -	53100-4304 TECO Credits

Total	\$ 19,317.57
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K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Statement Date: September 05, 2023

Amount Due: \$19,317.57

Due Date: September 19, 2023

Account #: 321000017111

Account Summary

Previous Amount Due	\$19,505.35
Payment(s) Received Since Last Statement	-\$19,505.35
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$19,317.57

Amount Due by September 19, 2023 \$19,317.57

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

15,484 KWH



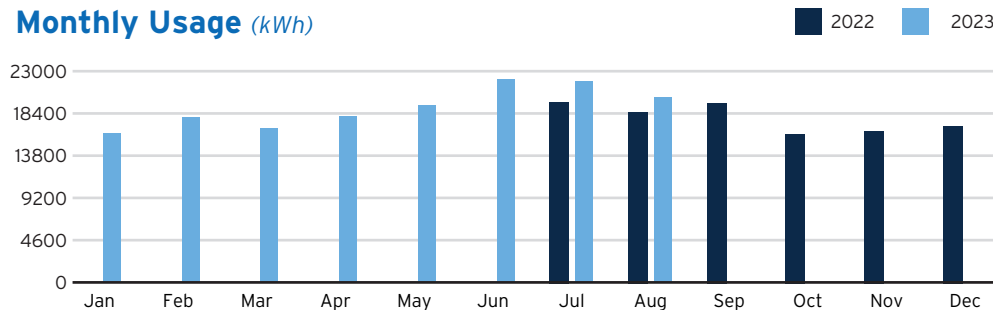
19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

938 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: September 19, 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: \$19,317.57

Payment Amount: \$ _____

700625002662

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.

7006250026623210000171110000019317577

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	08/14/2023	12,738		12,362		376 kWh	1	31 Days	\$1,523.67
									3.9%

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	08/11/2023	53,262		37,778		15,484 kWh	1	29 Days	\$1,739.03
1000778163	08/11/2023	30.3		0		30.3 kW	1	29 Days	3.5%

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	08/11/2023	10,076		9,810		266 kWh	1	29 Days	\$63.55
									3.3%

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	08/11/2023	8,590		8,308		282 kWh	1	29 Days	\$76.05
									1.4%

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

Sub-Account Number: 211023511093

Continued on next page →

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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

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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	08/11/2023	12,845		12,564		281 kWh	1	29 Days	\$75.88
									67.9%

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	08/11/2023	11,981		11,823		158 kWh	1	29 Days	\$54.12
									3.7%

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	08/11/2023	12,932		12,716		216 kWh	1	29 Days	\$827.68
									7.7%

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	08/11/2023	15,055		14,796		259 kWh	1	29 Days	\$72.00
									4.8%

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

Sub-Account Number: 221005600327

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000762199	08/11/2023	28,300		27,488		812 kWh	1	29 Days	\$169.92
									17.0%

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	08/11/2023	1,815		1,760		55 kWh	1	29 Days	\$35.87
									1.9%

Continued on next page →



Sub-Account #: 211017791636
Statement Date: 08/30/2023

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


Meter Read

Service Period: 07/15/2023 - 08/14/2023

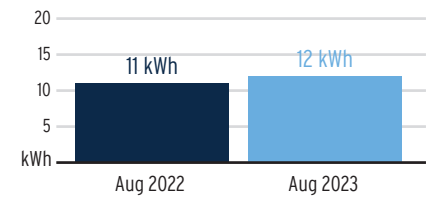
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	08/14/2023	12,738		12,362		376 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	376 kWh @ \$0.07990/kWh	\$30.04
Fuel Charge	376 kWh @ \$0.05239/kWh	\$19.70
Storm Protection Charge	376 kWh @ \$0.00400/kWh	\$1.50
Clean Energy Transition Mechanism	376 kWh @ \$0.00427/kWh	\$1.61
Storm Surcharge	376 kWh @ \$0.01061/kWh	\$3.99
Florida Gross Receipt Tax		\$2.05
Electric Service Cost		\$82.14
Franchise Fee		\$5.38
Municipal Public Service Tax		\$6.99
Total Electric Cost, Local Fees and Taxes		\$94.51

Avg kWh Used Per Day



Current Month's Electric Charges

\$94.51

Billing information continues on next page →



Sub-Account #: 211017791636
Statement Date: 08/30/2023

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

Service Period: 07/15/2023 - 08/14/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,429.16**

Current Month's Electric Charges

\$1,429.16

Billing information continues on next page →



Sub-Account #: 211019281875
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/14/2023 - 08/11/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	08/11/2023	53,262		37,778		15,484 kWh	1	29 Days
1000778163	08/11/2023	30.3		0		30.3 kW	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	30 kW @ \$14.13000/kW	\$423.90
Energy Charge	15,484 kWh @ \$0.00736/kWh	\$113.96
Fuel Charge	15,484 kWh @ \$0.05239/kWh	\$811.21
Capacity Charge	30 kW @ -\$0.06000/kW	-\$1.80
Storm Protection Charge	30 kW @ \$0.62000/kW	\$18.60
Energy Conservation Charge	30 kW @ \$0.88000/kW	\$26.40
Environmental Cost Recovery	15,484 kWh @ \$0.00084/kWh	\$13.01
Clean Energy Transition Mechanism	30 kW @ \$1.12000/kW	\$33.60
Storm Surcharge	15,484 kWh @ \$0.00238/kWh	\$36.85
Florida Gross Receipt Tax		\$38.64

Electric Service Cost **\$1,545.69**

Franchise Fee \$101.24

Municipal Public Service Tax \$92.10

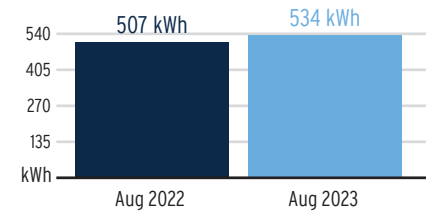
Total Electric Cost, Local Fees and Taxes **\$1,739.03**

Current Month's Electric Charges

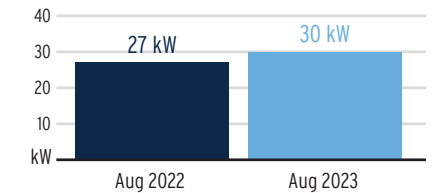
\$1,739.03

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: 08/30/2023

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

Meter Read

Meter Location: SIGN/GATE

Service Period: 07/14/2023 - 08/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	08/11/2023	10,076		9,810		266 kWh	1	29 Days

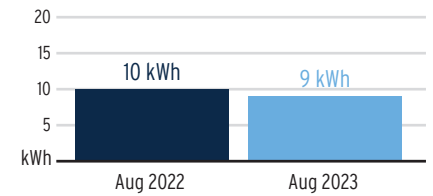
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	266 kWh @ \$0.07990/kWh	\$21.25
Fuel Charge	266 kWh @ \$0.05239/kWh	\$13.94
Storm Protection Charge	266 kWh @ \$0.00400/kWh	\$1.06
Clean Energy Transition Mechanism	266 kWh @ \$0.00427/kWh	\$1.14
Storm Surcharge	266 kWh @ \$0.01061/kWh	\$2.82
Florida Gross Receipt Tax		\$1.59
Electric Service Cost		\$63.55

Avg kWh Used Per Day



Current Month's Electric Charges

\$63.55

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 08/30/2023

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read


Meter Location: ENTRY LIGHT & GATE

Service Period: 07/14/2023 - 08/11/2023

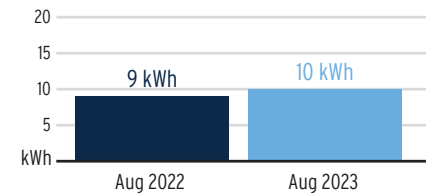
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	08/11/2023	8,590		8,308		282 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	282 kWh @ \$0.07990/kWh		\$22.53
Fuel Charge	282 kWh @ \$0.05239/kWh		\$14.77
Storm Protection Charge	282 kWh @ \$0.00400/kWh		\$1.13
Clean Energy Transition Mechanism	282 kWh @ \$0.00427/kWh		\$1.20
Storm Surcharge	282 kWh @ \$0.01061/kWh		\$2.99
Florida Gross Receipt Tax			\$1.65
Electric Service Cost			\$66.02
Franchise Fee			\$4.32
Municipal Public Service Tax			\$5.71
Total Electric Cost, Local Fees and Taxes			\$76.05

Avg kWh Used Per Day



Current Month's Electric Charges

\$76.05

Billing information continues on next page →



Sub-Account #: 211023511093
Statement Date: 08/30/2023

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

Service Period: 07/14/2023 - 08/11/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	407 kWh @ \$0.03511/kWh	\$14.29
Fixture & Maintenance Charge	11 Fixtures	\$130.13
Lighting Pole / Wire	11 Poles	\$453.86
Lighting Fuel Charge	407 kWh @ \$0.05169/kWh	\$21.04
Storm Protection Charge	407 kWh @ \$0.01466/kWh	\$5.97
Clean Energy Transition Mechanism	407 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge	407 kWh @ \$0.00326/kWh	\$1.33
Florida Gross Receipt Tax		\$1.10
Franchise Fee		\$41.13
Municipal Public Service Tax		\$2.80
Lighting Charges		\$671.80

Current Month's Electric Charges \$671.80

Billing information continues on next page ➡



Sub-Account #: 211023511135
Statement Date: 08/30/2023

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

Meter Read


Meter Location: WELL/IRRIGATION

Service Period: 07/14/2023 - 08/11/2023

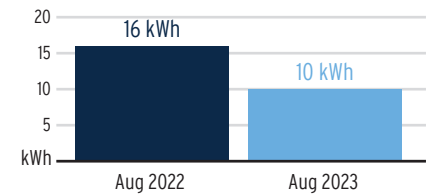
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	08/11/2023	12,845		12,564		281 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	281 kWh @ \$0.07990/kWh	\$22.45
	Fuel Charge	281 kWh @ \$0.05239/kWh	\$14.72
	Storm Protection Charge	281 kWh @ \$0.00400/kWh	\$1.12
	Clean Energy Transition Mechanism	281 kWh @ \$0.00427/kWh	\$1.20
	Storm Surcharge	281 kWh @ \$0.01061/kWh	\$2.98
	Florida Gross Receipt Tax		\$1.65
	Electric Service Cost		\$65.87
	Franchise Fee		\$4.31
	Municipal Public Service Tax		\$5.70
	Total Electric Cost, Local Fees and Taxes		\$75.88

Avg kWh Used Per Day



Current Month's Electric Charges

\$75.88

Billing information continues on next page →



Sub-Account #: 221003321017
Statement Date: 08/30/2023

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


Meter Read

Service Period: 07/14/2023 - 08/11/2023

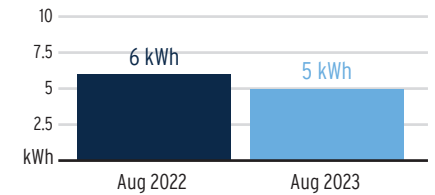
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	08/11/2023	11,981		11,823		158 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	158 kWh @ \$0.07990/kWh	\$12.62	
Fuel Charge	158 kWh @ \$0.05239/kWh	\$8.28	
Storm Protection Charge	158 kWh @ \$0.00400/kWh	\$0.63	
Clean Energy Transition Mechanism	158 kWh @ \$0.00427/kWh	\$0.67	
Storm Surcharge	158 kWh @ \$0.01061/kWh	\$1.68	
Florida Gross Receipt Tax		\$1.17	
Electric Service Cost		\$46.80	
Franchise Fee		\$3.07	
Municipal Public Service Tax		\$4.25	
Total Electric Cost, Local Fees and Taxes		\$54.12	

Avg kWh Used Per Day



Current Month's Electric Charges

\$54.12

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 08/30/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647


Meter Read

Service Period: 07/14/2023 - 08/11/2023

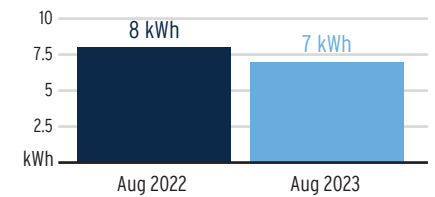
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	08/11/2023	12,932		12,716		216 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	216 kWh @ \$0.07990/kWh	\$17.26
Fuel Charge	216 kWh @ \$0.05239/kWh	\$11.32
Storm Protection Charge	216 kWh @ \$0.00400/kWh	\$0.86
Clean Energy Transition Mechanism	216 kWh @ \$0.00427/kWh	\$0.92
Storm Surcharge	216 kWh @ \$0.01061/kWh	\$2.29
Florida Gross Receipt Tax		\$1.39
Electric Service Cost		\$55.79
Franchise Fee		\$3.65
Municipal Public Service Tax		\$4.93
Total Electric Cost, Local Fees and Taxes		\$64.37

Avg kWh Used Per Day



Current Month's Electric Charges

\$64.37

Billing information continues on next page →




Sub-Account #: 221003637594
Statement Date: 08/30/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 07/14/2023 - 08/11/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	432 kWh @ \$0.03511/kWh	\$15.17
Fixture & Maintenance Charge	16 Fixtures	\$331.68
Lighting Pole / Wire	16 Poles	\$335.36
Lighting Fuel Charge	432 kWh @ \$0.05169/kWh	\$22.33
Storm Protection Charge	432 kWh @ \$0.01466/kWh	\$6.33
Clean Energy Transition Mechanism	432 kWh @ \$0.00036/kWh	\$0.16
Storm Surcharge	432 kWh @ \$0.00326/kWh	\$1.41
Florida Gross Receipt Tax		\$1.16
Franchise Fee		\$46.74
Municipal Public Service Tax		\$2.97
Lighting Charges		\$763.31

Current Month's Electric Charges **\$763.31**

Billing information continues on next page →



Sub-Account #: 221005599891
Statement Date: 08/30/2023

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

Meter Read


Meter Location: WELL

Service Period: 07/14/2023 - 08/11/2023

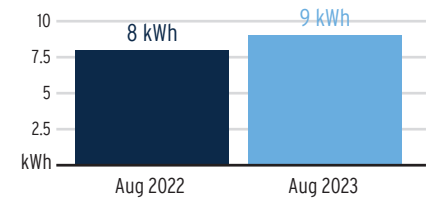
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	08/11/2023	15,055		14,796		259 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
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			\$1.56
Electric Service Cost			\$62.47
Franchise Fee			\$4.09
Municipal Public Service Tax			\$5.44
Total Electric Cost, Local Fees and Taxes			\$72.00

Avg kWh Used Per Day



Current Month's Electric Charges

\$72.00

Billing information continues on next page →



Sub-Account #: 221005600327
Statement Date: 08/30/2023

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

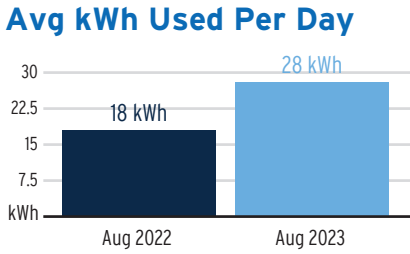
Meter Read

Service Period: 07/14/2023 - 08/11/2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	08/11/2023	28,300		27,488		812 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	812 kWh @ \$0.07990/kWh	\$64.88
Fuel Charge	812 kWh @ \$0.05239/kWh	\$42.54
Storm Protection Charge	812 kWh @ \$0.00400/kWh	\$3.25
Clean Energy Transition Mechanism	812 kWh @ \$0.00427/kWh	\$3.47
Storm Surcharge	812 kWh @ \$0.01061/kWh	\$8.62
Florida Gross Receipt Tax		\$3.71
Electric Service Cost		\$148.22
Franchise Fee		\$9.71
Municipal Public Service Tax		\$11.99
Total Electric Cost, Local Fees and Taxes		\$169.92



Current Month's Electric Charges **\$169.92**

Billing information continues on next page →



Sub-Account #: 221005600335
Statement Date: 08/30/2023

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

Service Period: 07/15/2023 - 08/14/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	3207 kWh @ \$0.03511/kWh	\$112.60
Fixture & Maintenance Charge	128 Fixtures	\$2411.34
Lighting Pole / Wire	128 Poles	\$3302.11
Lighting Fuel Charge	3207 kWh @ \$0.05169/kWh	\$165.77
Storm Protection Charge	3207 kWh @ \$0.01466/kWh	\$47.01
Clean Energy Transition Mechanism	3207 kWh @ \$0.00036/kWh	\$1.15
Storm Surcharge	3207 kWh @ \$0.00326/kWh	\$10.45
Florida Gross Receipt Tax		\$8.64
Lighting Charges		\$6,059.07

Current Month's Electric Charges \$6,059.07

Billing information continues on next page ➡



Sub-Account #: 221005600350
Statement Date: 08/30/2023

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

Meter Read

Meter Location: ENTRANCE

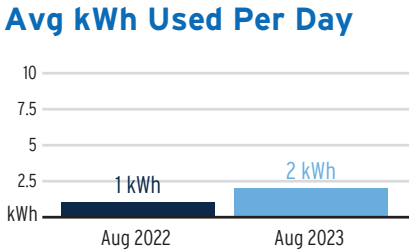
Service Period: 07/14/2023 - 08/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	08/11/2023	1,815		1,760		55 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	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		\$0.77
	Electric Service Cost		\$30.82
	Franchise Fee		\$2.02
	Municipal Public Service Tax		\$3.03
	Total Electric Cost, Local Fees and Taxes		\$35.87



Current Month's Electric Charges **\$35.87**

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 08/30/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

Service Period: 07/14/2023 - 08/11/2023

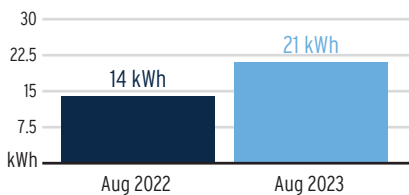
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	08/11/2023	31,096		30,478		618 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	618 kWh @ \$0.07990/kWh		\$49.38
Fuel Charge	618 kWh @ \$0.05239/kWh		\$32.38
Storm Protection Charge	618 kWh @ \$0.00400/kWh		\$2.47
Clean Energy Transition Mechanism	618 kWh @ \$0.00427/kWh		\$2.64
Storm Surcharge	618 kWh @ \$0.01061/kWh		\$6.56
Florida Gross Receipt Tax			\$2.95
Electric Service Cost			\$118.13
Franchise Fee			\$7.74
Municipal Public Service Tax			\$9.69
Total Electric Cost, Local Fees and Taxes			\$135.56

Avg kWh Used Per Day



Current Month's Electric Charges \$135.56

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 08/30/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 07/14/2023 - 08/11/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1046 kWh @ \$0.03511/kWh	\$36.73
Fixture & Maintenance Charge	44 Fixtures	\$1251.06
Lighting Pole / Wire	44 Poles	\$899.45
Lighting Fuel Charge	1046 kWh @ \$0.05169/kWh	\$54.07
Storm Protection Charge	1046 kWh @ \$0.01466/kWh	\$15.33
Clean Energy Transition Mechanism	1046 kWh @ \$0.00036/kWh	\$0.38
Storm Surcharge	1046 kWh @ \$0.00326/kWh	\$3.41
Florida Gross Receipt Tax		\$2.82
Franchise Fee		\$148.24
Municipal Public Service Tax		\$7.18
Lighting Charges		\$2,418.67

Current Month's Electric Charges \$2,418.67

Billing information continues on next page ➡



Sub-Account #: 221005629565
Statement Date: 08/30/2023

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


Meter Read

Service Period: 07/15/2023 - 08/14/2023

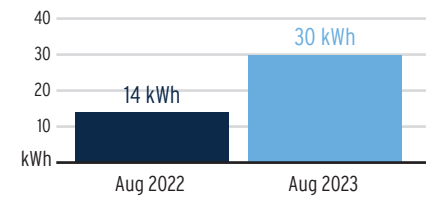
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	08/14/2023	31,466		30,528		938 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	938 kWh @ \$0.07990/kWh	\$74.95
Fuel Charge	938 kWh @ \$0.05239/kWh	\$49.14
Storm Protection Charge	938 kWh @ \$0.00400/kWh	\$3.75
Clean Energy Transition Mechanism	938 kWh @ \$0.00427/kWh	\$4.01
Storm Surcharge	938 kWh @ \$0.01061/kWh	\$9.95
Florida Gross Receipt Tax		\$4.23
Electric Service Cost		\$169.28
Franchise Fee		\$11.09
Municipal Public Service Tax		\$13.64
Total Electric Cost, Local Fees and Taxes		\$194.01

Avg kWh Used Per Day



Current Month's Electric Charges

\$194.01

Billing information continues on next page →



Sub-Account #: 221007136783
Statement Date: 08/30/2023

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


Meter Read

Service Period: 07/14/2023 - 08/11/2023

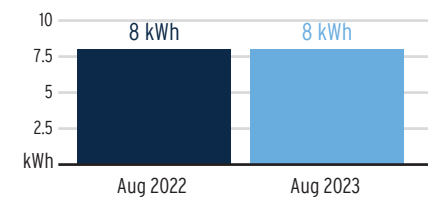
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	08/11/2023	10,459		10,213		246 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	246 kWh @ \$0.07990/kWh	\$19.66
Fuel Charge	246 kWh @ \$0.05239/kWh	\$12.89
Storm Protection Charge	246 kWh @ \$0.00400/kWh	\$0.98
Clean Energy Transition Mechanism	246 kWh @ \$0.00427/kWh	\$1.05
Storm Surcharge	246 kWh @ \$0.01061/kWh	\$2.61
Florida Gross Receipt Tax		\$1.51
Electric Service Cost		\$60.45
Franchise Fee		\$3.96
Municipal Public Service Tax		\$5.29
Total Electric Cost, Local Fees and Taxes		\$69.70

Avg kWh Used Per Day



Current Month's Electric Charges

\$69.70

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 08/30/2023

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


Meter Read

Service Period: 07/15/2023 - 08/14/2023

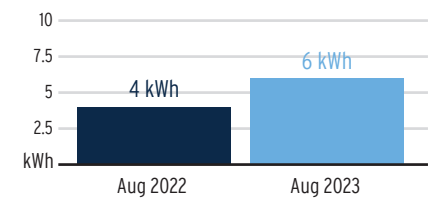
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	08/14/2023	8,989		8,801		188 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	188 kWh @ \$0.07990/kWh	\$15.02
Fuel Charge	188 kWh @ \$0.05239/kWh	\$9.85
Storm Protection Charge	188 kWh @ \$0.00400/kWh	\$0.75
Clean Energy Transition Mechanism	188 kWh @ \$0.00427/kWh	\$0.80
Storm Surcharge	188 kWh @ \$0.01061/kWh	\$1.99
Florida Gross Receipt Tax		\$1.32
Electric Service Cost		\$52.98
Franchise Fee		\$3.47
Municipal Public Service Tax		\$4.76
Total Electric Cost, Local Fees and Taxes		\$61.21

Avg kWh Used Per Day



Current Month's Electric Charges

\$61.21

Billing information continues on next page →




Sub-Account #: 221007621776
Statement Date: 08/30/2023

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

Service Period: 07/15/2023 - 08/14/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	459 kWh @ \$0.03511/kWh	\$16.12
Fixture & Maintenance Charge	17 Fixtures	\$352.41
Lighting Pole / Wire	17 Poles	\$356.32
Lighting Fuel Charge	459 kWh @ \$0.05169/kWh	\$23.73
Storm Protection Charge	459 kWh @ \$0.01466/kWh	\$6.73
Clean Energy Transition Mechanism	459 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	459 kWh @ \$0.00326/kWh	\$1.50
Florida Gross Receipt Tax		\$1.24
Franchise Fee		\$49.66
Municipal Public Service Tax		\$3.15
Lighting Charges		\$811.03

Current Month's Electric Charges \$811.03

Billing information continues on next page →



Sub-Account #: 221007993977
Statement Date: 08/30/2023

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

Service Period: 07/15/2023 - 08/14/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	703 kWh @ \$0.03511/kWh	\$24.68
Fixture & Maintenance Charge	37 Fixtures	\$603.84
Lighting Pole / Wire	37 Poles	\$775.52
Lighting Fuel Charge	703 kWh @ \$0.05169/kWh	\$36.34
Storm Protection Charge	703 kWh @ \$0.01466/kWh	\$10.31
Clean Energy Transition Mechanism	703 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	703 kWh @ \$0.00326/kWh	\$2.29
Florida Gross Receipt Tax		\$1.89
Franchise Fee		\$95.31
Municipal Public Service Tax		\$4.83
Lighting Charges		\$1,555.26

Current Month's Electric Charges \$1,555.26

Billing information continues on next page →



Sub-Account #: 221008130249
Statement Date: 08/30/2023

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

Service Period: 07/14/2023 - 08/11/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	475 kWh @ \$0.03511/kWh	\$16.68
Fixture & Maintenance Charge	25 Fixtures	\$408.00
Lighting Pole / Wire	25 Poles	\$524.00
Lighting Fuel Charge	475 kWh @ \$0.05169/kWh	\$24.55
Storm Protection Charge	475 kWh @ \$0.01466/kWh	\$6.96
Clean Energy Transition Mechanism	475 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	475 kWh @ \$0.00326/kWh	\$1.55
Florida Gross Receipt Tax		\$1.28
Franchise Fee		\$64.40
Municipal Public Service Tax		\$3.26
Lighting Charges		\$1,050.85

Current Month's Electric Charges \$1,050.85

Billing information continues on next page →



Sub-Account #: 221008151583
Statement Date: 08/30/2023

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

Service Period: 07/15/2023 - 08/14/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,652.64**

Current Month's Electric Charges

\$1,652.64

Total Current Month's Charges

\$19,317.57

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.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7000826



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K-BAR RANCH II COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & CO
3434 COLWELL AVENUE, STE 200
TAMPA FL 33614





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7000826
Account Number: 247858000
Invoice Date: 07/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

K-BAR RANCH II COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & CO
3434 COLWELL AVENUE, STE 200
TAMPA FL 33614

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021
REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**K-BAR RANCH II COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2021 REVENUE ACCOUNT**

Invoice Number: 7000826
Account Number: 247858000
Current Due: \$4,040.63

Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 247858000
Invoice # 7000826
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7000826
Invoice Date: 07/25/2023
Account Number: 247858000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

K-BAR RANCH II COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2021 REVENUE ACCOUNT

Accounts Included 247858000 247858001 247858002 247858003 247858004 247858005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2023 - 06/30/2024				\$3,750.00
Incidental Expenses 07/01/2023 to 06/30/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

RECEIVED
09/08/23





INVOICE

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

Customer Name:

K BAR RANCH II CDD

Service Period:

09/01/23-09/30/23

Invoice Date:

08/24/2023

Invoice Number:

9959835-2206-2

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****Sep 23, 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**\$253.26**

If payment is received after
09/23/2023: **\$ 259.59**

Previous Balance

253.26

+

Payments

(253.26)

+

Adjustments

0.00

+

**Current Invoice
Charges**

253.26

=

**Total Account
Balance Due****253.26****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	09/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	09/01/23		1.00	176.26
8 Yard Dumpster 1X Week	09/01/23		1.00	57.25
Total Current Charges				253.26



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



DO NOT SEND PAYMENTS HERE:
WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/24/2023	9959835-2206-2	23-24608-23004
Payment Terms	Total Due	Amount
Total Due by 09/23/2023	\$253.26	
If Received after 09/23/2023	\$259.59	

2206000232460823004099598350000002532600000025326 6

10290C37

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



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 October 2023 For Board Approval

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

The total items being presented: **\$157,038.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Blue Water Aquatics, Inc.	100386	30703	Aquatic Service - Pond Treatment 09/23	\$ 3,705.00
City of Tampa Utilities	100383	2282015	10352 K Bar Ranch Pkwy - Account #2282015 10/23	\$ 6.60
City of Tampa Utilities	100383	2287182	10820 Mistflower Ln - Account #2287182 10/23	\$ 142.08
City of Tampa Utilities	100383	2333386	19339 Eagle Creek Ln - Account #2333386 10/23	\$ 50.64
Duzianthan Mohanadoss	100373	DM092123	Board of Supervisors Meeting 09/21/23	\$ 200.00
Duzianthan Mohanadoss	100392	DM101923	Board of Supervisors Meeting 10/19/23	\$ 200.00
Florida Department of Revenue	100387	39-8017923158-4 09/23	Sales and Use Tax 09/23	\$ 152.91
Grau & Associates, P.A.	100384	101023-221	Auditing Services FYE 09/30/23	\$ 140.00
Gregory Halstead	100374	GH092123	Board of Supervisors Meeting 09/21/23	\$ 200.00
Gregory Halstead	100393	GH101923	Board of Supervisors Meeting 10/19/23	\$ 200.00
Horner Environmental Professionals, Inc.	100375	219300	Aquatic Maintenance - Parcels A,C,K,L,M 08/23	\$ 430.78

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Illuminations Holiday Lighting, LLC	100381	112923	50% Deposit - Holiday Lighting 09/23	\$ 9,574.00
Innersync Studio, Ltd	100376	21760	Website Services - ADA Compliance FY23/24	\$ 1,537.50
James E Finley Jr	100377	JF092123	Board of Supervisors Meeting 09/21/23	\$ 200.00
James E Finley Jr	100394	JF101923	Board of Supervisors Meeting 10/19/23	\$ 200.00
KBAR RANCH II CDD	DC101623	DC101623	Debit Card Replenishment	\$ 564.87
KBAR RANCH II CDD	DC102523	DC102523	Debit Card Replenishment	\$ 800.55
Michele Emery	100378	ME092123	Board of Supervisors Meeting 09/21/23	\$ 200.00
Michele Emery	100395	ME101923	Board of Supervisors Meeting 10/19/23	\$ 200.00
Persson, Cohen & Mooney, P.A.	100388	4176	Legal Services 09/23	\$ 3,675.25
Pine Lake Services, LLC	100379	2891	Repair Well (Lightning Strike) - Hawk Valley 09/23	\$ 9,247.50
Pine Lake Services, LLC	100379	2978	Repair Well (Lightning Strike) - Hawk Valley 09/23	\$ 9,247.50

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	100389	2838	Initial Irrigation Inspection 08/23	\$ 12,208.17
Pine Lake Services, LLC	100389	2983	Plant Installation - Redwood Pointe 10/23	\$ 1,481.11
Pine Lake Services, LLC	100389	2988	Remove Sod - Redwood Pointe (Vehicle Damage) 10/23	\$ 1,110.01
Pine Lake Services, LLC	100396	2910	Monthly Landscape Maintenance 10/23	\$ 26,578.66
Rizzetta & Company, Inc.	100370	INV0000084240	Personnel Reimbursement 09/29/23	\$ 6,729.82
Rizzetta & Company, Inc.	100371	INV0000084018	Assessment Roll FY23/24	\$ 5,460.00
Rizzetta & Company, Inc.	100372	INV0000084114	District Management Fees 10/23	\$ 5,326.59
Rizzetta & Company, Inc.	100382	INV0000084264	Out of Pocket Expense 09/23	\$ 205.23
Rizzetta & Company, Inc.	100385	INV0000084328	Amenity Management & Oversight 10/23	\$ 8,136.05
Securiteam, Inc.	100390	17195	Install (4) Gate Slabs (Briarbrook & Hawk Valley) 10/23	\$ 12,000.00
Securiteam, Inc.	100390	17422	(60) Gate Remotes 10/23	\$ 1,808.40

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100390	13659072623	Service Call - Sundrift Entry 07/23	\$ 1,174.31
Securiteam, Inc.	100390	13709072723	Service Call - Briarbrook 10/23	\$ 564.16
Securiteam, Inc.	100390	13721073123	Service Call - Hawk Valley 07/23	\$ 175.00
Securiteam, Inc.	100397	17310	Balance Due - Lightning Damage 09/23	\$ 4,801.00
Securiteam, Inc.	100397	13573062023	Service Call - Windsome Manor 08/23	\$ 175.00
Securiteam, Inc.	100397	13586071023	Service Call - Briarbrook 08/23	\$ 525.00
Securiteam, Inc.	100397	13614062823	Service Call - Hawk Valley 08/23	\$ 175.00
Securiteam, Inc.	100397	13661071723	Service Call - Briarbrook 08/23	\$ 175.00
Securiteam, Inc.	100397	13874091823	Service Call - Amenity Center 10/23	\$ 175.00
Spectrum	EFT	1736970091923 - 6970 AUTO PAY	10711 Mistflower Lane 09/23	\$ 169.97
Spectrum	EFT	1736988091923 - 6988 AUTO PAY	10541 K-Bar Ranch Pkwy 09/23	\$ 169.97

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	EFT	1736996101223 - 6996 AUTO PAY	10339 K-BAR RANCH PKWY BLDG GATE 10/23	\$ 149.97
Spectrum	EFT	1744362092923 - 4362 AUTO PAY	10340 K-Bar Ranch Pkwy 10/23	\$ 169.97
Spectrum	EFT	1752167092123 - 2167 AUTO PAY	10820 Mistflower Lane - Amenity Center 09/23	\$ 289.95
Spectrum	EFT	1754981100123 - 4981 AUTO PAY	10528 Mistflower Ln 10/23	\$ 169.98
Spectrum	EFT	1758297101023 - 8297 AUTO PAY	10821 MISTFLOWER LN - Gate Phone 10/23	\$ 189.98
Spectrum	EFT	1779814091723 - 9814 AUTO PAY	19302 Eagle Creek LN SB 09/23	\$ 84.98
Spectrum	EFT	2736809092223 - 6809 AUTO PAY	19292 Mossy Pine Dr 09/23	\$ 189.98
Spectrum	EFT	2756559101023 - 6559 AUTO PAY	10841 Mistflower Ln - Gate Phone 10/23	\$ 77.98
Suncoast Pool Service, Inc.	100398	9726	Pool Service 10/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100399	6200	Monthly Rust Control 10/23	\$ 1,525.00
TECO	EFT	321000017111- 391	Electric Summary 09/23	\$ 19,202.82

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	EFT	211025392658- 435	10841 Mistflower Lane, Gate 10/23	\$ 66.71
TECO	EFT	211025490809- 435	10611 K-Bar Ranch Pkwy 10/23	\$ 84.57
TECO	EFT	221005600376- 435	10598 K Bar Ranch Pkwy, Entry Light/Gate 10/23	\$ 87.83
TECO	EFT	221008392039- 435	Parcel I - Street Lights 10/23	\$ 1,723.40
TECO	EFT	221008498422 -435	19301 Eagle Creek LN - Entry Sign/Gate 10/23	\$ 63.15
TECO	EFT	221008777825 -435	10580 K-Bar Ranch Pkwy 10/23	\$ 62.61
Tepal S Dora	100391	100923 Dora	Security Deposit Refund 10/23	\$ 160.00
Times Publishing Company	100380	0000307256 09/20/23	Account #163527 Legal Advertising 09/23	\$ 573.50
Waste Management Inc. of Florida	EFT	9967798-2206-2	Waste Management - Clubhouse 10/23	<u>\$ 267.36</u>
Total Report				<u>\$ 157,038.37</u>

Blue Water Aquatics, Inc.

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



RECEIVED
10/2/2023

INVOICE

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

INVOICE 30703
DATE 09/30/2023
TERMS Net 45
DUE DATE 11/14/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
09/11/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
09/20/2023	Service Request	Aquatic Service Request - SDII-5 (Included) Treatment Report Included	1	0.00	0.00
09/26/2023	Trash Pick Up	Trash Pick Up Around Ponds - (Included) Service Report Included	1	0.00	0.00
09/26/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00

SUBTOTAL	3,705.00
TAX	0.00
TOTAL	3,705.00

BALANCE DUE	\$3,705.00
-------------	-------------------

THANK YOU for choosing Blue Water Aquatics, Inc.!



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	9/11/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	6 MPH SSW
Temperature	91*
Multiple Sites Treated	Yes

**Ponds Treated Information**

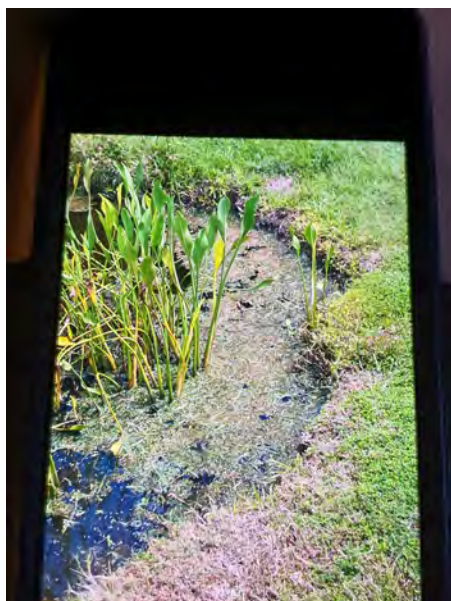
Repeatable - 2 Count

1 of 2

Pond Numbers	121, EWR3, 122, EWR2, 100, 101, 102, FC105, 103, 104, FC40, 202, 204, 205, 201, 203, A10, S1, 200, 190, 192, 191, EC1, EC2, 193
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Floating <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Treated ponds for emergent vegetation such as creeping water primrose, sesbania, pennywort, torpedo grass, primrose, azolla, and sedge. A lot of grass clippings in pond 103. Picture attached.

Pictures of Work Completed

Aquatic Services Report



2 of 2

Pond Numbers	101, 103, 100, EWR2, 202, 204
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Treated ponds for filamentous algae mats.



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

Amount Now Due

\$6.60

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 10/10/2023

PAY NEW CHARGES BY: 10/31/2023

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

0000 2 28 20 1 5 0000000660

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: 10/10/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 10/05/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	27	27	27	0	0
LAST BILLING						9.12
LESS PAYMENTS						9.12 CR
WATER BASE CHARGE 5/8"				1 Meter @	6.00	6.00
TBW PASS-THROUGH				0.0 @	0.12	0.00
WATER SUBTOTAL			6.00			
UTILITY TAX 10%						0.60

Amount Now Due

\$6.60

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$6.60

PLEASE PAY BY DUE DATE OF 10/31/2023



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

Amount Now Due

\$142.08

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 10/10/2023

PAY NEW CHARGES BY: 10/31/2023

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 14 208

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: 10/10/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 10/05/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	299	297	27	2	1
19073745	WATER	1027	1010	27	17	13

LAST BILLING						120.14
LESS PAYMENTS						120.14 CR
WATER BASE CHARGE 1 1/2"	2 Meters @	30.00				60.00
WATER TIER 1 CHARGE	19.0 @	3.52				66.88
TBW PASS-THROUGH	19.0 @	0.12				2.28
WATER SUBTOTAL		129.16				
UTILITY TAX 10%						12.92

Amount Now Due

\$142.08

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
OCT	14
SEP	13
AUG	19
JUL	13
JUN	16
MAY	21
APR	16
MAR	14
FEB	7
JAN	5
DEC	8
NOV	7
OCT	8

Pay This Amount



\$142.08

PLEASE PAY BY DUE DATE OF 10/31/2023



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

Amount Now Due

\$50.64

Make Check Payable:
City of Tampa Utilities

Your Account Number

2333386



BILL DATE: 10/10/2023

PAY NEW CHARGES BY: 10/31/2023

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

00002333386 0000005064

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: 10/10/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 10/05/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	199	188	27	11	8
LAST BILLING						48.93
LESS PAYMENTS						48.93 CR
WATER BASE CHARGE 5/8"				1 Meter @	6.00	6.00
IRRIGATION TIER 1 CHARGE				11.0 @	3.52	38.72
TBW PASS-THROUGH				11.0 @	0.12	1.32
WATER SUBTOTAL			46.04			
UTILITY TAX 10%						4.60

Amount Now Due

\$50.64

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$50.64

PLEASE PAY BY DUE DATE OF 10/31/2023

K-Bar Ranch II CDD**Meeting Date: September 21, 2023****SUPERVISOR PAY REQUEST****RECEIVED**
9/28/2023

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

(*) Does not get paid

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

Meeting Start Time:	6:00
Meeting End Time:	8:02
Total Meeting Time:	

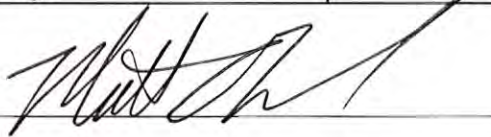
Time Over _____ (3) Hours:	
------------------------------	--

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: 

K-Bar Ranch II CDD**Meeting Date: October 19, 2023****RECEIVED**
10/20/2023**SUPERVISOR PAY REQUEST**

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

(*) Does not get paid

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

Meeting Start Time:	6:04
Meeting End Time:	8:05
Total Meeting Time:	

Time Over ____ (3) Hours:

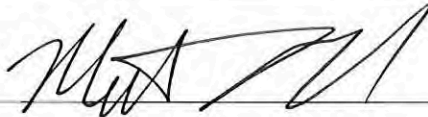
Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	10/19/23
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

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

DM Signature: _____





Sales and Use Tax Return

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

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

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

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

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

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$2,038.80	.	152.91	152.91
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 SEP 2023	5. Total Amount of Tax Due 152.91
			6. Less Lawful Deductions	.
			7. Net Tax Due	152.91
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	152.91
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	152.91

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: 10/20/23
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	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).	30.58
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.	_____

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa FL 33625

Date 10/10/2023

SERVICE	AMOUNT
Audits FYE 09/30/2022 - confirmation.com.	\$ <u>2,520.00</u>
See cost break-out per District on page 2.	
Current Amount Due	\$ <u>2,520.00</u>

Client Name	Date	Amount	Bond Series
Bahia Lakes CDD	02/14/2023	35.00	2016
Bridgewater CDD	01/31/2023	70.00	2015A-1, 2015A-2
Connerton West CDD	02/16/2023	140.00	2006, 2015, 2018 A, 2018-1
Copperspring CDD	02/13/2023	35.00	2019
Country Walk CDD	02/16/2023	105.00	2015A-1, 2015A-2
Cross Creek North CDD	02/14/2023	35.00	2018
Eagle Pointe CDD	02/16/2023	35.00	2020
Entrada CDD CDD	02/13/2023	35.00	2021
Glen St. Johns CDD	01/31/2023	35.00	2016
Grand Hampton CDD	02/16/2023	140.00	2014, 2016
Harbourage at Braden River CDD	02/14/2023	35.00	2014
Highland Meadows CDD	02/14/2023	35.00	2006A
K-Bar Ranch CDD	02/17/2023	140.00	2016, 2011, 2014(Parcel O-1), 2014 (Parcel Q)
K-Bar Ranch CDD II	02/13/2023	140.00	2021, 2017, 2017 A2, 2017 A3
Lakeside CDD	02/16/2023	140.00	2015, 2018
LTC Ranch West Residential CDD	02/14/2023	70.00	2021 A, 2021B
Meadow Point III CDD	02/14/2023	140.00	2007, 2013, 2015, 2021
Meadow Pointe IV CDD	02/28/2023	280.00	2004, 2005, 2007, 2012, 2014, 2015, 2022 A-1, 2022 A-2
Mitchell Ranch CDD	02/13/2023	35.00	2019
Palma Sola Trace CDD	02/14/2023	35.00	2013
Paseo CDD	02/16/2023	35.00	2018
Portico CDD	02/13/2023	70.00	2020-1, 2020-2
Seven Oaks CDD	02/16/2023	175.00	2016 A, 2016 B, 2016 A-1, 2016 B1 &2, 2021
Somerset CDD	02/14/2023	35.00	2004
Summit View CDD	02/16/2023	70.00	2021 A, 2021B
Tara CDD 1	02/14/2023	140.00	2012 A-1, 2012 A-2
The Groves CDD	02/13/2023	35.00	2007
Two Creeks CDD	02/16/2023	70.00	2016 A-1, 2016 A-2
Veranda II CDD	02/14/2023	70.00	2021 AA4, 2021 AA5
Wesbridge CDD	02/13/2023	35.00	2019
World Commerce CDD	02/23/2023	70.00	2004, 2007
Total		<u>\$ 2,520.00</u>	



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

Invoice

Date	Invoice No.
9/13/2023	219300

RECEIVED
9/29/2023

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: August 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.

Balance Due: \$430.78

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

Illuminations Holiday Lighting

Invoice 112923

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

RECEIVED
9/27/2023

JOB DESCRIPTION
Permanent Track Lighting and Holiday Decorations for K-Bar Ranch II CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Clubhouse Install permanent track lighting outlining front edge of clubhouse; 5' on north side and end to end of the south side		\$16,500.00
Main Entrance - Kinnan St and Kbar Ranch Parkway Install permanent track lighting outlining top edge of entrance sign and columns		\$5,995.00
Community Entrances Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II Install permanent track lighting outlining top edge of entrance sign and column 4199.50 10 entrances		\$41,995.00
TOTAL TRACK LIGHTING		\$64,490.00
5 YEAR TERM		\$12,898.00
Wreaths		
Main Entrance	Install 2 x 36" wreaths with lights and bows on monument columns	PER YEAR \$6,250.00
Community Entrances	Install 2 x 36" wreaths with lights and bows on monument columns	
Clubhouse	Install 1 x 36" wreath with lights and bows on center peak of clubhouse	
TOTAL		\$19,148.00
50% Deposit		\$9,574.00
AMOUNT DUE		\$9,574.00

* Price for Holiday Lighting (Wreaths) includes materials, labor, installation, service and removal.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

9/24/2023
DATE



INVOICE

BILL TO

KBar Ranch II CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21760**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	600.00
CDD Ongoing PDF Accessibility Compliance Service	937.50
<hr/>	
Annual service - Oct 1st to Sept 30th	BALANCE DUE
	\$1,537.50

K-Bar II CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00
 10/16/2023

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Clubhouse Supplies	Maintenance & Repair	Athletic/Park Court Playground	Office Supplies	Furniture Repair/Replace
				001-57400-4731	001-57200-4734	001-57200-4705	57200-4764	001-57200-5101	001-57200-4533
Date	Vendor Name	Description	Amount						
08/08/23	Amazon	(2) Sets - Drapes	(80.46)		(80.46)				
09/07/23	Mail Chimp	Monthly Email Service (ACH)	(26.50)					(26.50)	
09/11/23	Amazon	Monthly Membership Fee (ACH)	(14.99)					(14.99)	
09/11/23	Amazon	Janitorial Supplies	(22.99)		(22.99)				
09/11/23	Amazon	Dog Waste Bags	(39.99)				(39.99)		
09/11/23	Amazon	Janitorial Supplies	(56.14)		(56.14)				
09/11/23	Amazon	Faucet Repair Kit	(65.00)			(65.00)			
09/12/23	Amazon	Batteries	(30.92)		(30.92)				
09/13/23	Amazon	Coffee Day - Artificial Sweetener & Sugar	(23.29)	(23.29)					
09/13/23	Amazon	Coffee Day - Creamer	(30.47)	(30.47)					
09/13/23	Winn Dixie	Coffee Day - Hot Cocoa	(10.69)	(10.69)					
09/13/23	Winn Dixie	Event - Muffins, Vanilla Ice	(9.73)	(9.73)					
09/15/23	Amazon	Wood Bench	(69.99)						(69.99)
09/21/23	Home Depot	Maintenance & Repairs	(41.96)			(41.96)			
09/28/23	Home Depot	Maintenance & Repairs	(22.78)			(22.78)			
09/27/23	Winn Dixie	Coffee Day - Food	(8.98)	(8.98)					
09/25/23	Amazon	Janitorial Supplies	(9.99)		(9.99)				
	TOTAL	001-10102	(564.87)	(83.16)	(200.50)	(129.74)	(39.99)	(41.49)	(69.99)

DM Approval:

Matt O'Nolan

Date:

10-16-2023

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]Re: Missing Debit Card Receipts
Date: Monday, October 16, 2023 12:58:38 PM
Attachments: [image003.png](#)
[Outlook-njbdo3rz.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.

hi,

Remember I was out sick and Hailey could not find it so i emailed you that that was the cost of two sets of drapes for the event room. I ordered 4 pairs total. Amazon sent one pair only , then they sent another pair and lastly they sent 2 pairs together. Each pair is \$40.23

Jeffrey LaFlamme
Clubhouse & Amenities Manager
<!--[if !vml]-->**K-BAR RANCH II**<!--[endif]-->
Community Development District
10820 Mistflower Lane
Tampa, FL 33647
813.388.9646
manager@KBarII.com

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]FW: Mailchimp Order
Date: Monday, September 11, 2023 4:20:10 PM
Attachments: [image002.png](#)

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

Invoice paid

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: Thursday, September 7, 2023 7:49 AM
To: Clubhouse Manager <manager@kbarii.com>
Subject: Mailchimp Order

Mailchimp



Your order has been processed.

Order MC21054271

Processed on September 07, 2023 07:48 AM New York.

Essentials plan	\$26.50
1,500 contacts	

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

on September 07, 2023

Balance as of September 07, 2023	\$0.00
---	---------------

Issued to

K-Bar Ranch II CDD c/o Rizzetta & Co., Inc.

manager@kbarii.com

manager@kbarii.com

Rizzetta & Co.

3434 Colwell Ave. Suite 200 Tampa, FL 33614 Atlanta, GA 30308 USA

Issued by

Mailchimp

c/o The Rocket Science Group, LLC

675 Ponce De Leon Ave NE

Suite 5000

Atlanta, GA 30308 USA

www.mailchimp.com

Tax ID: US EIN 58-2554149

View In Your Account

Sales Tax was not applied to this purchase.

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

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Details for Order #112-4680338-8448256

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

Order Placed: September 11, 2023

Amazon.com order number: 112-4680338-8448256

Order Total: \$22.99

Not Yet Shipped

Items Ordered

1 of: *Glad Guaranteed Strong Large Drawstring Trash Bags, 30 Gallon, 70 Count*

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

Price

\$22.99

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 ending in 1852

Billing address

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

Item(s) Subtotal: \$22.99
Shipping & Handling: \$0.00

Total before tax: \$22.99
Estimated tax to be collected: \$0.00

Grand Total: \$22.99

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

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Details for Order #112-1943285-7375410

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

Order Placed: September 11, 2023
Amazon.com order number: 112-1943285-7375410
Order Total: \$39.99

Not Yet Shipped

Items Ordered

1 of: 800 Commercial ONEpul® dog waste header bags - 30% larger than standard roll bags - (8 headers of 100 bags = 800 bags)

Sold by: ZW USA Inc ([seller profile](#))
Supplied by: Other

Condition: New

Price

\$39.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$39.99

Shipping & Handling: \$0.00

Total before tax: \$39.99

Estimated tax to be collected: \$0.00

Grand Total: \$39.99

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

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Details for Order #112-9502109-7426641

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Order Placed: September 11, 2023
Amazon.com order number: 112-9502109-7426641
Order Total: \$56.14

Not Yet Shipped

Items Ordered

1 of: *Tork Xpress Soft Multifold Hand Towel White with Grey Leaf Print, Absorbent, 189 Towels Per Pack, 16 Packs, Fits H2 Towel Dispensers*
Sold by: Amazon.com Services LLC
Supplied by: Other

Condition: New

Price

\$56.14

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$56.14
Shipping & Handling: \$0.00

Total before tax: \$56.14
Estimated tax to be collected: \$0.00

Grand Total: \$56.14

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

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Details for Order #112-3107148-9637020

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Order Placed: September 11, 2023

Amazon.com order number: 112-3107148-9637020

Order Total: \$65.00

Not Yet Shipped

Items Ordered

1 of: *Kerox NKJ35A Single Lever Faucet Cartridge, Replacement Cartridge w/Right Rotation, Repair Kit for Kerox Single Lever Faucet - 35mm*

Sold by: K35B Faucet Cartridges ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$65.00

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$65.00

Shipping & Handling: \$0.00

Total before tax: \$65.00

Estimated tax to be collected: \$0.00

Grand Total: \$65.00

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

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Final Details for Order #112-8292871-8042644

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Order Placed: September 12, 2023

Amazon.com order number: 112-8292871-8042644

Order Total: \$30.92

Shipped on September 12, 2023

Items Ordered

1 of: *Energizer AA Batteries and AAA Batteries, 24 Max Double A Batteries and 24 Max Triple A Batteries Combo Pack, 48 Count*

Sold by: Amazon.com Services LLC

Supplied by: Other

Price

\$30.92

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$30.92

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$30.92

Estimated tax to be collected: \$0.00

Grand Total: \$30.92

Credit Card transactions

Visa ending in 1852: September 12, 2023: \$30.92

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

Final Details for Order #112-3847852-7374615

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Collection

Order Placed: September 13, 2023

Amazon.com order number: 112-3847852-7374615

Order Total: \$23.29

Shipped on September 13, 2023

Items Ordered

	Price
1 of: <i>EQUAL 0 Calorie Sweetener, Sugar Substitute, Zero Calorie Sugar Alternative Sweetener Packets, Sugar Alternative, 800 Count</i>	\$11.52

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

1 of: <i>Domino Premium Pure Cane Granulated Sugar with Easy Pour Recloseable Top, 16 Ounce (Pack of 2)</i>	\$11.77
---	---------

Sold by: Couger Curations ([seller profile](#))

Supplied by: Couger Curations ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$23.29
Shipping & Handling: \$0.00

Total before tax: \$23.29
Estimated tax to be collected: \$0.00

Grand Total: \$23.29

Credit Card transactions

Visa ending in 1852: September 13, 2023: \$23.29

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

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Final Details for Order #112-2817921-3130627

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Coffee Hour

Order Placed: September 13, 2023

Amazon.com order number: 112-2817921-3130627

Order Total: \$30.47

Shipped on September 13, 2023

Items Ordered

1 of: *Land O Lakes Mini Moo's Half & Half Creamer Singles, 192 Count*

Sold by: GEP SOLUTIONS ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$30.47

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Item(s) Subtotal: \$30.47

Shipping & Handling: \$0.00

Total before tax: \$30.47

Estimated tax to be collected: \$0.00

Grand Total: \$30.47

Billing address

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

Credit Card transactions

Visa ending in 1852: September 13, 2023: \$30.47

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

Wed. Coffee Day

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

09/13/23 8:36am 2487 032 18

Store Manager: DANIEL

Your Cashier: STEPHANNIE



44230913248703200911188001800000

	Reg	You Pay
SBUX HOT COCOA	\$10.69	\$10.69 F

Total number of items sold = 1

Subtotal	\$10.69
Tax	\$0.00
Total due	\$10.69
Debit total	\$10.69

DEBIT *****1852

APPROVAL CODE 090678 SEQ #: 323704

AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)

rewards savings	Coupon savings	Totalsavings
\$0	\$0	\$0

Points summary*:

Base earned	Bonus earned	Total balance
5	0	920

Worth \$9.20 in FREE groceries

*May not include pending points activity

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

Thank you for shopping your local Winn-Dixie!



Multiply your points!

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

Exclusions apply. See store for details.

Wed. Coffee Day

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

09/13/23 8:35am 2487 032 17

Store Manager: DANIEL

Your Cashier: STEPHANNIE



44230913248703200911188001700000

	Reg	You Pay
CSMBP Muffins	\$6.99	\$5.99 F

You save (\$1.00)

6ct Vanilla Ice Ci	\$4.99	\$3.74 F
--------------------	--------	----------

You save (\$1.25)

Total number of items sold = 2

Subtotal	\$9.73
Tax	\$0.00
Total due	\$9.73
Debit total	\$9.73

DEBIT *****1852

APPROVAL CODE 001763 SEQ #: 323703

AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)

rewards savings	Coupon savings	Total savings
\$1.00	\$1.25	\$2.25

Points summary*:

Base earned	Bonus earned	Total balance
5	0	915

Worth \$9.15 in FREE groceries

*May not include pending points activity

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

Thank you for shopping your local Winn-Dixie!



Multiply your points!

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

Excl. some apply. See store for details.

Winn-Dixie Coupon

Details for Order #112-6676302-2690620

Final Details for Order #112-6676302-2690620

Print this page for your records.

Order Placed: September 15, 2023

Amazon.com order number: 112-6676302-2690620

Order Total: \$69.99

Shipped on September 15, 2023

Items Ordered

1 of: *Tangkula Patio Wood Bench, 2-Person Solid Wood Bench with Slatted Seat, 39.5" Long
Loveseat with Stable Wood Frame, Indoor Outdoor Dining Bench for Backyard, Poolside, Entryway*
(1)

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

Supplied by: Other

Condition: New

Price
\$69.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$69.99
Shipping & Handling: \$0.00

Total before tax: \$69.99
Estimated tax to be collected: \$0.00

Grand Total: \$69.99

Credit Card transactions

Visa ending in 1852: September 15, 2023: \$69.99

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

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DAVE



**How doers
get more done.**

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

6311 00061 46252 09/21/23 01:19 PM
SALE CASHIER SAWSAN

039645114001 F/S STUC PAT <A> 16.98N
20LB QUIKRETE FASTSET STUCCO PATCH
030772061305 SELECT-A-SIZ <A,S> 24.98N
BOUNTY 12DR SAS WHITE

SUBTOTAL 41.96
SALES TAX 0.00

TAX EXEMPT
XXXXXXXXXXXX1852 TOTAL \$41.96
DEBIT

USD\$ 41.96

Verified By PIN
US DEBIT

6311 09/21/23 01:19 PM



6311 61 46252 09/21/2023 6214

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 12/20/2023

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 99104 92854
PASSWORD: 23471 92793

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.

DAVE



**How doers
get more done.**

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

6311 00051 57177 09/28/23 03:29 PM
SALE CASHIER EDWARD

071649066177 PADLOCK <A> 22.78N
1-9/16" LAMINATED W/ 1-1/2" (3 PK)

SUBTOTAL 22.78
SALES TAX 0.00

TAX EXEMPT
XXXXXXXXXXXX1852 TOTAL \$22.78
DEBIT

USD\$ 22.78

AUTH CODE 000383
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

6311 09/28/23 03:29 PM



6311 51 57177 09/28/2023 6205

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 12/27/2023

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H88 120954 114694
PASSWORD: 23478 114643

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.

Wed. Coffee Hour

Winn-Dixie

It's a Winn Win.

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

09/27/23 8:21am 2487 032 12

Store Manager: DANIEL

Your Cashier: STEPHANNIE



	Reg	You Pay
Apple Fruit Bite	\$3.99	\$2.99
You save (\$1.00)		
SEG Danish	\$5.99	\$5.99

Total number of items sold = 2

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

DEBIT *****1852
APPROVAL CODE 077936 SEQ #: 325451
AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)		
rewards savings	Coupon savings	Total savings
\$0	\$1.00	\$1.00

Points summary*:

Base earned	Bonus earned	Total balance
4	0	983

Worth \$9.83 in FREE groceries

*May not include pending points activity

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

Thank you for shopping your local Winn-Dixie!



Multiply your points!

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

Ex. discounts apply. See store for details.

Details for Order #112-2990472-4709000

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

Order Placed: September 25, 2023

Amazon.com order number: 112-2990472-4709000

Order Total: \$9.99

Not Yet Shipped

Items Ordered	Price
1 of: <i>Paper Towel Holders for Kitchen, Paper Towels Bulk- Self-Adhesive Under Cabinet, Both Available</i>	\$9.99
<i>in Adhesive and Screws, Stainless Steel</i>	
Sold by: chenliufens (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 ending in 1852

Billing address

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

Item(s) Subtotal: \$9.99
Shipping & Handling: \$0.00

Total before tax: \$9.99
Estimated tax to be collected: \$0.00

Grand Total: \$9.99

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

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Limit \$1,500.00

Date:

10/25/2023

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

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	HVAC Maintenance & Repair	Clubhouse Supplies	Maintenance & Repair	Athletic/Park Court Playground	Office Supplies	Furniture Repair/Replace
				001-57400-4731	001-57200-4620	001-57200-4734	001-57200-4705	57200-4764	001-57200-5101	001-57200-4533
Date	Vendor Name	Description	Amount							
09/26/23	Amazon	Wood Bench	(69.99)							(69.99)
09/26/23	Amazon	Clubhouse Supplies	(16.99)			(16.99)				
09/27/23	Amazon	Office Supplies	(50.97)						(50.97)	
10/03/23	Home Depot	Maintenance & Repairs	(12.84)				(12.84)			
10/09/23	Home Depot	Maintenance & Repairs	(112.63)				(112.63)			
10/04/23	Publix	Event - Coffee Day	(11.98)	(11.98)						
10/10/23	Amazon	Monthly Membership Fee July (ACH)	(14.99)						(14.99)	
10/17/23	Winn Dixie	Event - Coffee Day	(20.77)	(20.77)						
10/07/23	Mail Chimp	Monthly Email Service (ACH)	(26.50)						(26.50)	
10/13/23	Amazon	Janitorial Supplies	(27.99)		(27.99)					
10/13/23	Amazon	6 Pack Compressed Gas Duster	(34.99)						(34.99)	
10/13/23	Amazon	Dog Waste Bags	(39.99)					(39.99)		
10/13/23	Amazon	Janitorial Supplies	(56.14)			(56.14)				
10/16/23	Amazon	Monthly Membership Fee July (ACH)	(14.99)						(14.99)	
10/17/23	Amazon	Laminating Pouches, Dry Erase Markers	(56.13)						(56.13)	
10/17/23	Winn Dixie	Seasonal Décor	(14.97)	(14.97)						
10/19/23	Walmart	Seasonal Décor	(44.80)	(44.80)						
10/19/23	Rural King	Seasonal Décor	(47.94)	(47.94)						
10/20/23	Amazon	Coffee Cups, Seasonal Décor	(124.95)	(124.95)						
	TOTAL	001-10102	(800.55)	(265.41)	(27.99)	(73.13)	(125.47)	(39.99)	(198.57)	(69.99)

DM Approval:

Matt O'Nolan

Date:

10/25/2023

Final Details for Order #112-6177993-4590656

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

Order Placed: September 25, 2023

Amazon.com order number: 112-6177993-4590656

Order Total: \$69.99

Shipped on September 25, 2023

Items Ordered

	Price
1 of: <i>Tangkula Patio Wood Bench, 2-Person Solid Wood Bench with Slatted Seat, 39.5" Long Loveseat with Stable Wood Frame, Indoor Outdoor Dining Bench for Backyard, Poolside, Entryway</i> (1)	\$69.99
Sold by: Tangkula (seller profile)	
Supplied by: Other	

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Item(s) Subtotal: \$69.99
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$69.99
Estimated tax to be collected: \$0.00

Grand Total: \$69.99

Credit Card transactions

Visa ending in 1852: September 25, 2023: \$69.99

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

Final Details for Order #112-7809809-4402609

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

Order Placed: September 25, 2023

Amazon.com order number: 112-7809809-4402609

Order Total: \$67.96

Shipped on September 26, 2023

Items Ordered

3 of: *HIGHFLY Linen Square Tablecloth 52 X 52 Inch Waterproof Coffee Tablecloth for Home Kitchen Dining Room*

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

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

Condition: New

Price

\$16.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on September 25, 2023

Items Ordered

1 of: *HIGHFLY Linen Square Tablecloth 52 X 52 Inch Waterproof Coffee Tablecloth for Home Kitchen Dining Room*

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

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

Condition: New

Price

\$16.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Item(s) Subtotal: \$67.96

Shipping & Handling: \$0.00

Total before tax: \$67.96

Estimated tax to be collected: \$0.00

Grand Total:\$67.96

Billing address

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

Credit Card transactions

Visa ending in 1852: September 25, 2023:\$16.99

Visa ending in 1852: September 26, 2023:\$50.97

DAVE Home Dept

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

6311 00052 98591 10/03/23 06:57 PM
SALE CASHIER NOELANI

037504086759 MKBRASSKEY <A>
MINUTE KEY BRASS KEY 7.94N
293.97
078477462799 OUTLET <A>
20A WHT CMRCL DUPLEX POWER OUTLET 15.12N
493.78 22.43N
852944007917 2G IN-USE GY <A>
2-GANG NM IN-USE COVER, GRAY 8.25N
088700011304 FSE BOX <A>
270 FSE 3/4" BOX 2 GANG 32CU GRAY 5.37N
092097241053 TAPCON 3/16 <A>
TAPCON 3/16X1-3/4 HEX HEAD, 8 PK. 7.87N
041333004068 21/23 <A>
DURACELL SPECIALTY 21/23 2 PACK 45.65N
048243995127 12SOLTHHN100 <A>
12 SOLID THHN BLACK - 100 FT

SUBTOTAL 112.63
SALES TAX 0.00

10/10

TAX EXEMPT TOTAL \$112.63

XXXXXXXXXXXX1852 DEBIT USD\$ 112.63

AUTH CODE 001179
Chip Read Verified By PIN
AID A00000000980840 US DEBIT

Wed. Coffee Hour

Winn-Dixie

It's a Winn Win

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

10/17/23 7:46pm 2487 003 385

Store Manager: DANIEL

Your Cashier: SALVADOR

44231617248700300983367038500000

	Reg	You Pay	
Nature Valley Bars	\$5.49	\$5.49	F
Nature Valley Bars	\$4.79	\$0.00	F
You save (\$4.79)			
Entenmann's Donuts	\$7.29	\$7.29	F
Entenmann's Cake	\$7.99	\$7.99	F

Number of items sold = 4

Subtotal \$20.77
Sales Tax \$0.00
Total \$20.77

10/18

\$20.77



Dave

How does
get more done.

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

6311 00051 67440 10/03/23 04:40 PM
SALE SELF CHECKOUT

092097241053 TAPCON 3/16 <A> 5.37N
045242540037 5/32 IN. X 4 <A> 7.47N

SUBTOTAL 12.84
SALES TAX 0.00
TOTAL \$12.84

XXXXXXXXXXXX1852 DEBIT USD\$ 12.84

AUTH CODE 000807
Chip Read Verified By PIN
AID A00000000980840 US DEBIT

10/04

6311 10/03/23 04:40 PM

Wed. Coffee
Publix

Cross Creek Commons
10928 Cross Creek Blvd.
Tampa, FL 33647
Store Manager: JP Murphy
813-986-1239



0876 A3N 529 959

APPL PSTRTS 15CT
GUVA CHS CFF CAKE

5.99 F
5.99 F

Order Total
Sales Tax
Grand Total

11.98
0.00

Debit
Change

Payment

11.98
0.00

10/04

Receipt ID: 0876 A3N 529 959

PRESTO!

Trace #: 528020

Reference #: 0476402463

Acct #: XXXXXXXXXXXX1852

Debit Purchase FROM CHECKING

Amount: \$11.98

Auth #: 016010

DEBIT CARD
AID A00000000980840

PURCHASE
US DEBIT

Mailchimp



Your order has been processed.

Order MC21227564

Processed on October 07, 2023 08:58 AM New York.

Essentials plan	\$26.50
1,500 contacts	

Paid via **Visa** ending in **1852** which expires **04/2027**
on October 07, 2023

\$26.50

10/10

Balance as of October 07, 2023

\$0.00

Issued to

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

Issued by

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

Rizzetta & Co.

3434 Colwell Ave. Suite 200 Tampa, FL
33614

Atlanta, GA 30308 USA

www.mailchimp.com

Tax ID: US EIN 58-2554149

[View In Your Account](#)

Sales Tax was not applied to this purchase.

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[Turn off Notification](#)

Details for Order #112-3187173-0485826

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

Order Placed: October 13, 2023

Amazon.com order number: 112-3187173-0485826

Order Total: \$27.99

Not Yet Shipped

Items Ordered

1 of: Reli. 30 Gallon Trash Bags Drawstring | 150 Count | Black | 30 Gallon Garbage Bags Heavy

Duty | Large 30 Gal

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

Supplied by: Other

Condition: New

Price

\$27.99

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$27.99

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$27.99

Estimated tax to be collected: \$0.00

Grand Total: \$27.99

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

10/17

Details for Order #112-8306426-3749030

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

Order Placed: October 13, 2023

Amazon.com order number: 112-8306426-3749030

Order Total: \$34.99

Not Yet Shipped

Items Ordered

1 of: *Dust-Off Disposable Compressed Gas Duster, 10 oz Cans, 6 Pack*

Sold by: USA Wholesale Co ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$34.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$34.99

Shipping & Handling: \$0.00

Total before tax: \$34.99

Estimated tax to be collected: \$0.00

Grand Total: \$34.99

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

10/17

Details for Order #112-7137880-5440226

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

Order Placed: October 13, 2023

Amazon.com order number: 112-7137880-5440226

Order Total: \$39.99

Not Yet Shipped

Items Ordered

	Price
1 of: 800 Commercial ONEpul® dog waste header bags - 30% larger than standard roll bags - (8 headers of 100 bags = 800 bags)	\$39.99

Sold by: ZW USA Inc ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal:	\$39.99
Shipping & Handling:	\$0.00

Total before tax:	\$39.99
Estimated tax to be collected:	\$0.00

Grand Total: \$39.99

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

Details for Order #112-0703704-8255425

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

Order Placed: October 13, 2023

Amazon.com order number: 112-0703704-8255425

Order Total: \$56.14

Not Yet Shipped

Items Ordered

1 of: *Tork Xpress Soft Multifold Hand Towel White with Grey Leaf Print, Absorbent, 189 Towels Per Pack, 16 Packs, Fits H2 Towel Dispensers* **Price** \$56.14

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:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$56.14
Shipping & Handling: \$0.00

Total before tax: \$56.14
Estimated tax to be collected: \$0.00

Grand Total: \$56.14

10/17

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

Final Details for Order #112-0087453-4868239

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

Order Placed: October 17, 2023

Amazon.com order number: 112-0087453-4868239

Order Total: \$56.13

Shipped on October 17, 2023

Items Ordered

1 of: Immuson Thermal Laminating Pouches 8.9 x 11.4, 3Mil Thickness, Crystal Clear Finish, 500 Pack **Price** \$43.99

Sold by: Premium Supply Shop ([seller profile](#))

Supplied by: Premium Supply Shop ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on October 17, 2023

Items Ordered

1 of: U Brands Low Odor Dry Erase Markers, Medium Point, Assorted Colors, 10-Count - 504U06-24 **Price** \$12.14

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:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$56.13

Shipping & Handling: \$0.00

Total before tax: \$56.13

Estimated tax to be collected: \$0.00

Grand Total: \$56.13

Credit Card transactions

Visa ending in 1852: October 17, 2023: \$56.13 **10/18**

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

Seasonal Decorations

Winn-Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465
10/17/23 7:47pm 2487 003 386
Store Manager: DANIEL
Your Cashier: SAVANNAH

44231017248700300983367038600000

	Reg	You Pay	
Pumpkin	\$7.99	\$5.99	F
You save (\$2.00)			
MINI PUMPKINS 5CT	\$4.49	\$4.49	F
MINI TIGER PUMPKIN	\$4.49	\$4.49	F

Total number of items sold = 3

Subtotal	\$14.97
Tax	\$0.00
Total due	\$14.97
Debit total	\$14.97

DEBIT *****1852

Auth ID: 055728 SEQ ID: 32845

Change \$0.00

Winn-Dixie rewards (ending in 2251)		
rewards savings	Coupon savings	Total savings
\$2.00	\$0	\$2.00

Points summary*:		
Base earned	Bonus earned	Total balance
7	0	7

Worth \$0.07 in FREE groceries
May not include pending points activity

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

Thank you for shopping your local Winn-Dixie!

Seasonal Decor

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKX267N33G

Walmart

813-782-1957 Mgr:KEYLA
7631 GALL BLVD

ZEPHYRHILLS FL 33541

ST# 00706 OP# 005726 TEN 92 TR# 03457
MUMS 073998398002 5.97 0
MUMS 073998398002 5.97 0
PUMPKIN 002585100602 F 4.58 0
PUMPKIN 002585100602 F 4.58 0
REDUCED TO CLEAR WAS 7.84
CROTON 1GAL 009506231017 5.88 0
REDUCED TO CLEAR WAS 7.84
CROTON 1GAL 009506231017 5.88 0
MUMS 073998398001 5.97 0
MUMS 073998398001 5.97 0

SUBTOTAL 44.80

TOTAL 44.80

DEBIT TEND 44.80

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY 10/20
44.80 TOTAL PURCHASE

US DEBIT *****1852 I 0

REF # 329200802846

NETWORK ID. 0056 APPR CODE 000487

US DEBIT

AID A0000000980840

AAC 88C47CEEF441C5BC

*Pin Verified

TERMINAL # 29718043

10/19/23 16:56:50

ITEMS SOLD 8

TC# 6394 3729 3528 5004 3096



Walmart

Become a member

Scan for free 30-day trial



10/19/23 16:57:23

Seasonal Decorations
EST'D 1968

RURAL KING

AMERICA'S FARM & HOME STORE

Zephyrhills

Rural King, Zephyrhills 7422 Gall Blvd

Zephyrhills, FL 33541

813-779-0200

Store: 101 Register: 1
Date: 10/19/23 Time: 4:19 PM
Ticket: 141646 Cashier: 78/54
Customer: K-Mart Launch Community (365004)

Loyalty #: 1044+446+49235

Points until Next reward: 452.00

Visit: ruralking.com/survey
We value Your feedback!

Item	Qty	Price	Amount
11AY ECONOMY SQUARE BALL			
86/10204	6 ea	7.99	47.94
Blue Dark Wash			
Size 6			

Subtotal 47.94

Tax 0.00

Total 47.94

Total Use Credit Card 47.94

*****1852

Transaction Type: Sale

Entry Method: Chip Read

Auth Time: 11:20 PM Auth #: 000102

Trade Number: 110525 AID: A0000000980840

TVR: 8000948690 ESI: 61000

Change 0.00

Save even more with the RL Visa Card

For a RKing.com Credit

add Item Count = 5



Details for Order #112-2529390-4587469

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

Order Placed: October 20, 2023

Amazon.com order number: 112-2529390-4587469

Order Total: \$124.95

Not Yet Shipped

Items Ordered

2 of: *JOLLY PARTY 12 oz Disposable Paper Coffee Cup with Lids, Sleeves, and Stirrers, Hot/Cold Beverage Drinking Cup for Water, Juice, Coffee or Tea, Suitable for Home, Shops and Cafes, [100 Pack]* **Price**
\$29.99

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

Supplied by: Other

Condition: New

1 of: *SPRINGPACK Disposable Coffee Cups To Go with Lids Sleeves and Straws 100% Biodegradable & Compostable PLA Eco Friendly Paper Coffee Cups 100 Sets of 12 oz for Tea Coffee Hot Chocolate* **Price**
\$25.99

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

Supplied by: Other

Condition: New

1 of: *FUTUREPLUSX 38 PCS Assorted Artificial Pumpkin Set, 8PCS Stacking Pumpkins with 30PCS Maple Leaves for Fall Harvest Home Thanksgiving Halloween Decor* **Price**
\$17.99

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

Supplied by: Other

Condition: New

1 of: *[300 Pack - 9 oz.] Clear PET Plastic Cups* **Price**
\$20.99

Sold by: COMFY PACKAGE ([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 days to your address

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal \$124.95
Shipping & Handling \$0.00

Total before tax \$124.95
Estimated tax to be collected \$0.00

Grand Total: \$124.95

\$124.95

10/23

[View Order Summary](#)

RECEIVED

OCT - 5 2023

RECEIVED
10/6/2023**INVOICE**

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

Invoice # 4176
Date: 10/02/2023
Due On: 11/02/2023

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,675.25	) - ( \$0.00	) = \$3,675.25

KBarRanch**Community Development District Services**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	09/01/2023	Prepare Resolution for amending budget and e-mail to District Manager for review/comment.	0.75	\$305.00	\$228.75
Service	AHC	09/05/2023	Review plat for Parcel K, Phase 2 and provide comments.	0.50	\$305.00	\$152.50
Service	DPL	09/06/2023	LIGHTNING REPAIR: review of Securiteam proposal and sent to AC.	0.20	\$305.00	\$61.00
Service	DPL	09/07/2023	LIGHTNING REPAIR: communication with client. Resent proposal to client.	0.20	\$305.00	\$61.00
Service	AHC	09/07/2023	Review tentative agenda for 9/21 CDD meeting and provide revision. Confer with associate counsel re: approval of Securiteam invoice for lightning damage.	0.25	\$305.00	\$76.25
Service	DPL	09/08/2023	LIGHTNING REPAIR: review of spending resolution and communication with client.	0.20	\$305.00	\$61.00
Service	AHC	09/14/2023	Review of agenda package for 9/21 CDD meeting and follow-up on pending action items.	0.50	\$305.00	\$152.50
Service	DPL	09/15/2023	SUPERVISOR MEETING: review of agenda.	1.30	\$305.00	\$396.50
Service	DPL	09/19/2023	HOLIDAY LIGHT CONTRACT: drafted	1.10	\$305.00	\$335.50

contracts for supervisor meeting.						
Service	DPL	09/20/2023	HOLIDAY LIGHTS CONTRACT: revised holiday contracts and sent to district for meeting.	0.30	\$305.00	\$91.50
Service	AHC	09/20/2023	Review draft holiday lighting contracts prepared by associate counsel and provide comments.	0.25	\$305.00	\$76.25
Service	DPL	09/21/2023	SUPERVISOR MEETING: final preparation for CDD meeting and attend meeting.	5.00	\$305.00	\$1,525.00
Service	AHC	09/21/2023	Review and reply to e-mail re: sidewalk ownership/liability.	0.25	\$305.00	\$76.25
Service	AHC	09/26/2023	Tele-conv. with Board member re: roadway, trespass and alligator issues. Follow-up with associate counsel.	0.50	\$305.00	\$152.50
Service	AHC	09/29/2023	Review draft audit and provide comments. Provide update to audit attorney letter.	0.75	\$305.00	\$228.75
Subtotal						\$3,675.25
Total						\$3,675.25

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4176	11/02/2023	\$3,675.25	\$0.00	\$3,675.25
Outstanding Balance				\$3,675.25
Total Amount Outstanding				\$3,675.25

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

RECEIVED
9/28/2023



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/27/23	2891
Terms	Due Date
Net 30	10/27/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$9,247.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2844 - Hawk Valley Well Repair		\$9,247.50	\$0.00	\$9,247.50
	Irrigation Rep		\$9,247.50	\$0.00	\$9,247.50
	Total		\$9,247.50	\$0.00	\$9,247.50



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

RECEIVED
10/2/2023

INVOICE

Date	Invoice No.
09/29/23	2978
Terms	Due Date
Net 30	10/29/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$9,247.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2844 - Hawk Valley Well Repair		\$9,247.50	\$0.00	\$9,247.50
	<i>Irrigation Rep</i>		<i>\$9,247.50</i>	<i>\$0.00</i>	<i>\$9,247.50</i>
	Total		\$9,247.50	\$0.00	\$9,247.50



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
08/31/23	2838
Terms	Due Date
Net 30	09/30/23

BILL TO
KBAR RANCH II c/o Rizzetta & Company 10820 Mistflower Lane Tampa, FL 33647

PROPERTY
KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
\$12,208.17	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#2426 -	[InvocieOpportunityName]		\$12,208.17	\$0.00	\$12,208.17
<p>Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.</p> <p>Findings durning the Initial Inspection of the Irrigation System. Inspected May of 2023.</p>					
	Irrigation Enhancement		\$12,208.17	\$0.00	\$12,208.17
Total			\$12,208.17	\$0.00	\$12,208.17



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
10/05/23	2983
Terms	Due Date
Net 30	11/04/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$1,481.11	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,481.11	\$0.00	\$1,481.11
	This proposal includes removing the Oleander plants located at the entrance to Redwood Pointe, and install (40) Copperleaf 3 gal.				
	Plant Material Install		\$1,481.11	\$0.00	\$1,481.11
Total			\$1,481.11	\$0.00	\$1,481.11



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
10/11/23	2988
Terms	Due Date
Net 30	11/10/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$1,110.01	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,110.01	\$0.00	\$1,110.01
	Remove damaged sod at the inbound entrance to Redwood Pointe that was damaged by vehicle. Install new St Augustine sod.				
	Demo and Prep		\$1,110.01	\$0.00	\$1,110.01
Total			\$1,110.01	\$0.00	\$1,110.01

RECEIVED
9/29/2023



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/29/23	2910
Terms	Due Date
Net 30	10/29/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$26,578.66	

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 October 2023		\$26,578.66	\$0.00	\$26,578.66
	Total		\$26,578.66	\$0.00	\$26,578.66

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

Invoice

Date	Invoice #
9/29/2023	INV0000084240

Bill To:

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

RECEIVED
9/29/2023

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

Description	Qty	Rate	Amount
Personnel Reimbursement Hailey Blackwell - 46.25 hours Francisco Cordero - 34.50 hours David Eskra - 80 regular .75 OT hours Jeffrey LaFlamme - 80.25 hours	1.00	\$6,729.82	\$6,729.82
	Subtotal		\$6,729.82
	Total		\$6,729.82

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

Invoice

Date	Invoice #
10/1/2023	INV0000084018

Bill To:

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

RECEIVED
9/22/2023

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

[illegible]

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

Invoice

Date	Invoice #
10/1/2023	INV0000084114

Bill To:

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

RECEIVED
9/21/2023

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,687.17	\$1,687.17
Administrative Services	1.00	\$421.75	\$421.75
Financial & Revenue Collections	1.00	\$455.00	\$455.00
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,862.67	\$1,862.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,326.59
		Total	\$5,326.59

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

Invoice

Date	Invoice #
9/30/2023	INV0000084264

Bill To:

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

RECEIVED
10/6/2023

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

Description	Qty	Rate	Amount
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	124.62	\$1.00	\$124.62
Amenity Staff Meal	5.61	\$1.00	\$5.61
Subtotal			\$205.23
Total			\$205.23

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

Invoice

Date	Invoice #
10/13/2023	INV0000084328

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$900.00	\$900.00
Personnel Reimbursement	1.00	\$7,236.05	\$7,236.05
<div>Hailey Blackwell - 64.50 hours Francisco Cordero - 37.50 hours David Eskra - 80 hours 2.75 OT Jeffrey LaFlamme - 80 hours 1 OT</div>			
Subtotal			\$8,136.05
Total			\$8,136.05

	Subtotal	\$12,000.00
	Sales Tax (0.0%)	\$0.00
	Total	\$12,000.00
	Payments/Credits	\$0.00
	Balance Due	\$12,000.00

Invoice

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

QTY	Description
60	DoorKing Micro-Plus 1-button Gate Remote 318mhz FC:26 Range: 60897-60956

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

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
10/05/2023	13659072623		Net 30	11/04/2023

QTY	Description
1	Enforcer Illuminated Request Exit to button with timer
1	Power Supply
5	Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jul 26, 2023 5:05 PM)
	<p>Checked LRR wiring and panel, etc. Found the reader not even wired to a power supply. Hooked up power, but reader still wouldn't come back up. Tested wiegand power and it was also low. Disconnected reader and readings were back to normal. Reader is bad and shunting power, but the wiegand readings at the blade were a bit low as well.</p> <p>Need to return with a new reader and it would be a good idea to have a blade on hand in case the reader port is also bad.</p> <p>Checked PTE buttons and they now have no power. Checked power supply and the same board that went bad previously has the same issue(s) and isn't providing any DC voltage. At this point entire power supply may need replacement.</p> <p>ErikV - Erik Varno - Jul 25, 2023 5:15 PM</p> <p>Power supply for long range bad maybe reader can't tell.need to power it before full troubleshooting more. Replaced Rex button from truck stock on exit ped. Door king receiver not working moved it in kiosk to top of kiosk is working better should be higher Let entry gate open until reader power issue is fixed</p> <p>DanielG - Daniel Gainza - 7/25/2023 7:39:17 AM - Look at previous notes.</p> <p>ahartman - Andrew Hartman - Jul 20, 2023 6:10 PM Traced wires and found what was shunting power. PTE wiring had to be corrected and found various issues. Got wiring fixed and found the exit side PTE bad. The entry side works, but it's in rough shape and will probably need to be replaced in the future. Both mags hold, but not releasing so need to return with parts and pull up blade configuration to see what readers and output correspond to</p>

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

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

Invoice

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
10/05/2023	13659072623		Net 30	11/04/2023

QTY	Description
	<p>each other.</p> <p>Need to return with 24v surge for both PTEs and a new PTE button.</p> <p>ahartman - Andrew Hartman - Jul 20, 2023 6:10 PM</p> <p>Arrival 4:45 PM</p> <p>ahartman - Andrew Hartman - Jul 18, 2023 5:51 PM</p> <p>Found arm in dumpster area and arm bracket in office. Drilled and reamed the output shaft and arm bracket and installed pin. Mounted arm and ran gate.</p> <p>Installed new power supply board and had good (27 vdc) voltage but PTEs and mags still don't have power. Power supply being shunted and found two wires shorted. Will need to return with new PTEs and trace short. May need to run new wire from headend also.</p> <p>DanielG - Daniel Gainza - 7/17/2023 8:53:12 AM -</p> <p>1- Replace the power supply board for pedestrian gate that was blown. 2- Install barrier arm for entry bound and put a new pin.)</p>

	Subtotal	\$1,174.31
	Sales Tax (0.0%)	\$0.00
	Total	\$1,174.31
	Payments/Credits	\$0.00
	Balance Due	\$1,174.31

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

Invoice

RECEIVED
10/6/2023

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

Ship To
K-Bar Ranch CDD II- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
10/05/2023	13709072723		Net 30	11/04/2023

QTY	Description
2.5	Service Labor - 1 hour minimum
1	PoE Surge Protection (ErikV - Erik Varno - Jul 27, 2023 2:59 PM
	The back box for the surge was likely impacted by landscaping, resulting in broken bolts that exposed the surge and connector to moisture. To address this, I replaced the PoE surge and the jumper connected to the camera, ensuring proper functionality. Additionally, I applied adhesive to secure the backbox and utilized tie straps to hold the box in place for drying.
	Best regards
	DanielG - Daniel Gainza - 7/27/2023 7:03:33 AM -
	The LPR for the guest side is down. Please troubleshoot and correct.)

	Subtotal	\$564.16
	Sales Tax (0.0%)	\$0.00
	Total	\$564.16
	Payments/Credits	\$0.00
	Balance Due	\$564.16

Invoice

RECEIVED
10/9/2023

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
10/05/2023	13721073123		Net 30	11/04/2023

QTY	Description		
1	Service Labor - 1 hour minimum (ErikV - Erik Varno - Jul 31, 2023 12:52 PM Reinstalled barrier arm, set to 6 seconds until operator is back installed. DanielG - Daniel Gainza - 7/31/2023 8:46:33 AM - Arm hit. Reinstall and check new pads state.)		
		Subtotal	\$175.00
		Sales Tax (0.0%)	\$0.00
		Total	\$175.00
		Payments/Credits	\$0.00
		Balance Due	\$175.00

Invoice

RECEIVED
9/12/2023

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

QTY	Description
	50% Invoice- Amenity Center Lightning Damage Repair SECQ1834
1	Down Payment/Progress Invoice

	Subtotal	\$4,801.00
	Sales Tax (0.0%)	\$0.00
	Total	\$4,801.00
	Payments/Credits	\$0.00
	Balance Due	\$4,801.00

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
08/08/2023	13573062023		Net 30	09/07/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jun 20, 2023 11:04 AM Found the SOS holding the gate open and the external reset switch not resetting it. Opened the cover and reset with the button soldered to the board. Gate closed after time out</p> <p>Tested and working.</p> <p>DanielG - Daniel Gainza - 6/19/2023 3:01:13 PM -</p> <p>- Arm are working but entry swing gate is holding open. - The guards are complaining about)</p>

	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- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
08/10/2023	13586071023		Net 30	09/09/2023

QTY	Description
3	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Jul 10, 2023 2:31 PM The System is back online and tested with daniel. Schedule was restored to keep the gates opened during the day from Monday-Saturday</p> <p>DanielG - Daniel Gainza - 6/28/2023 9:43:07 AM - let's follow up with the internet issue. Looks like spectrum was out there. Let's test and make sure everything if functional. Remeber this customer have a open schedule during the day.</p> <p>ErikV - Erik Varno - Jun 23, 2023 11:27 AM System was frozen rebooted all devices. The box was full of bugs and bees I blow out cobwebs and cleaned up a little bit killed bbe hives box has a hole on bottom. I can view nvr remotely at 174.135.131.178:81</p> <p>DanielG - Daniel Gainza - 6/21/2023 7:24:27 AM - Cameras are down/ unnaccesible. NVR shows online in OVRC though.)</p>

	Subtotal	\$525.00
	Sales Tax (0.0%)	\$0.00
	Total	\$525.00
	Payments/Credits	\$0.00
	Balance Due	\$525.00

	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- Briarbrook 10711 Mistflower Lane Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
08/10/2023	13661071723		Net 30	09/09/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Jul 17, 2023 2:59 PM Both pedestrian gates were on schedule. I took both ped gates off schedule so they are locked all time but the swing gates and barrier arms are on a schedule during the day. Both exit buttons are working.</p> <p>DanielG - Daniel Gainza - 7/17/2023 1:12:19 PM - The pedestrian gate exit button is not working. The customer did not specified which door, please check both.)</p>

	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

RECEIVED
10/16/2023

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
10/13/2023	13874091823		Net 30	11/12/2023

QTY	Description
1	Service Labor - 1 hour minimum
1	S2 2-Reader Expansion Blade (ErikV - Erik Varno - Sep 18, 2023 10:49 AM Replaced board it works but reader is blown needs replacing need to order HID slim reader. Relay work I unplugged reader for now and leave gate locked DanielG - Daniel Gainza - 9/15/2023 2:21:42 PM - Come to the officet o grab a eMerge blade. Lets replace the blade 3 in the amenity center. That is the one that controls the announcements and the left pedestrian gate.)

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



September 19, 2023

Invoice Number: 1736970091923

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 **855-252-0675**

Summary

*Service from 09/19/23 through 10/18/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 10/05/23</i>	
Total Due by Auto Pay	\$169.97

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



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 09202023 NNNNNNNN 01 989147

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

September 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736970091923

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: 1736970091923
 Account Number: 8337 12 032 1736970
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 19 09202023 NNNNNNNN 01 989147

Charge Details

Previous Balance		169.97
EFT Payment	09/05	-169.97
Remaining Balance		\$0.00

Payments received after 09/19/23 will appear on your next bill.

Service from 09/19/23 through 10/18/23

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 \$2.02, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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



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





Invoice Number: 1736970091923
Account Number: 8337 12 032 1736970
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 09202023 NNNNNNNN 01 989147

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: 1736970091923
Account Number:: 8337 12 032 1736970
Security Code:

[Kbar Ranch II Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 09202023 NNNNNNNN 01 989147





September 19, 2023

Invoice Number: 1736988091923

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 **855-252-0675**

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.

Summary *Service from 09/19/23 through 10/18/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 10/05/23</i>	
Total Due by Auto Pay	\$169.97

Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 19 09202023 NNNNNNNN 01 989146

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

September 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736988091923

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: 1736988091923
 Account Number: 8337 12 032 1736988
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 19 09202023 NNNNNNNN 01 989146

Charge Details

Previous Balance		169.97
EFT Payment	09/05	-169.97
Remaining Balance		\$0.00

Payments received after 09/19/23 will appear on your next bill.

Service from 09/19/23 through 10/18/23

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 \$2.02, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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



Invoice Number: 1736988091923
Account Number: 8337 12 032 1736988
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 09202023 NNNNNNNN 01 989146

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: 1736988091923
Account Number:: 8337 12 032 1736988
Security Code:

[Kbar Ranch II Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 09202023 NNNNNNNN 01 989146



October 12, 2023
Invoice Number: 1736996101223
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 **855-252-0675**

Summary *Service from 10/12/23 through 11/11/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 10/29/23</i>	
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.

TV Essentials is the perfect entertainment for break rooms, lobbies, and waiting rooms. Call **1-855-339-9672** to speak with a business specialist today!

Enhance your business communications with Spectrum Mobile. Call **1-855-340-2605** to learn how you can get 1 mobile unlimited line FREE for 1 year.

**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 10132023 NNNNNNNN 01 983770

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

October 12, 2023

KBAR RANCH II CDD

Invoice Number: 1736996101223
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
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173699600149971



Invoice Number: 1736996101223
 Account Number: 8337 12 032 1736996
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 12 10132023 NNNNNNNN 01 983770

Charge Details

Previous Balance		149.97
EFT Payment	09/29	-149.97
Remaining Balance		\$0.00

Payments received after 10/12/23 will appear on your next bill.

Service from 10/12/23 through 11/11/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$109.98

Spectrum Business™ Voice

Phone number (813) 536-1058

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Current Charges \$149.97

Total Due by Auto Pay \$149.97

Billing Information

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

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Continued on the next page....

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



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





Invoice Number: 1736996101223
Account Number: 8337 12 032 1736996
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 12 10132023 NNNNNNNN 01 983770

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: KBAR RANCH II CDD
8337 12 032 1736996
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 12 10132023 NNNNNNNN 01 983770



Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.





Account Number: KBAR RANCH II CDD
8337 12 032 1736996
Security Code:

Contact Us

Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)
Or, call us at **855-252-0675**

8337 1200 NO RP 12 10132023 NNNNNNNN 01 983770

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and





Account Number: KBAR RANCH II CDD
8337 12 032 1736996
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 12 10132023 NNNNNNNN 01 983770

- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.



HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
Attn: Privacy and Cybersecurity Counsel
400 Washington Blvd
Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736996



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

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**Give your customers the
entertainment they're looking for.**



TV Essentials

\$24⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**Perfect for lobbies, waiting rooms,
break rooms and more.**



Stream 60+ popular
entertainment,
weather, and news
channels



No cable box
required



Channels such as
HGTV, BBC
World News, A&E,
Food Network,
and Nickelodeon

**To speak to a business specialist, call
1-855-339-9670**

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. ¹Spectrum Business TV Essentials \$24.99/mo. offer requires subscription to Spectrum Business Internet. Additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com requires supported laptop/computer-based browser. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Number of channels may vary. All channels not available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Account Number:
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8337 12 032 1736996



Contact Us

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Or, call us at **855-252-0675**

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When your business is on the move,
our **mobile service** goes the distance.



Mobile Unlimited Plan
\$29⁹⁹
/mo. per line
when bundled^o

Save up to 60% when you switch
to Spectrum Mobile^{^^}

**Get a second mobile
unlimited line FREE**
for 1 year when you buy
one mobile line⁺

Stay connected anywhere, anytime.

- Unlimited data,
talk, and text
- Nationwide
5G available^o
- No added taxes,
hidden fees,
or contracts

To speak to a business specialist, call
1-855-339-9676

Limited time offer, subject to change. Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. Visit <https://www.spectrum.com/policies/mobile-terms> for full terms and conditions. ^oUnlimited 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. ⁺To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. ⁺Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Mobile Unlimited line purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. ^{^^}Savings based on single-line comparison of unlimited plans among major nat'l carriers as of 08/2022; prepaid excl: data usage limits vary by carrier. Services subject to all applicable service terms and conditions, subject to change. ©2023 Charter Communications. All rights reserved.



September 29, 2023
Invoice Number: 1744362092923
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 **855-252-0675**

Summary

Service from 09/29/23 through 10/28/23
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 10/16/23	
Total Due by Auto Pay	\$169.97

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



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 09302023 NNNNNNNN 01 992730

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

September 29, 2023

Envera KBar Ranch II CDD

Invoice Number: 1744362092923
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: 1744362092923
 Account Number: 8337 12 032 1744362
 Security Code:

Envera KBar Ranch II CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 29 09302023 NNNNNNNN 01 992730

Charge Details

Previous Balance		169.97
EFT Payment	09/16	-169.97
Remaining Balance		\$0.00

Payments received after 09/29/23 will appear on your next bill.

Service from 09/29/23 through 10/28/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$129.98

Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

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

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 \$0.09.

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



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





Invoice Number: 1744362092923
Account Number: 8337 12 032 1744362
Security Code:

[Envera KBar Ranch II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 29 09302023 NNNNNNNN 01 992730

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: Envera KBar Ranch II CDD
 Security Code: 8337 12 032 1744362

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

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Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



Account Number: Envera KBar Ranch II CDD
8337 12 032 1744362
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 29 09302023 NNNNNNNN 01 992730

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and

Account Number: Envera KBar Ranch II CDD
 Security Code: 8337 12 032 1744362

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 29 09302023 NNNNNNNN 01 992730

- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
 Attn: Privacy and Cybersecurity Counsel
 400 Washington Blvd
 Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



September 21, 2023

Invoice Number: 1752167092123

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.netOr, call us at **855-252-0675****Summary**Service from 09/21/23 through 10/20/23
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 10/07/23	
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.

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call [1-855-424-9782](tel:1-855-424-9782) to learn more.

**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 09222023 NNNNNNNN 01 988570K BAR RANCH II AMENITY
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

September 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 1752167092123

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: 1752167092123
 Account Number: 8337 12 032 1752167
 Security Code:

K BAR RANCH II AMENITY

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 21 09222023 NNNNNNNN 01 988570

Charge Details

Previous Balance		289.95
EFT Payment	09/07	-289.95
Remaining Balance		\$0.00

Payments received after 09/21/23 will appear on your next bill.

Service from 09/21/23 through 10/20/23

Spectrum Business™ Internet

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

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

Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 388-9713

Spectrum Business Voice	39.99
	\$39.99

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

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

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

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

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

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

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

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

Continued on the next page....

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

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

Invoice Number: 1752167092123
Account Number: 8337 12 032 1752167
Security Code:

K BAR RANCH II AMENITY

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 21 09222023 NNNNNNNN 01 988570

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$1.20, Federal USF \$6.07, Florida CST \$13.87, Sales Tax \$0.11, TRS Surcharge \$0.27.

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

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

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

K BAR RANCH II AMENITY
8337 12 032 1752167



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 21 09222023 NNNNNNNN 01 988570



Keep your customers entertained
with the best in **sports programming.**



Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**



45+ HD channels



FREE local channels like ABC,
CBS, NBC, and FOX



Customize your
TV package with
optional add-ons!

Prime's Thursday Night Football is
included at no additional cost!*

To speak to a business specialist, call

1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.



October 1, 2023
Invoice Number: 1754981100123
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 **855-252-0675**

Summary Service from 10/01/23 through 10/31/23 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 10/18/23	
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 10022023 NNNNNNNN 01 983932

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

October 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 1754981100123
Account Number: 8337 12 032 1754981
Service At: 10528 MISTFLOWER LN
TAMPA FL 33647-3544

Total Due by Auto Pay	\$169.98
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175498100169987



Invoice Number: 1754981100123
 Account Number: 8337 12 032 1754981
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 01 10022023 NNNNNNNN 01 983932

Charge Details

Previous Balance		169.98
EFT Payment	09/18	-169.98
Remaining Balance		\$0.00

Payments received after 10/01/23 will appear on your next bill.

Service from 10/01/23 through 10/31/23

Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Promotional 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



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



Account Number: K-BAR RANCH 2 GATE
 Security Code: 8337 12 032 1754981



Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 01 10022023 NNNNNNNN 01 983932



Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



Account Number: K-BAR RANCH 2 GATE
8337 12 032 1754981
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 01 10022023 NNNNNNNN 01 983932

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and



Account Number: K-BAR RANCH 2 GATE
 Security Code: 8337 12 032 1754981

Contact Us

Visit us at SpectrumBusiness.net
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- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
 Attn: Privacy and Cybersecurity Counsel
 400 Washington Blvd
 Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



Account Number:
Security Code:

K-BAR RANCH 2 GATE
8337 12 032 1754981



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 01 10022023 NNNNNNNN 01 983932





October 10, 2023
Invoice Number: 1758297101023
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 **855-252-0675**

NEWS AND INFORMATION

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call **1-855-424-9782** to learn more.

Summary

Service from 10/10/23 through 11/09/23
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 10/27/23	
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 10112023 NNNNNNNN 01 991937

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

October 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 1758297101023
Account Number: 8337 12 032 1758297
Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

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

833712032175829700189985



Invoice Number: 1758297101023
 Account Number: 8337 12 032 1758297
 Security Code:

K BAR RANCH II CDD-GATE

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 10 10112023 NNNNNNNN 01 991937

Charge Details

Previous Balance		189.98
EFT Payment	09/27	-189.98
Remaining Balance		\$0.00

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

Service from 10/10/23 through 11/09/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$189.98****Current Charges \$189.98****Total Due by Auto Pay \$189.98****Billing Information**

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

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

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 **855-252-0675**

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Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

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- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
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- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
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Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



Account Number: K BAR RANCH II CDD-GATE
 Security Code: 8337 12 032 1758297

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 10 10112023 NNNNNNNN 01 991937

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and

Account Number: K BAR RANCH II CDD-GATE
 Security Code: 8337 12 032 1758297

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 10 10112023 NNNNNNNN 01 991937

- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
 Attn: Privacy and Cybersecurity Counsel
 400 Washington Blvd
 Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



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 **855-252-0675**

8337 1200 NO RP 10 10112023 NNNNNNNN 01 991937



Keep your customers entertained
with the best in **sports programming.**



Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**



45+ HD channels



FREE local channels like ABC,
CBS, NBC, and FOX



Customize your
TV package with
optional add-ons!

Prime's Thursday Night Football is
included at no additional cost!*

To speak to a business specialist, call

1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.



September 17, 2023

Invoice Number: 1779814091723

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 **855-252-0675**

NEWS AND INFORMATION

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call **1-855-424-9782** to learn more.

Summary

Service from 09/17/23 through 10/16/23
details on following pages

Previous Balance	84.98
Payments Received -Thank You!	-84.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	84.98
Current Charges	\$84.98
YOUR AUTO PAY WILL BE PROCESSED 10/04/23	
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 09182023 NNNNNNNN 01 986261

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

September 17, 2023

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814091723

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: 1779814091723
 Account Number: 8337 12 032 1779814
 Security Code:

K BAR RANCH CDD 2 EAGLE CREEK

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 17 09182023 NNNNNNNN 01 986261

Charge Details

Previous Balance		84.98
EFT Payment	09/04	-84.98
Remaining Balance		\$0.00

Payments received after 09/17/23 will appear on your next bill.

Service from 09/17/23 through 10/16/23

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.

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

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 **855-252-0675**

8337 1200 NO RP 17 09182023 NNNNNNNN 01 986261



Keep your customers entertained
with the best in **sports programming.**



Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**



45+ HD channels



FREE local channels like ABC,
CBS, NBC, and FOX



Customize your
TV package with
optional add-ons!

Prime's Thursday Night Football is
included at no additional cost!*

To speak to a business specialist, call
1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

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 **855-252-0675**

8337 1200 NO RP 17 09182023 NNNNNNNN 01 986261





September 22, 2023

Invoice Number: 2736809092223

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 **855-252-0675**

Summary Service from 09/22/23 through 10/21/23 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 10/08/23	
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 09232023 NNNNNNNN 01 991819

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

September 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809092223

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: 2736809092223
 Account Number: 8337 12 030 2736809
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 22 09232023 NNNNNNNN 01 991819

Charge Details

Previous Balance		189.98
EFT Payment	09/08	-189.98
Remaining Balance		\$0.00

Payments received after 09/22/23 will appear on your next bill.

Service from 09/22/23 through 10/21/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$189.98****Current Charges \$189.98****Total Due by Auto Pay \$189.98****Billing Information**

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

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

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

Account Number:
Security Code:

K-BAR RANCH II - MOSSY PINE-GATE
8337 12 030 2736809



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 22 09232023 NNNNNNNN 01 991819



Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



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HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and



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- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
 Attn: Privacy and Cybersecurity Counsel
 400 Washington Blvd
 Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



Account Number:
Security Code:

K-BAR RANCH II - MOSSY PINE-GATE
8337 12 030 2736809



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 22 09232023 NNNNNNNN 01 991819





October 10, 2023
Invoice Number: 2756559101023
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 **855-252-0675**

NEWS AND INFORMATION

Enhance your business communications with Spectrum Business Voice! Call **1-855-424-9784** to learn how you can add 1 mobile unlimited line **FREE**.

Summary

*Service from 10/10/23 through 11/09/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 10/27/23</i>	
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 10112023 NNNNNNNN 01 991938

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

October 10, 2023

KBAR RANCH II CDD

Invoice Number: 2756559101023
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: 2756559101023
 Account Number: 8337 12 030 2756559
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

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Charge Details

Previous Balance		77.98
EFT Payment	09/27	-77.98
Remaining Balance		\$0.00

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

Service from 10/10/23 through 11/09/23

Spectrum Business™ Internet

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

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

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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



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

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

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

Account Number: KBAR RANCH II CDD
 8337 12 030 2756559
 Security Code:



Contact Us

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 Or, call us at **855-252-0675**

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Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

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The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



Account Number: KBAR RANCH II CDD
8337 12 030 2756559
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 10 10112023 NNNNNNNN 01 991938

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and

Account Number: KBAR RANCH II CDD
8337 12 030 2756559
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
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- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
Attn: Privacy and Cybersecurity Counsel
400 Washington Blvd
Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559

**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 10 10112023 NNNNNNNN 01 991938



Stay connected with business-grade phone service.



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

No contracts • No added taxes



Boost your productivity with our advanced business features.



Unlimited local
and long distance
calling



35+ FREE calling features such as
call forwarding, voicemail to email,
simultaneous ring, and more



Keep your existing
phone number
and equipment



Plus, get a FREE mobile
unlimited line for one year!*

To speak to a business specialist, call
1-855-204-7363

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

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
10/1/2023	9726

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

RECEIVED
10/2/2023

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

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

Thank you for your business.

Phone #
(727) 271-1395

Total	\$1,700.00
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Suncoast Rust Control, Inc.

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

INVOICE

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

Date	Invoice #
10/1/2023	06200
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
10/31/2023	

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

Balance Due	\$1,525.00
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Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

K-Bar Ranch II CDD

10/5/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,517.29	10/19/2023	19292 Mossy Pine Dr	53100	4301
211019281875	\$ 1,832.88	10/19/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 67.09	10/19/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 81.99	10/19/2023	10821 Mistflower LN	53100	4301
211023511093	\$ 671.80	10/19/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 65.32	10/19/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 64.10	10/19/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 835.54	10/19/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 77.01	10/19/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 81.62	10/19/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,059.07	10/19/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 40.55	10/19/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,517.29	10/19/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 109.91	10/19/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 74.71	10/19/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 862.52	10/19/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,555.26	10/19/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,050.85	10/19/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,652.64	10/19/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total	\$ 19,217.44
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\$ 6,394.94	53100-4301 Utilities
\$ 1,832.88	53100-4304 Recreation
\$ 10,989.62	53100-4307 Street Lights
\$ 14.62	53100-4304 TECO Credits

Total	\$ 19,202.82
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K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Statement Date: October 05, 2023

Amount Due: \$19,202.82

Due Date: October 19, 2023

Account #: 321000017111

Account Summary

Previous Amount Due	\$19,317.57
Payment(s) Received Since Last Statement	-\$19,317.57
Miscellaneous Credits	-\$14.62
Credit Balance After Payments and Credits	-\$14.62
Current Month's Charges	\$19,217.44

Amount Due by October 19, 2023 \$19,202.82

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

17,580 KWH



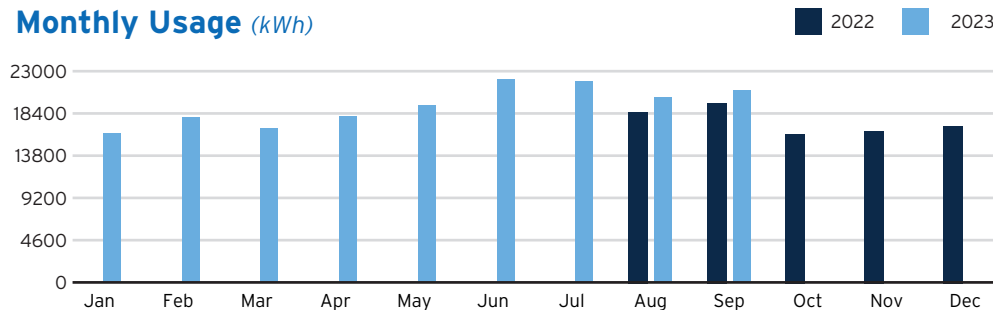
19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

463 KWH



Scan here to interact with your bill 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: October 19, 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: \$19,202.82

Payment Amount: \$ _____

700625002704

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.

7006250027043210000171110000019202829

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	09/14/2023	13,078		12,738		340 kWh	1	31 Days	\$1,517.29
									9.6%

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	09/13/2023	70,842		53,262		17,580 kWh	1	33 Days	\$1,832.88
1000778163	09/13/2023	27.35		0		27.35 kW	1	33 Days	13.5%

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	09/13/2023	10,345		10,076		269 kWh	1	33 Days	\$67.09
									1.1%

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	09/13/2023	8,885		8,590		295 kWh	1	33 Days	\$81.99
									4.6%

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

Sub-Account Number: 211023511093

[Continued on next page](#) →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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	09/13/2023	13,046		12,845		201 kWh	1	33 Days	\$65.32
									 28.5%


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	09/13/2023	12,175		11,981		194 kWh	1	33 Days	\$64.10
									 22.8%


Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	09/13/2023	13,172		12,932		240 kWh	1	33 Days	\$835.54
									 11.1%


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	09/13/2023	15,322		15,055		267 kWh	1	33 Days	\$77.01
									 3.1%

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	09/13/2023	28,593		28,300		293 kWh	1	33 Days	\$81.62
									 63.9%


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

Sub-Account Number: 221005600335

Amount: \$6,059.07

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

Sub-Account Number: 221005600350

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143215	09/13/2023	1,876		1,815		61 kWh	1	33 Days	\$40.55
									 10.9%

Continued on next page →

\$19,217.44



Sub-Account #: 211017791636
Statement Date: 10/02/2023

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


Meter Read

Service Period: 08/15/2023 - 09/14/2023

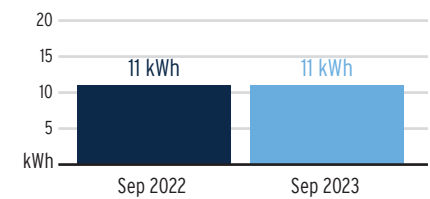
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	09/14/2023	13,078		12,738		340 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	340 kWh @ \$0.07990/kWh	\$27.17
Fuel Charge	340 kWh @ \$0.05239/kWh	\$17.81
Storm Protection Charge	340 kWh @ \$0.00400/kWh	\$1.36
Clean Energy Transition Mechanism	340 kWh @ \$0.00427/kWh	\$1.45
Storm Surcharge	340 kWh @ \$0.01061/kWh	\$3.61
Florida Gross Receipt Tax		\$1.91
Electric Service Cost		\$76.56
Franchise Fee		\$5.01
Municipal Public Service Tax		\$6.56
Total Electric Cost, Local Fees and Taxes		\$88.13

Avg kWh Used Per Day



Current Month's Electric Charges

\$88.13

Billing information continues on next page →



Sub-Account #: 211017791636
Statement Date: 10/02/2023

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

Service Period: 08/15/2023 - 09/14/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges

\$1,429.16

Current Month's Electric Charges

\$1,429.16

Billing information continues on next page →



Sub-Account #: 211019281875
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/12/2023 - 09/13/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	09/13/2023	70,842		53,262		17,580 kWh	1	33 Days
1000778163	09/13/2023	27.35		0		27.35 kW	1	33 Days

Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$1.08000	\$35.64
Billing Demand Charge	27 kW @ \$14.13000/kW	\$381.51
Energy Charge	17,580 kWh @ \$0.00736/kWh	\$129.39
Fuel Charge	17,580 kWh @ \$0.05239/kWh	\$921.02
Capacity Charge	27 kW @ -\$0.06000/kW	-\$1.62
Storm Protection Charge	27 kW @ \$0.62000/kW	\$16.74
Energy Conservation Charge	27 kW @ \$0.88000/kW	\$23.76
Environmental Cost Recovery	17,580 kWh @ \$0.00084/kWh	\$14.77
Clean Energy Transition Mechanism	27 kW @ \$1.12000/kW	\$30.24
Storm Surcharge	17,580 kWh @ \$0.00238/kWh	\$41.84
Florida Gross Receipt Tax		\$40.85

Electric Service Cost **\$1,634.14**

Franchise Fee \$107.04

Municipal Public Service Tax \$91.70

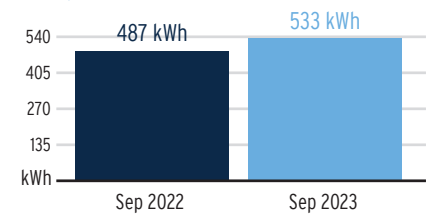
Total Electric Cost, Local Fees and Taxes **\$1,832.88**

Current Month's Electric Charges

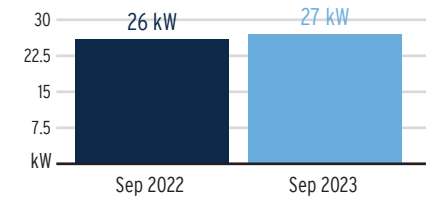
\$1,832.88

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: 10/02/2023

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

Meter Read


Meter Location: SIGN/GATE

Service Period: 08/12/2023 - 09/13/2023

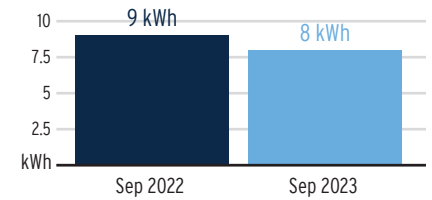
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	09/13/2023	10,345		10,076		269 kWh	1	33 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	269 kWh @ \$0.07990/kWh		\$21.49
Fuel Charge	269 kWh @ \$0.05239/kWh		\$14.09
Storm Protection Charge	269 kWh @ \$0.00400/kWh		\$1.08
Clean Energy Transition Mechanism	269 kWh @ \$0.00427/kWh		\$1.15
Storm Surcharge	269 kWh @ \$0.01061/kWh		\$2.85
Florida Gross Receipt Tax			\$1.68
Electric Service Cost			\$67.09

Avg kWh Used Per Day



Current Month's Electric Charges

\$67.09

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 10/02/2023

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read


Meter Location: ENTRY LIGHT & GATE

Service Period: 08/12/2023 - 09/13/2023

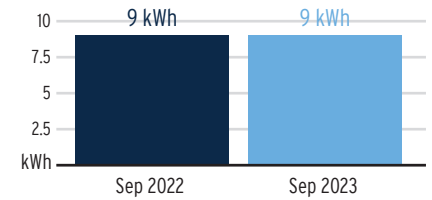
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	09/13/2023	8,885		8,590		295 kWh	1	33 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
	Energy Charge	295 kWh @ \$0.07990/kWh	\$23.57
	Fuel Charge	295 kWh @ \$0.05239/kWh	\$15.46
	Storm Protection Charge	295 kWh @ \$0.00400/kWh	\$1.18
	Clean Energy Transition Mechanism	295 kWh @ \$0.00427/kWh	\$1.26
	Storm Surcharge	295 kWh @ \$0.01061/kWh	\$3.13
	Florida Gross Receipt Tax		\$1.78
	Electric Service Cost		\$71.13
	Franchise Fee		\$4.66
	Municipal Public Service Tax		\$6.20
	Total Electric Cost, Local Fees and Taxes		\$81.99

Avg kWh Used Per Day



Current Month's Electric Charges

\$81.99

Billing information continues on next page →




Sub-Account #: 211023511093
Statement Date: 10/02/2023


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

Service Period: 08/12/2023 - 09/13/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 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
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 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$13.11
Total Current Month's Credits	-\$13.11

Billing information continues on next page →



Sub-Account #: 211023511135
Statement Date: 10/02/2023

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

Meter Read


Meter Location: WELL/IRRIGATION

Service Period: 08/12/2023 - 09/13/2023

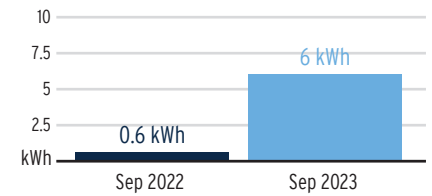
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	09/13/2023	13,046		12,845		201 kWh	1	33 Days

Charge Details


	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
	Energy Charge	201 kWh @ \$0.07990/kWh	\$16.06
	Fuel Charge	201 kWh @ \$0.05239/kWh	\$10.53
	Storm Protection Charge	201 kWh @ \$0.00400/kWh	\$0.80
	Clean Energy Transition Mechanism	201 kWh @ \$0.00427/kWh	\$0.86
	Storm Surcharge	201 kWh @ \$0.01061/kWh	\$2.13
	Florida Gross Receipt Tax		\$1.41
	Electric Service Cost		\$56.54
	Franchise Fee		\$3.70
	Municipal Public Service Tax		\$5.08
	Total Electric Cost, Local Fees and Taxes		\$65.32

Avg kWh Used Per Day



Current Month's Electric Charges

\$65.32

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$1.51
	Total Current Month's Credits	-\$1.51

Billing information continues on next page →



Sub-Account #: 221003321017
Statement Date: 10/02/2023

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


Meter Read

Service Period: 08/12/2023 - 09/13/2023

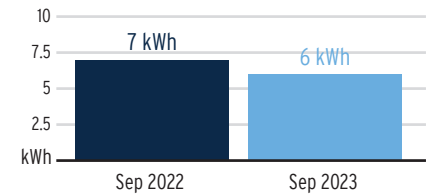
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	09/13/2023	12,175		11,981		194 kWh	1	33 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	194 kWh @ \$0.07990/kWh	\$15.50
Fuel Charge	194 kWh @ \$0.05239/kWh	\$10.16
Storm Protection Charge	194 kWh @ \$0.00400/kWh	\$0.78
Clean Energy Transition Mechanism	194 kWh @ \$0.00427/kWh	\$0.83
Storm Surcharge	194 kWh @ \$0.01061/kWh	\$2.06
Florida Gross Receipt Tax		\$1.39
Electric Service Cost		\$55.47
Franchise Fee		\$3.63
Municipal Public Service Tax		\$5.00
Total Electric Cost, Local Fees and Taxes		\$64.10

Avg kWh Used Per Day



Current Month's Electric Charges

\$64.10

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 10/02/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647


Meter Read

Service Period: 08/12/2023 - 09/13/2023

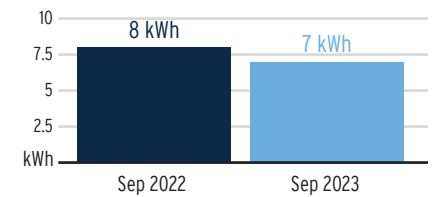
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	09/13/2023	13,172		12,932		240 kWh	1	33 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	240 kWh @ \$0.07990/kWh	\$19.18
Fuel Charge	240 kWh @ \$0.05239/kWh	\$12.57
Storm Protection Charge	240 kWh @ \$0.00400/kWh	\$0.96
Clean Energy Transition Mechanism	240 kWh @ \$0.00427/kWh	\$1.02
Storm Surcharge	240 kWh @ \$0.01061/kWh	\$2.55
Florida Gross Receipt Tax		\$1.56
Electric Service Cost		\$62.59
Franchise Fee		\$4.10
Municipal Public Service Tax		\$5.54
Total Electric Cost, Local Fees and Taxes		\$72.23

Avg kWh Used Per Day



Current Month's Electric Charges

\$72.23

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 10/02/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 08/12/2023 - 09/13/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 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: 10/02/2023

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

Meter Read


Meter Location: WELL

Service Period: 08/12/2023 - 09/13/2023

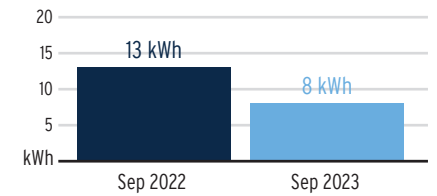
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	09/13/2023	15,322		15,055		267 kWh	1	33 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	267 kWh @ \$0.07990/kWh		\$21.33
Fuel Charge	267 kWh @ \$0.05239/kWh		\$13.99
Storm Protection Charge	267 kWh @ \$0.00400/kWh		\$1.07
Clean Energy Transition Mechanism	267 kWh @ \$0.00427/kWh		\$1.14
Storm Surcharge	267 kWh @ \$0.01061/kWh		\$2.83
Florida Gross Receipt Tax			\$1.67
Electric Service Cost			\$66.78
Franchise Fee			\$4.37
Municipal Public Service Tax			\$5.86
Total Electric Cost, Local Fees and Taxes			\$77.01

Avg kWh Used Per Day



Current Month's Electric Charges

\$77.01

Billing information continues on next page →



Sub-Account #: 221005600327
Statement Date: 10/02/2023


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

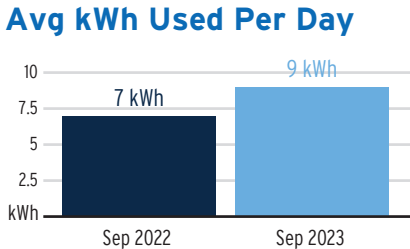
Meter Read

Service Period: 08/12/2023 - 09/13/2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	09/13/2023	28,593		28,300		293 kWh	1	33 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	293 kWh @ \$0.07990/kWh	\$23.41
Fuel Charge	293 kWh @ \$0.05239/kWh	\$15.35
Storm Protection Charge	293 kWh @ \$0.00400/kWh	\$1.17
Clean Energy Transition Mechanism	293 kWh @ \$0.00427/kWh	\$1.25
Storm Surcharge	293 kWh @ \$0.01061/kWh	\$3.11
Florida Gross Receipt Tax		\$1.77
Electric Service Cost		\$70.81
Franchise Fee		\$4.64
Municipal Public Service Tax		\$6.17
Total Electric Cost, Local Fees and Taxes		\$81.62



Current Month's Electric Charges **\$81.62**

Billing information continues on next page →



Sub-Account #: 221005600335
Statement Date: 10/02/2023

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

Service Period: 08/15/2023 - 09/14/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	3207 kWh @ \$0.03511/kWh	\$112.60
Fixture & Maintenance Charge	128 Fixtures	\$2411.34
Lighting Pole / Wire	128 Poles	\$3302.11
Lighting Fuel Charge	3207 kWh @ \$0.05169/kWh	\$165.77
Storm Protection Charge	3207 kWh @ \$0.01466/kWh	\$47.01
Clean Energy Transition Mechanism	3207 kWh @ \$0.00036/kWh	\$1.15
Storm Surcharge	3207 kWh @ \$0.00326/kWh	\$10.45
Florida Gross Receipt Tax		\$8.64
Lighting Charges		\$6,059.07

Current Month's Electric Charges \$6,059.07

Billing information continues on next page ➡



Sub-Account #: 221005600350
Statement Date: 10/02/2023

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

Meter Read

Meter Location: ENTRANCE

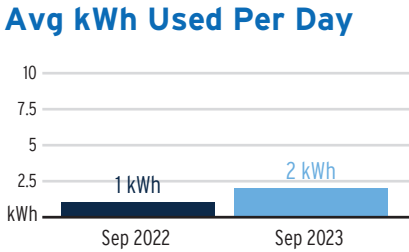
Service Period: 08/12/2023 - 09/13/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	09/13/2023	1,876		1,815		61 kWh	1	33 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75	
Energy Charge	61 kWh @ \$0.07990/kWh	\$4.87	
Fuel Charge	61 kWh @ \$0.05239/kWh	\$3.20	
Storm Protection Charge	61 kWh @ \$0.00400/kWh	\$0.24	
Clean Energy Transition Mechanism	61 kWh @ \$0.00427/kWh	\$0.26	
Storm Surcharge	61 kWh @ \$0.01061/kWh	\$0.65	
Florida Gross Receipt Tax		\$0.87	
Electric Service Cost		\$34.84	
Franchise Fee		\$2.28	
Municipal Public Service Tax		\$3.43	
Total Electric Cost, Local Fees and Taxes		\$40.55	



Current Month's Electric Charges **\$40.55**

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 10/02/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

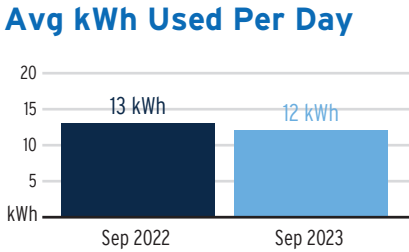
Service Period: 08/12/2023 - 09/13/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	09/13/2023	31,485		31,096		389 kWh	1	33 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
	Energy Charge	389 kWh @ \$0.07990/kWh	\$31.08
	Fuel Charge	389 kWh @ \$0.05239/kWh	\$20.38
	Storm Protection Charge	389 kWh @ \$0.00400/kWh	\$1.56
	Clean Energy Transition Mechanism	389 kWh @ \$0.00427/kWh	\$1.66
	Storm Surcharge	389 kWh @ \$0.01061/kWh	\$4.13
	Florida Gross Receipt Tax		\$2.14
	Electric Service Cost		\$85.70
	Franchise Fee		\$5.61
	Municipal Public Service Tax		\$7.31
	Total Electric Cost, Local Fees and Taxes		\$98.62



Current Month's Electric Charges **\$98.62**

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 10/02/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 08/12/2023 - 09/13/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 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: 10/02/2023

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


Meter Read

Service Period: 08/15/2023 - 09/14/2023

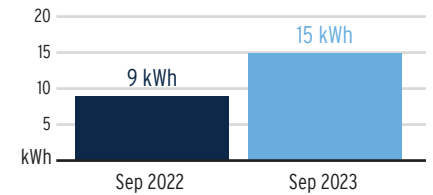
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	09/14/2023	31,929		31,466		463 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	463 kWh @ \$0.07990/kWh	\$36.99
Fuel Charge	463 kWh @ \$0.05239/kWh	\$24.26
Storm Protection Charge	463 kWh @ \$0.00400/kWh	\$1.85
Clean Energy Transition Mechanism	463 kWh @ \$0.00427/kWh	\$1.98
Storm Surcharge	463 kWh @ \$0.01061/kWh	\$4.91
Florida Gross Receipt Tax		\$2.39
Electric Service Cost		\$95.63
Franchise Fee		\$6.26
Municipal Public Service Tax		\$8.02
Total Electric Cost, Local Fees and Taxes		\$109.91

Avg kWh Used Per Day



Current Month's Electric Charges

\$109.91

Billing information continues on next page →



Sub-Account #: 221007136783
Statement Date: 10/02/2023

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


Meter Read

Service Period: 08/12/2023 - 09/13/2023

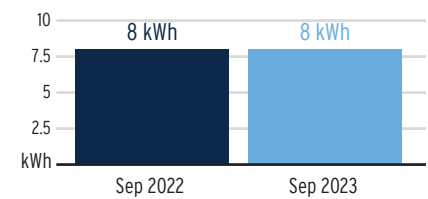
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	09/13/2023	10,713		10,459		254 kWh	1	33 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	254 kWh @ \$0.07990/kWh	\$20.29
Fuel Charge	254 kWh @ \$0.05239/kWh	\$13.31
Storm Protection Charge	254 kWh @ \$0.00400/kWh	\$1.02
Clean Energy Transition Mechanism	254 kWh @ \$0.00427/kWh	\$1.08
Storm Surcharge	254 kWh @ \$0.01061/kWh	\$2.69
Florida Gross Receipt Tax		\$1.62
Electric Service Cost		\$64.76
Franchise Fee		\$4.24
Municipal Public Service Tax		\$5.71
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 #: 221007621776
Statement Date: 10/02/2023

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


Meter Read

Service Period: 08/15/2023 - 09/14/2023

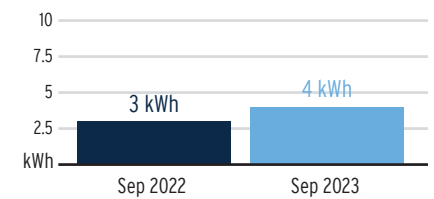
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	09/14/2023	9,122		8,989		133 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	133 kWh @ \$0.07990/kWh	\$10.63
Fuel Charge	133 kWh @ \$0.05239/kWh	\$6.97
Storm Protection Charge	133 kWh @ \$0.00400/kWh	\$0.53
Clean Energy Transition Mechanism	133 kWh @ \$0.00427/kWh	\$0.57
Storm Surcharge	133 kWh @ \$0.01061/kWh	\$1.41
Florida Gross Receipt Tax		\$1.11
Electric Service Cost		\$44.47
Franchise Fee		\$2.91
Municipal Public Service Tax		\$4.11
Total Electric Cost, Local Fees and Taxes		\$51.49

Avg kWh Used Per Day



Current Month's Electric Charges

\$51.49

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 10/02/2023

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

Service Period: 08/15/2023 - 09/14/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	459 kWh @ \$0.03511/kWh	\$16.12
Fixture & Maintenance Charge	17 Fixtures	\$352.41
Lighting Pole / Wire	17 Poles	\$356.32
Lighting Fuel Charge	459 kWh @ \$0.05169/kWh	\$23.73
Storm Protection Charge	459 kWh @ \$0.01466/kWh	\$6.73
Clean Energy Transition Mechanism	459 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	459 kWh @ \$0.00326/kWh	\$1.50
Florida Gross Receipt Tax		\$1.24
Franchise Fee		\$49.66
Municipal Public Service Tax		\$3.15
Lighting Charges		\$811.03

Current Month's Electric Charges \$811.03

Billing information continues on next page ➡



Sub-Account #: 221007993977
Statement Date: 10/02/2023

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

Service Period: 08/15/2023 - 09/14/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	703 kWh @ \$0.03511/kWh	\$24.68
Fixture & Maintenance Charge	37 Fixtures	\$603.84
Lighting Pole / Wire	37 Poles	\$775.52
Lighting Fuel Charge	703 kWh @ \$0.05169/kWh	\$36.34
Storm Protection Charge	703 kWh @ \$0.01466/kWh	\$10.31
Clean Energy Transition Mechanism	703 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	703 kWh @ \$0.00326/kWh	\$2.29
Florida Gross Receipt Tax		\$1.89
Franchise Fee		\$95.31
Municipal Public Service Tax		\$4.83
Lighting Charges		\$1,555.26

Current Month's Electric Charges \$1,555.26

Billing information continues on next page →




Sub-Account #: 221008130249
Statement Date: 10/02/2023

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

Service Period: 08/12/2023 - 09/13/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 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: 10/02/2023

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

Service Period: 08/15/2023 - 09/14/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,652.64**

Current Month's Electric Charges

\$1,652.64

Total Current Month's Charges

\$19,217.44

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.



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

Statement Date: October 18, 2023

Amount Due: \$66.71

Due Date: November 08, 2023

Account #: 211025392658

Account Summary

Current Service Period: September 14, 2023 - October 12, 2023

Previous Amount Due	\$77.74
Payment(s) Received Since Last Statement	-\$77.74
Current Month's Charges	\$66.71

Amount Due by November 08, 2023 \$66.71

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 **300% 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.

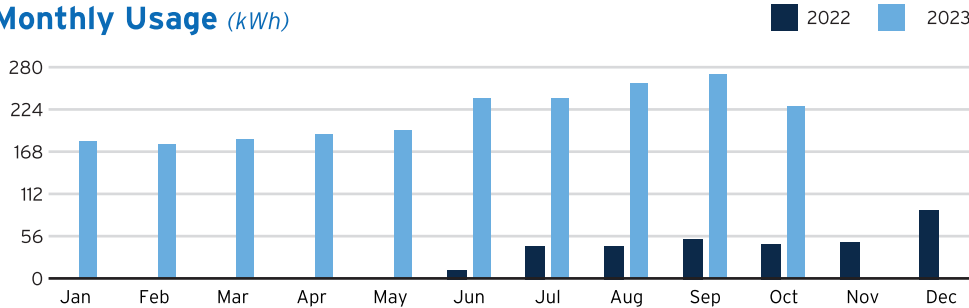
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 211025392658

Due Date: November 08, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$66.71

Payment Amount: \$ _____

656322242835

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.

6563222428352110253926580000000066717



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

Account #: 211025392658
Statement Date: October 18, 2023
Charges Due: November 08, 2023

Meter Read

Service Period: Sep 14, 2023 - Oct 12, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	10/12/2023	2,489		2,260		229 kWh	1	29 Days

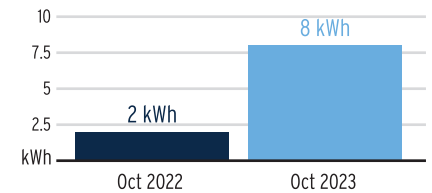
Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	229 kWh @ \$0.07990/kWh		\$18.30
Fuel Charge	229 kWh @ \$0.05239/kWh		\$12.00
Storm Protection Charge	229 kWh @ \$0.00400/kWh		\$0.92
Clean Energy Transition Mechanism	229 kWh @ \$0.00427/kWh		\$0.98
Storm Surcharge	229 kWh @ \$0.01061/kWh		\$2.43
Florida Gross Receipt Tax			\$1.45
Electric Service Cost			\$57.83
Franchise Fee			\$3.79
Municipal Public Service Tax			\$5.09
Total Electric Cost, Local Fees and Taxes			\$66.71

Total Current Month's Charges

\$66.71

Avg kWh Used Per Day



Important Messages

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Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: October 18, 2023

Amount Due: \$84.57

Due Date: November 08, 2023

Account #: 211025490809

Account Summary

Current Service Period: September 14, 2023 - October 12, 2023

Previous Amount Due	\$96.50
Payment(s) Received Since Last Statement	-\$96.50
Current Month's Charges	\$84.57

Amount Due by November 08, 2023 \$84.57

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 **175% 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.

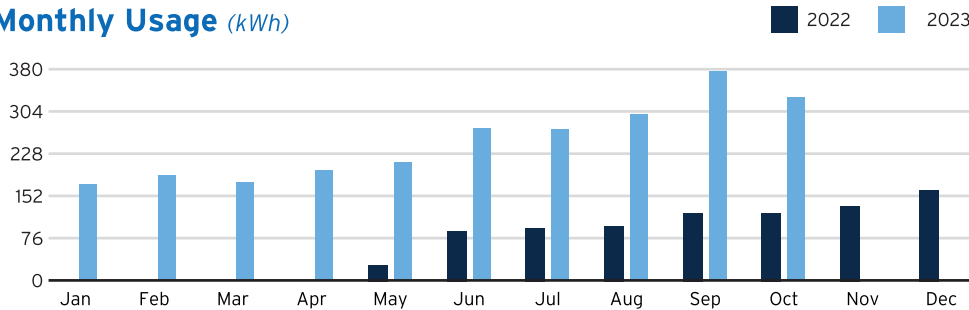
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Monthly Usage (kWh)



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



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

Account #: 211025490809

Due Date: November 08, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$84.57

Payment Amount: \$ _____

656322242836

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.

6563222428362110254908090000000084577



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: October 18, 2023
Charges Due: November 08, 2023

Meter Read

Service Period: Sep 14, 2023 - Oct 12, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	10/12/2023	3,723		3,393		330 kWh	1	29 Days

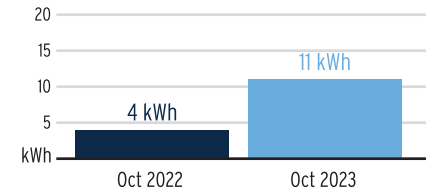
Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	330 kWh @ \$0.07990/kWh		\$26.37
Fuel Charge	330 kWh @ \$0.05239/kWh		\$17.29
Storm Protection Charge	330 kWh @ \$0.00400/kWh		\$1.32
Clean Energy Transition Mechanism	330 kWh @ \$0.00427/kWh		\$1.41
Storm Surcharge	330 kWh @ \$0.01061/kWh		\$3.50
Florida Gross Receipt Tax			\$1.84
Electric Service Cost			\$73.48
Franchise Fee			\$4.81
Municipal Public Service Tax			\$6.28
Total Electric Cost, Local Fees and Taxes			\$84.57

Total Current Month's Charges

\$84.57

Avg kWh Used Per Day



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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Phone:

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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: October 18, 2023

Amount Due: \$87.83

Due Date: November 08, 2023

Account #: 221005600376

Account Summary

Current Service Period: September 14, 2023 - October 12, 2023

Previous Amount Due	\$73.30
Payment(s) Received Since Last Statement	-\$73.30
Current Month's Charges	\$87.83

Amount Due by November 08, 2023 \$87.83

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 **100% higher** than the same period last year.



Your average daily kWh used was **55.56% higher** than it was in your previous period.



Scan here to view your account online.

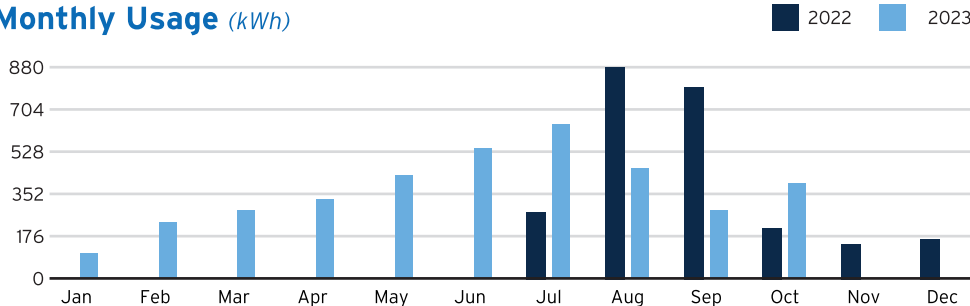
SAFETY TIP:

Ask for identification

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Monthly Usage (kWh)



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



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

Account #: 221005600376

Due Date: November 08, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$87.83

Payment Amount: \$ _____

626692747835

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.

6266927478352210056003760000000087838



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

Account #: 221005600376
Statement Date: October 18, 2023
Charges Due: November 08, 2023

Meter Read

Meter Location: WELL

Service Period: Sep 14, 2023 - Oct 12, 2023

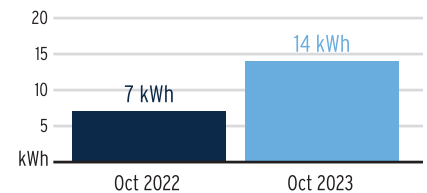
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	10/12/2023	6,728		6,331		397 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.71000		\$20.59
Energy Charge	397 kWh @ \$0.06847/kWh		\$27.18
Fuel Charge	397 kWh @ \$0.04908/kWh		\$19.48
Storm Protection Charge	397 kWh @ \$0.00373/kWh		\$1.48
Clean Energy Transition Mechanism	397 kWh @ \$0.00430/kWh		\$1.71
Storm Surcharge	397 kWh @ \$0.01022/kWh		\$4.06
Florida Gross Receipt Tax			\$1.91
Electric Service Cost			\$76.41
Franchise Fee			\$5.00
Municipal Public Service Tax			\$6.42
Total Electric Cost, Local Fees and Taxes			\$87.83

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.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

Total Current Month's Charges

\$87.83

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 19, 2023

Amount Due: \$1,723.40

Due Date: November 09, 2023

Account #: 221008392039

Account Summary

Current Service Period: September 15, 2023 - October 13, 2023

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

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

Amount Due by November 09, 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.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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



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

Account #: 221008392039

Due Date: November 09, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,723.40

Payment Amount: \$ _____

621754473801

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.

6217544738012210083920390000001723402



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

Account #: 221008392039
Statement Date: October 19, 2023
Charges Due: November 09, 2023

Service Period: Sep 15, 2023 - Oct 13, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	779 kWh @ \$0.03511/kWh	\$27.35
Fixture & Maintenance Charge	41 Fixtures	\$669.12
Lighting Pole / Wire	41 Poles	\$859.36
Lighting Fuel Charge	779 kWh @ \$0.05169/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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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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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
19301 EAGLE CREEK LN
TAMPA, FL 33647

Statement Date: October 19, 2023

Amount Due: \$63.15

Due Date: November 09, 2023

Account #: 221008498422

Account Summary

Current Service Period: September 15, 2023 - October 13, 2023

Previous Amount Due	\$67.27
Payment(s) Received Since Last Statement	-\$67.27
Current Month's Charges	\$63.15

Amount Due by November 09, 2023 \$63.15

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 **600% 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.

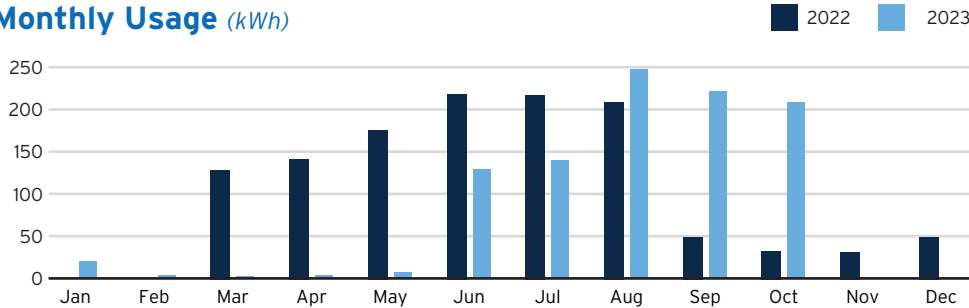
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 221008498422

Due Date: November 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: \$63.15

Payment Amount: \$ _____

621754473802

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.

6217544738022210084984220000000063155



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: October 19, 2023
Charges Due: November 09, 2023

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: Sep 15, 2023 - Oct 13, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	10/13/2023	2,220		2,011		209 kWh	1	29 Days

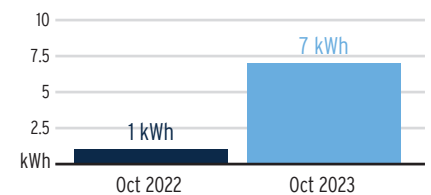
Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	209 kWh @ \$0.07990/kWh	\$16.70	
Fuel Charge	209 kWh @ \$0.05239/kWh	\$10.95	
Storm Protection Charge	209 kWh @ \$0.00400/kWh	\$0.84	
Clean Energy Transition Mechanism	209 kWh @ \$0.00427/kWh	\$0.89	
Storm Surcharge	209 kWh @ \$0.01061/kWh	\$2.22	
Florida Gross Receipt Tax		\$1.37	
Electric Service Cost		\$54.72	
Franchise Fee		\$3.58	
Municipal Public Service Tax		\$4.85	
Total Electric Cost, Local Fees and Taxes		\$63.15	

Total Current Month's Charges

\$63.15

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 18, 2023

Amount Due: \$62.61

Due Date: November 08, 2023

Account #: 221008777825

Account Summary

Current Service Period: September 14, 2023 - October 12, 2023

Previous Amount Due	\$55.79
Payment(s) Received Since Last Statement	-\$55.79
Current Month's Charges	\$62.61

Amount Due by November 08, 2023 \$62.61

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



Your average daily kWh used was **75% higher** than it was in your previous period.



Scan here to view your account online.

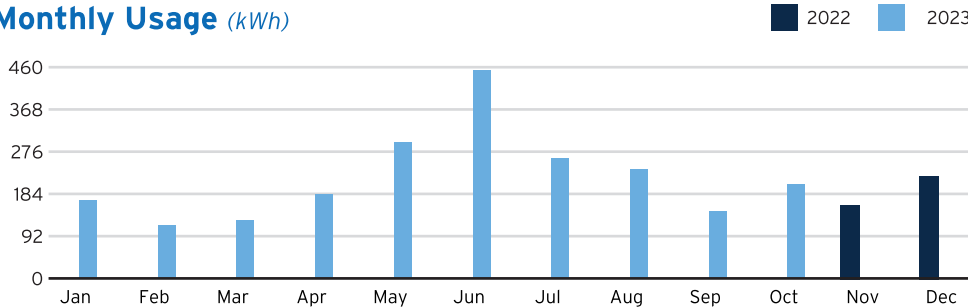
SAFETY TIP:

Ask for identification

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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: November 08, 2023



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

Amount Due: \$62.61

Payment Amount: \$ _____

625458170508

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.

6254581705082210087778250000000062610



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: October 18, 2023
Charges Due: November 08, 2023

Meter Read

Meter Location: IRRIGATION

Service Period: Sep 14, 2023 - Oct 12, 2023

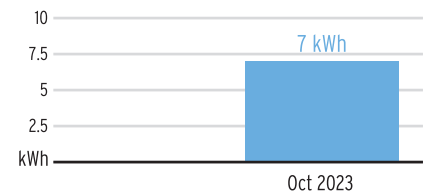
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	10/12/2023	5,173		4,967		206 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	206 kWh @ \$0.07990/kWh	\$16.46	
Fuel Charge	206 kWh @ \$0.05239/kWh	\$10.79	
Storm Protection Charge	206 kWh @ \$0.00400/kWh	\$0.82	
Clean Energy Transition Mechanism	206 kWh @ \$0.00427/kWh	\$0.88	
Storm Surcharge	206 kWh @ \$0.01061/kWh	\$2.19	
Florida Gross Receipt Tax		\$1.36	
Electric Service Cost		\$54.25	
Franchise Fee		\$3.55	
Municipal Public Service Tax		\$4.81	
Total Electric Cost, Local Fees and Taxes		\$62.61	

Avg kWh Used Per Day



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Total Current Month's Charges

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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813-223-0800 (Hillsborough)

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7-1-1

Power Outage:

877-588-1010

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813-275-3909

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K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 Old Pasco Road · SUITE 100 · Wesley Chapel, FLORIDA 33544

Check Request

Amount: \$160.00

Date: Oct.9, 2023

Made Payable To: Tepal S Dora or Sangeeta Dora

Description: \$200.00 security deposit for room rental minus
\$40.00 for staying 1 hr beyond allotted time

Requested By:
Jeffrey LaFlamme

Approved by: ____Jeffrey
LaFlamme_____

Special Instructions: V. Hebbani Pradyumna party was not done
cleaning room until approximately 4:30 and room completely
vacated at 4:40 incurring the 1 hour overage of \$40.00.

Please send this check to: Tepal S Dora/Sangeeta Dora,
20003 Daytona Way, Tampa, FL33647-3296

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT



DISTRICT OFFICE · 5844 Old Pasco Road · SUITE 100 · Wesley Chapel, FLORIDA 33544

RECEIVED
9/28/2023

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

RECEIVED
SEP 25 2023

Advertising Run Dates		Advertiser Name	
09/20/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
09/20/2023	Deirdre Bonett	163527	
Total Amount Due		Ad Number	
\$573.50		0000307256	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/23	09/20/23	0000307256	Times	Legals CLS	Meeting Schedule	1	2x68 L	\$569.50
09/20/23	09/20/23	0000307256	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x68 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
09/20/23		K-BAR RANCH II CDD	
Billing Date	Sales Rep	Customer Account	
09/20/2023	Deirdre Bonett	163527	
Total Amount Due		Ad Number	
\$573.50		0000307256	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

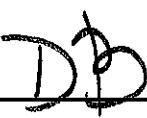
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/20/23** 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 **09/20/2023**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

BOARD OF SUPERVISORS MEETING DATES
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

The Board of Supervisors of the K-Bar Ranch II Community Development District ("District") will hold their regular meetings for Fiscal Year 2023/2024 (beginning October 1, 2023, and ending September 30, 2024) at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647, for the purpose of considering any business that may come before the Board at 6:00 p.m. (EST) on the following dates:

October 19, 2023
 November 16, 2023
 December 21, 2023
 January 18, 2024
 February 15, 2024
 March 21, 2024
 April 18, 2024
 May 16, 2024
 June 20, 2024
 July 18, 2024
 August 15, 2024
 September 19, 2024

Additionally, the Board of Supervisors for the District may hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will be separately noticed.

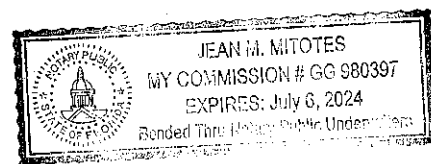
The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: <https://www.eaglepointecdd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Matt O'Nolan
 District Manager
 September 20, 2023

0000307256



RECEIVED
 SEP 25 2023

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/20/23** 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.

DB

Signature Affiant

Sworn to and subscribed before me this **09/20/2023**

[Signature]

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

BOARD OF SUPERVISORS MEETING DATES
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

The Board of Supervisors of the K-Bar Ranch II Community Development District ("District") will hold their regular meetings for Fiscal Year 2023/2024 (beginning October 1, 2023, and ending September 30, 2024) at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647, for the purpose of considering any business that may come before the Board at 6:00 p.m. (EST) on the following dates:

October 19, 2023
 November 16, 2023
 December 21, 2023
 January 18, 2024
 February 15, 2024
 March 21, 2024
 April 18, 2024
 May 16, 2024
 June 20, 2024
 July 18, 2024
 August 15, 2024
 September 19, 2024

Additionally, the Board of Supervisors for the District may hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will be separately noticed.

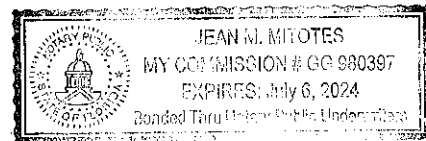
The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: <https://www.eaglepointecdd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Matt O'Nolan
 District Manager
 September 20, 2023

0000307256



RECEIVED
 SEP 25 2023



INVOICE

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

Customer Name:

K BAR RANCH II CDD

Service Period:

10/01/23-10/31/23

Invoice Date:

09/29/2023

Invoice Number:

9967798-2206-2

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****Oct 29, 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**\$267.36**

If payment is received after
10/29/2023: **\$ 274.04**

Previous Balance

253.26

+

Payments

(253.26)

+

Adjustments

0.00

+

**Current Invoice
Charges**

267.36

=

**Total Account
Balance Due****267.36****IMPORTANT MESSAGES**

Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.



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



DO NOT SEND PAYMENTS HERE:
WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
09/29/2023	9967798-2206-2	23-24608-23004
Payment Terms	Total Due	Amount
Total Due by 10/29/2023	\$267.36	
If Received after 10/29/2023	\$274.04	

2206000232460823004099677980000002673600000026736 7

10290C45

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



DETAILS OF SERVICE

Details for Service Location:
K Bar Ranch li Cdd, 10820 Mistflower Lane, Tampa FL 33647

Customer ID: 23-24608-23004

Description	Date	Ticket	Quantity	Amount
Container Maintenance Charge	10/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	10/01/23		1.00	190.36
8 Yard Dumpster 1X Week	10/01/23		1.00	57.25
Total Current Charges				267.36

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

Set up recurring payments with us at wm.com/myaccount

**Online**

Use wm.com for quick and easy payments

**By Phone**

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

Visit wm.com/MyWM 10/25/2022				
Your Total Due				
\$123.45				
<small>If payment is received after 10/25/2022 \$128.45</small>				
Previous Balance	+	Payments	+	Adjustments
\$123.45	+	(\$123.45)	+	0.00
				Current Invoice Charges
				\$123.45
				=
				Total Account Balance Due
				\$123.45
Description: 108 Public Twp, AM STATE SOLID WASTE TAX @ 0.25%, COUNTY ENVIRONMENTAL CHARGE				

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit call2recycle.org to find a retailer who accepts batteries for proper recycling.

NO • Propane tanks • Lithium-ion batteries
 • BBQ coals • Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location



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

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account	
State		Holder Signature	
Zip			
Email			
Date Valid			

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)

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 November 2023 For Board Approval

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

The total items being presented: **\$169,619.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Anti-Pesto Bugkillers	100406	406450	Bimonthly Pest Control 11/23	\$ 129.00
Avalon West Carriage Service LLC	100415	111523 Avalon Carriage	Holiday Event - Carriage Service 11/23	\$ 1,250.00
Blue Water Aquatics, Inc.	100407	30841	Aquatic Service - Pond Treatment 10/23	\$ 3,818.00
City of Tampa Utilities	100404	2282015	10352 K Bar Ranch Pkwy - Account #2282015 11/23	\$ 6.60
City of Tampa Utilities	100404	2287182	10820 Mistflower Ln - Account #2287182 11/23	\$ 134.07
City of Tampa Utilities	100404	2333386	19339 Eagle Creek Ln - Account #2333386 11/23	\$ 54.65
Florida Department of Commerce	100405	89247	Special District Fee FY23/24	\$ 175.00
Florida Department of Revenue	ACH	39-8017923158-4 10/23	Sales and Use Tax 10/23	\$ 213.57
Geo The Music Man LLC	100417	112023 Music Man	Holiday Event - DJ 11/23	\$ 300.00
Horner Environmental Professionals, Inc.	100408	219355	Aquatic Maintenance - Parcels A,C,K,L,M 09/23	\$ 430.78
K-Bar Ranch II CDD	DC110623	DC110623	Debit Card Replenishment	\$ 1,410.51
K-Bar Ranch II CDD	DC111523	DC111523	Debit Card Replenishment	\$ 1,334.84

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100409	4309	Legal Services 10/23	\$ 3,683.50
Pine Lake Services, LLC	100410	2969	Install Annuals 07/23	\$ 10,237.50
Pine Lake Services, LLC	100410	2980	Sept F&P 09/23	\$ 1,600.00
Pine Lake Services, LLC	100410	2996	Plant Replacement - Playground 10/23	\$ 378.00
Pine Lake Services, LLC	100410	3057	Monthly Landscape Maintenance 11/23	\$ 26,578.67
Pine Lake Services, LLC	100410	3134	Plant Replacement - Mistflower 11/23	\$ 7,701.12
Pine Lake Services, LLC	100410	3142	Irrigation Repairs 11/23	\$ 2,161.30
Pine Lake Services, LLC	100410	3146	October F&P 10/23	\$ 4,812.50
Pine Lake Services, LLC	100416	3155	Remove Oak - North West Pool Area 11/23	\$ 6,250.00
Pine Lake Services, LLC	100419	3164	Trim Oak - Redwood Point Dr. 11/23	\$ 3,000.00
Rizzetta & Company, Inc.	100400	INV0000084881	Personnel Reimbursement 10/27/23	\$ 6,590.89
Rizzetta & Company, Inc.	100401	INV0000084907	District Management Fees 11/23	\$ 5,326.59

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100402	INV0000085057	Amenity Management & Oversight 11/23	\$ 7,819.42
Rizzetta & Company, Inc.	100403	INV0000085033	Out of Pocket Expense 10/23	\$ 206.44
Rizzetta & Company, Inc.	100418	INV0000085686	Personnel Reimbursement 11/24/23	\$ 7,978.86
Securiteam, Inc.	100411	17482	Gate Video Monitoring Services 11/23	\$ 10,992.00
Securiteam, Inc.	100411	17536	Balance Due - Clubhouse Camera Additions 11/23	\$ 2,461.42
Securiteam, Inc.	100411	17537	Balance Due - Lightning Repairs 11/23	\$ 4,801.00
Securiteam, Inc.	100411	17541	(100) Fobs 11/23	\$ 100.00
Securiteam, Inc.	100411	17543	50% Deposit - Lightning Damage 11/23	\$ 3,017.32
Securiteam, Inc.	100411	17544	Service Call - Multiple Locations 11/23	\$ 5,020.54
Securiteam, Inc.	100411	17548	Balance Due - Access Control Installation 11/23	\$ 10,925.50
Spectrum	ACH	1736970101923 - 6970 AUTO PAY	10711 Mistflower Lane 10/23	\$ 149.97
Spectrum	ACH	1736988101923 - 6988 AUTO PAY	10541 K-Bar Ranch Pkwy 10/23	\$ 149.97

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	1736996111223 - 6996 AUTO PAY	10339 K-BAR RANCH PKWY BLDG GATE 11/23	\$ 149.97
Spectrum	ACH	1744362102923 - 4362 AUTO PAY	10340 K-Bar Ranch Pkwy 11/23	\$ 149.97
Spectrum	ACH	1752167102123 - 2167 AUTO PAY	10820 Mistflower Lane - Amenity Center 10/23	\$ 289.95
Spectrum	ACH	1754981110123 - 4981 11/23 AUTO	10528 Mistflower Ln 11/23	\$ 169.98
Spectrum	ACH	1758297111023 - 8297 AUTO PAY	10821 MISTFLOWER LN - Gate Phone 11/23	\$ 169.98
Spectrum	ACH	1779814101723 - 9814 AUTO PAY	19302 Eagle Creek LN SB 10/23	\$ 84.98
Spectrum	ACH	2736809102223 - 6809 AUTOPAY	19292 Mossy Pine Dr 10/23	\$ 169.98
Spectrum	ACH	2756559111023 - 6559 AUTO PAY	10841 Mistflower Ln - Gate Phone 11/23	\$ 77.98
Stantec Consulting Services, Inc.	100412	2153502	Engineering Services 09/23	\$ 657.00
Suncoast Pool Service, Inc.	100413	9806	Pool Service 11/23	\$ 1,700.00
Suncoast Pool Service, Inc.	100420	9880	Pool Service 12/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100414	06304	Monthly Rust Control 11/23	\$ 1,525.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	ACH	211025392658 11/23	10841 Mistflower Lane, Gate 11/23	\$ 69.17
TECO	ACH	211025490809 11/23	10611 K-Bar Ranch Pkwy 11/23	\$ 85.28
TECO	ACH	221005600376 11/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 11/23	\$ 136.94
TECO	ACH	221008392039 11/23	Parcel I - Street Lights 11/23	\$ 1,723.40
TECO	ACH	221008498422 11/23	19301 Eagle Creek LN - Entry Sign/Gate 11/23	\$ 70.62
TECO	ACH	221008777825 11/23	10580 K-Bar Ranch Pkwy 11/23	\$ 177.14
TECO	ACH	321000017111 10/23	Electric Summary 10/23	\$ 19,045.23
Waste Management Inc. of Florida	ACH	9975413-2206-8	Waste Management - Clubhouse 11/23	\$ <u>267.36</u>
Total Report				\$ <u>169,619.46</u>

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

RECEIVED
11/7/2023

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 # 406450

Invoice 11/7/2023
Date: Tuesday
Time: 06:38 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 Pay \$129.00

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: 11/7/2023
PO Number: Invoice #: 406450
Terms: UPON
COMPLETION

Amount Paid: **\$129.00**
Check No.: _____

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 Old Pasco Road · SUITE 100 · Wesley Chapel, FLORIDA 33544

Check Request

Amount: \$1,250.00

Date: November 15, 2023

Made Payable To: **Avalon West Carriage Service**
PO Box 10051, Brooksville, FL 34603

Description: Horse-drawn Service for Holiday event at
Amenity Center

Requested By: Jeffrey LaFlamme

Approved By: Michele Emery, CDD Board Chair

Please send this check to: Avalon West Carriage Service
PO Box 10051
Brooksville, FL 34603

Avalon West Carriage Service

P.O. Box 10051 * Brooksville, Florida * 34603 * Tel-(352) 428-9608

Service Agreement

Agreement made this 9th day of November, 2023 between Avalon West Carriage Service (Avalon) and:

Name Jeffrey LaFlamme – K-Bar Ranch II CDD (Client)

Address 10820 Mistflower Lane City Tampa State FL Zip 33647

Phone Numbers (Daytime) 83-388-9646 (Evening) _____, Fax _____

Service Date 12/03/2023 *Service Start Time 3 pm Service End Time 2 hours

Starting Location 10820 Mistflower Lane Ending Location same

Special Instructions / Colors: wagonette in Christmas decorations- with bells

Total Service Charge \$1250.00 Deposit Amount Not applicable – check issued at TOS

*Driver Gratuity is **not** included in your contracted pricing. If you wish to tip the driver, please feel free to do so.*

Deposit amount received: _____ Cash / Check (Incl. #): _____ on (date): _____

Balance due: _____ Received on _____ By: (print/sign) _____

* Service price based upon a one two hour period beginning at time quoted. A 20-minute grace period shall be granted at beginning of service. Any waiting or standing time in excess of the grace period shall be billed at \$75.00 per half hour or any portion thereof. Permission for use of photos is provided with this contract unless retracted in writing.

Reservation requires a deposit of one half of the above price. This deposit is **non-refundable**. The balance shall be due two weeks prior to the service on the above date. It is understood that if the balance of the service has not been collected in full two weeks prior to the date of service, the service shall be considered canceled and the deposit is forfeit. If Avalon cancels the service the deposit shall be refunded in full. We will make every effort to accommodate any special request (including choice of horses) but we reserve the right to refuse service or change service **without refund** if we deem weather, route or situation unsafe for travel with the carriage.

Client Initials JL

Client is responsible for all persons in their party and agrees to pay for any and all damages caused by said persons as well as any related collection costs or attorney fees. **Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities. Avalon, Kelly Arnold and Donald Arnold provide carriage service, which is considered an "equine activity" pursuant to F.S. 773.01-05.**

Client Initials JL

Client further acknowledges that Avalon is not responsible for any accidents or injuries suffered by client to himself or his party members or property during the course of the charter and while using the carriage, the client understands that horses by their nature are hazardous and in order to hire said coach and horse, hereby releases invitees, and shall indemnify Avalon West Carriage Service for any loss or injury or damages sustained on account of charter.

Client Initials JL

We, the undersigned, understand and agree to be bound by the above terms and conditions.

Client Signature Jeffrey LaFlamme Print jeffrey
LaFlamme Date 11/9/23

Avalon West Carriage Service representative signature _____

Blue Water Aquatics, Inc.

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



RECEIVED
10/31/2023

INVOICE

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

INVOICE 30841
DATE 10/31/2023
TERMS Net 45
DUE DATE 12/15/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/05/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/06/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/12/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/18/2023	Special Service Agreement	Pond 240 - Removal of Dead Deer in Pond Report Included	1	113.00	113.00
10/24/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/30/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00
SUBTOTAL					3,818.00
TAX					0.00
TOTAL					3,818.00
BALANCE DUE					\$3,818.00



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

Amount Now Due

\$6.60

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 11/08/2023

PAY NEW CHARGES BY: 11/29/2023

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

0000 2 28 20 15 0000000660

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: 11/08/2023

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 11/07/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	27	27	33	0	0
LAST BILLING						6.60
LESS PAYMENTS						6.60 CR
WATER BASE CHARGE 5/8"				1 Meter @	6.00	6.00
TBW PASS-THROUGH				0.0 @	0.12	0.00
WATER SUBTOTAL			6.00			
UTILITY TAX 10%						0.60

Amount Now Due

\$6.60

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$6.60

PLEASE PAY BY DUE DATE OF 11/29/2023



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

Amount Now Due

\$134.07

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 11/08/2023

PAY NEW CHARGES BY: 11/29/2023

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 13407

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: 11/08/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 11/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	301	299	32	2	1
19073745	WATER	1042	1027	32	15	11

LAST BILLING					142.08
LESS PAYMENTS					142.08 CR
WATER BASE CHARGE 1 1/2"	2 Meters @	30.00			60.00
WATER TIER 1 CHARGE	17.0 @	3.52			59.84
TBW PASS-THROUGH	17.0 @	0.12			2.04
WATER SUBTOTAL		121.88			
UTILITY TAX 10%					12.19

Amount Now Due

\$134.07

Your Account Number

2287182

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
NOV	13
OCT	14
SEP	13
AUG	19
JUL	13
JUN	16
MAY	21
APR	16
MAR	14
FEB	7
JAN	5
DEC	8
NOV	7

Pay This Amount



\$134.07

PLEASE PAY BY DUE DATE OF 11/29/2023



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

Amount Now Due

\$54.65

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386



BILL DATE: 11/08/2023

PAY NEW CHARGES BY: 11/29/2023

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

00002333386 0000005465

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: 11/08/2023

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 11/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	211	199	32	12	9
LAST BILLING						50.64
LESS PAYMENTS						50.64 CR
WATER BASE CHARGE 5/8"				1 Meter @	6.00	6.00
IRRIGATION TIER 1 CHARGE				12.0 @	3.52	42.24
TBW PASS-THROUGH				12.0 @	0.12	1.44
WATER SUBTOTAL			49.68			
UTILITY TAX 10%						4.97

Amount Now Due

\$54.65

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$54.65

PLEASE PAY BY DUE DATE OF 11/29/2023

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89247
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000889

K-Bar Ranch II Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

001 5 2023



- | | |
|---------------------------------------|-------------------------------|
| 2. Telephone: | 813-514-0400 Ext: |
| 3. Fax: | 813-514-0401 |
| 4. Email: | brizzetta@rizzetta.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | www.kbarranchiicdd.org |
| 8. County(ies): | Hillsborough |
| 9. Special Purpose(s): | Community Development |
| 10. Boundary Map on File: | 07/06/2017 |
| 11. Creation Document on File: | 07/06/2017 |
| 12. Date Established: | 06/27/2017 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | City of Tampa |
| 15. Creation Document(s): | City Ordinance 2017-104 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William A. Rizzetta Date 11/13/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



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	\$2,179.07	.	2,179.07	163.43
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 SEP 2023	5. Total Amount of Tax Due 163.43
			6. Less Lawful Deductions	.
			7. Net Tax Due	163.43
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	163.43
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	50.14
			13. Plus Interest	.
			14. Amount Due with Return	213.57

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: 10/20/23
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	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).	32.69
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.	_____



Florida Department of Revenue
Notice of Amount Due
Due Immediately

DR-330138
R. 10/17

10/25/2023

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

RECEIVED
OCT 30 2023

Tax : Sales and Use Tax
 Certificate # : 39-8017923158-4
 Business Partner # : 5232935
 Contract Object # : 17923158
 FEIN : 82-1748674
 Collection Period Begin : 09/01/2023
 Collection Period End : 09/30/2023
 Return Due Date : 10/20/2023
 Return Postmark : 10/23/2023

Location Address:

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS
 12750 CITRUS PARK LN STE 115
 TAMPA FL 33625-3784

Our records indicate your Florida *Sales and Use Tax Return* (Form DR-15), for the collection period shown above, does not agree with our calculations. See the reverse side for a computation summary.

The reason(s) for this notice is:

Disallowed Collection Allowance: Did not e-file and/or e-pay
Penalty or Interest Due: Late Return

RECEIVED CREDIT OF \$54.23

This results in an amount due:

Tax: \$ 0.00

Penalty: \$ 50.00

Interest: \$ 0.14

Total Due: \$ 50.14

To avoid additional collection activity, pay the total due immediately upon receipt of this notice. See the reverse side for payment options. If the total due is not paid within 30 days of the notice date, additional penalty and interest may be due.

Penalty: The minimum penalty is 10% of the amount due or \$50, whichever is greater. The minimum penalty of \$50 applies even if you file a late "zero tax due" return. **Penalty for Underpayment of Estimated Tax** – If you underpaid your last month's estimated tax on Line 9, a "specific" penalty of 10% is due on the underpaid amount.

Interest: More than one interest rate may have been used in calculating the amount due. If you owe additional interest, calculate it and enter the amount in the space provided on the payment coupon below. To obtain interest rates, visit our Internet site at floridarevenue.com/taxes/rates or contact the Department.

Fee: A 10% Administrative Collection Processing Fee, or \$10, whichever is greater, will be charged on the total amount due on this notice if not paid within 90 days of the initial notification for the collection period above.

You can pay bills online for many taxes using your credit card or the ACH-Debit payment method at floridarevenue.com.

Florida Department of Revenue
Bill Payment Coupon

2071061615

Date of Notice : 10/25/2023
Collection Period : 09/30/2023
Tax : Sales and Use Tax
Certificate # : 39-8017923158-4
Business Partner # : 5232935
Contract Object # : 17923158

Make check or money order payable to:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399- 0125

Pay online at: floridarevenue.com (see reverse side). If paying by mail, detach and return this coupon with your payment. Include the respective payment coupon(s) for each bill being paid.

DR-100
R. 03/17

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

See back for payment options and instructions for completing a machine-readable form.

Total Due : \$ 50.14

Additional Interest/Penalty : \$

Amount Enclosed:

US Dollars										Cents	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



Florida Department of Revenue
Sales and Use Tax
Credit Memo
 11/15/2023

DR-330145
 R. 09/17

RECEIVED
NOV 17 2023

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Certificate # : 39-8017923158-4
 Business Partner # : 5232935
 Contract Object # : 17923158
 FEIN : 82-1748674
 Collection Period Begin : 10/01/2023
 Collection Period End : 10/31/2023
 Return Due Date : 11/20/2023

Location Address:

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS
 12750 CITRUS PARK LN STE 115
 TAMPA FL 33625-3784

Our records indicate your *Sales and Use Tax Return* (Form DR-15) for the collection period shown above does not agree with our calculations. We have calculated your return as follows:

Line Number on Return	As Filed on Your Return	As Computed by Dept. of Revenue	Difference
5 Total Amount of Tax Collected	163.43	163.43	0.00
6 Less Lawful Deductions	0.00	0.00	0.00
7 Total Tax Due	163.43	163.43	0.00
8 Less Est. Tax Paid/DOR Credit Memo	0.00	0.00	0.00
9 Plus Est. Tax Due Current Month	0.00	0.00	0.00
10 Amount Due	163.43	163.43	0.00
11 Less Collection Allowance	0.00	4.09	4.09
12 Plus Penalty	50.14	0.00	50.14
13 Plus Interest	0.00	0.00	0.00
14 Amount Due with Return	213.57	159.34	54.23
Amount Paid with Return		213.57	54.23

This results in a credit due to you in the amount of \$54.23

Please compare your records to this information. If you believe this credit was issued in error, you should request a correction. You may be required to submit an amended return or other written documentation before final resolution. Refer to your sales and use tax coupon book instructions for guidelines on submitting amended returns. Send the amended return and a letter explaining the corrections to Taxpayer Services - MS 3-2000, Florida Department of Revenue, 5050 W Tennessee St, Tallahassee FL 32399-0112.

To use this credit – Enter the amount of the credit on **Line 8** of your next *Sales and Use Tax Return* (Form DR-15). However, if you are now filing **Form DR-15EZ**, take the credit on **Line 6**. If the credit memo exceeds the total tax due, then you may claim the balance on your tax return for the following collection period. If you are no longer collecting and remitting sales and use tax, you may apply online for a refund at floridarevenue.com. If you do not have Internet access, contact the Department to request an *Application for Refund - Sales and Use Tax* (Form DR-26S). For more information on credit memos, refer to your sales and use tax coupon book instructions.

To contact the Department – If you have questions or need further information concerning this credit, call 850-488-6800, Monday through Friday (excluding holidays), or write to Taxpayer Services - MS 3-2000, Florida Department of Revenue, 5050 W Tennessee St, Tallahassee FL 32399-0112.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 Old Pasco Road · SUITE 100 · Wesley Chapel, FLORIDA 33544

Check Request

Amount: \$300.00

Date: November 20, 2023

Made Payable To: Karen E. Vega dba Geo the Music Man, LLC

Description: \$300.00 for 3 hours services rendered/performance
2-5pm on Sunday, December 3, 2023

Requested By: Jeffrey LaFlamme

Approved by: Michele Emery

Special Instructions: Please send this check to: Jeffrey
LaFlamme, Clubhouse and Amenities Manager K-Bar Ranch II
CDD, 10820 Mistflower Lane, Tampa, FL 33647 must receive by
Friday, November 30, 2023



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

Invoice

Date	Invoice No.
10/23/2023	219355

RECEIVED
10/31/2023

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: September 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.

Balance Due: \$430.78

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

K-Bar II CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00
11/3/2023

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Clubhouse Supplies	Maintenance & Repair	Pool Repair & Maintenance	Athletic/Park Court Playground	Office Supplies	Furniture Repair/Replace	Misc Contingency
				001-57400-4731	001-57200-4734	001-57200-4705	001-57200-4717	57200-4764	001-57200-5101	001-57200-4533	001-57900-6409
Date	Vendor Name	Description	Amount								
09/11/23	Amazon	Janitorial Supplies	(22.99)		(22.99)						
09/11/23	Amazon	Dog Waste Bags	(39.99)					(39.99)			
09/11/23	Amazon	Janitorial Supplies	(56.14)		(56.14)						
09/11/23	Amazon	Toner Cartridge	(65.00)						(65.00)		
09/11/23	Mail Chimp	Monthly Email Service (ACH)	(26.50)						(26.50)		
09/12/23	Amazon	Batteries	(30.92)		(30.92)						
09/13/23	Amazon	Event - Coffee Day	(23.29)	(23.29)							
09/13/23	Amazon	Event - Coffee Day	(30.47)	(30.47)							
09/13/23	Winn Dixie	Event - Coffee Day	(10.69)	(10.69)							
09/13/23	Winn Dixie	Event - Coffee Day	(9.73)	(9.73)							
09/25/23	Amazon	Wood Bench	(69.99)							(69.99)	
09/29/23	Amazon	Keys & Locks	(65.08)			(65.08)					
10/23/23	Amazon	Tennis Court PVA Squeegee	(94.95)				(94.95)				
10/25/23	Publix	Event - Coffee Day	(43.55)	(43.55)							
10/25/23	Home Depot	Pressure Washer	(459.00)			(459.00)					
10/26/23	Farm to You Revue	Petting Zoo	(286.00)	(286.00)							
10/26/23	Shell	Gas	(7.01)								(7.01)
10/27/23	Amazon	Thanksgiving Centerpiece	(23.98)	(23.98)							
10/27/23	Amazon	Thanksgiving Décor, Spoons	(45.23)	(45.23)							
	TOTAL	001-10102	(1,410.51)	(472.94)	(110.05)	(524.08)	(94.95)	(39.99)	(91.50)	(69.99)	(7.01)

DM Approval: 

Date: 11.3.23

Details for Order #112-4680338-8448256

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

Order Placed: September 11, 2023
Amazon.com order number: 112-4680338-8448256
Order Total: \$22.99

Not Yet Shipped

Items Ordered

1 of: *Glad Guaranteed Strong Large Drawstring Trash Bags, 30 Gallon, 70 Count*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Price

\$22.99

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 ending in 1852

Billing address

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

Item(s) Subtotal: \$22.99

Shipping & Handling: \$0.00

Total before tax: \$22.99

Estimated tax to be collected: \$0.00

Grand Total: \$22.99

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

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Details for Order #112-1943285-7375410

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

Order Placed: September 11, 2023
Amazon.com order number: 112-1943285-7375410
Order Total: \$39.99

Not Yet Shipped

Items Ordered

1 of: 800 Commercial ONEpul® dog waste header bags - 30% larger than standard roll bags - (8 headers of 100 bags = 800 bags)

Sold by: ZW USA Inc ([seller profile](#))
Supplied by: Other

Condition: New

Price

\$39.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$39.99

Shipping & Handling: \$0.00

Total before tax: \$39.99

Estimated tax to be collected: \$0.00

Grand Total: \$39.99

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

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Details for Order #112-9502109-7426641

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

Order Placed: September 11, 2023
Amazon.com order number: 112-9502109-7426641
Order Total: \$56.14

Not Yet Shipped

Items Ordered

1 of: *Tork Xpress Soft Multifold Hand Towel White with Grey Leaf Print, Absorbent, 189 Towels Per Pack, 16 Packs, Fits H2 Towel Dispensers*
Sold by: Amazon.com Services LLC
Supplied by: Other
Condition: New

Price

\$56.14

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$56.14
Shipping & Handling: \$0.00

Total before tax: \$56.14
Estimated tax to be collected: \$0.00

Grand Total: \$56.14

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

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Details for Order #112-3107148-9637020

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

Order Placed: September 11, 2023

Amazon.com order number: 112-3107148-9637020

Order Total: \$65.00

Not Yet Shipped

Items Ordered

1 of: *Kerox NKJ35A Single Lever Faucet Cartridge, Replacement Cartridge w/Right Rotation, Repair Kit for Kerox Single Lever Faucet - 35mm*

Sold by: K35B Faucet Cartridges ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$65.00

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$65.00

Shipping & Handling: \$0.00

Total before tax: \$65.00

Estimated tax to be collected: \$0.00

Grand Total: \$65.00

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

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From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]FW: Mailchimp Order
Date: Monday, September 11, 2023 4:20:10 PM
Attachments: [image002.png](#)

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

Invoice paid

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: Thursday, September 7, 2023 7:49 AM
To: Clubhouse Manager <manager@kbarii.com>
Subject: Mailchimp Order

Mailchimp



Your order has been processed.

Order MC21054271

Processed on September 07, 2023 07:48 AM New York.

Essentials plan	\$26.50
1,500 contacts	

Paid via Visa ending in 1852 which expires 04/2027

\$26.50

on September 07, 2023

Balance as of September 07, 2023

\$0.00

Issued to

K-Bar Ranch II CDD c/o Rizzetta & Co., Inc.

manager@kbarii.com

manager@kbarii.com

Rizzetta & Co.

3434 Colwell Ave. Suite 200 Tampa, FL 33614 Atlanta, GA 30308 USA

Issued by

Mailchimp

c/o The Rocket Science Group, LLC

675 Ponce De Leon Ave NE

Suite 5000

Atlanta, GA 30308 USA

www.mailchimp.com

Tax ID: US EIN 58-2554149

View In Your Account

Sales Tax was not applied to this purchase.

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Final Details for Order #112-8292871-8042644

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

Order Placed: September 12, 2023

Amazon.com order number: 112-8292871-8042644

Order Total: \$30.92

Shipped on September 12, 2023

Items Ordered

1 of: *Energizer AA Batteries and AAA Batteries, 24 Max Double A Batteries and 24 Max Triple A Batteries Combo Pack, 48 Count*

Sold by: Amazon.com Services LLC

Supplied by: Other

Price

\$30.92

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$30.92

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$30.92

Estimated tax to be collected: \$0.00

Grand Total: \$30.92

Credit Card transactions

Visa ending in 1852: September 12, 2023: \$30.92

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

Final Details for Order #112-3847852-7374615

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

Collection

Order Placed: September 13, 2023

Amazon.com order number: 112-3847852-7374615

Order Total: \$23.29

Shipped on September 13, 2023

Items Ordered

1 of: *EQUAL 0 Calorie Sweetener, Sugar Substitute, Zero Calorie Sugar Alternative Sweetener Packets, Sugar Alternative, 800 Count*

Price

\$11.52

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

1 of: *Domino Premium Pure Cane Granulated Sugar with Easy Pour Recloseable Top, 16 Ounce (Pack of 2)*

\$11.77

Sold by: Couger Curations ([seller profile](#))

Supplied by: Couger Curations ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$23.29
Shipping & Handling: \$0.00

Total before tax: \$23.29
Estimated tax to be collected: \$0.00

Grand Total: \$23.29

Credit Card transactions

Visa ending in 1852: September 13, 2023: \$23.29

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

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Final Details for Order #112-2817921-3130627

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

Coffee Hour

Order Placed: September 13, 2023

Amazon.com order number: 112-2817921-3130627

Order Total: \$30.47

Shipped on September 13, 2023

Items Ordered

1 of: *Land O Lakes Mini Moo's Half & Half Creamer Singles, 192 Count*

Sold by: GEP SOLUTIONS ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$30.47

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$30.47

Shipping & Handling: \$0.00

Total before tax: \$30.47

Estimated tax to be collected: \$0.00

Grand Total: \$30.47

Credit Card transactions

Visa ending in 1852: September 13, 2023: \$30.47

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

Wed. Coffee Day

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

09/13/23 8:36am 2487 032 18

Store Manager: DANIEL

Your Cashier: STEPHANNIE



44230913248703200911188001800000

	Reg	You Pay
SBUX HOT COCOA	\$10.69	\$10.69 F

Total number of items sold = 1

Subtotal	\$10.69
Tax	\$0.00
Total due	\$10.69
Debit total	\$10.69

DEBIT *****1852

APPROVAL CODE 090678 SEQ #: 323704

AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)

rewards savings	Coupon savings	Totalsavings
\$0	\$0	\$0

Points summary*:

Base earned	Bonus earned	Total balance
5	0	920

Worth \$9.20 in FREE groceries

*May not include pending points activity

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

Thank you for shopping your local Winn-Dixie!



Multiply your points!

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

Exclusions apply. See store for details.

Wed. Coffee Day

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

09/13/23 8:35am 2487 032 17

Store Manager: DANIEL

Your Cashier: STEPHANNIE



44230913248703200911188001700000

	Reg	You Pay
CSMBP Muffins	\$6.99	\$5.99 F

You save (\$1.00)

6ct Vanilla Ice Ci	\$4.99	\$3.74 F
--------------------	--------	----------

You save (\$1.25)

Total number of items sold = 2

Subtotal	\$9.73
Tax	\$0.00
Total due	\$9.73
Debit total	\$9.73

DEBIT *****1852

APPROVAL CODE 001763 SEQ #: 323703

AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)

rewards savings	Coupon savings	Total savings
\$1.00	\$1.25	\$2.25

Points summary*:

Base earned	Bonus earned	Total balance
5	0	915

Worth \$9.15 in FREE groceries

*May not include pending points activity

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

Thank you for shopping your local Winn-Dixie!



Multiply your points!

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

Excl. some apply. See store for details.

Winn-Dixie Coupon

Final Details for Order #112-6177993-4590656

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

Order Placed: September 25, 2023

Amazon.com order number: 112-6177993-4590656

Order Total: \$69.99

Shipped on September 25, 2023

Items Ordered

	Price
1 of: <i>Tangkula Patio Wood Bench, 2-Person Solid Wood Bench with Slatted Seat, 39.5" Long Loveseat with Stable Wood Frame, Indoor Outdoor Dining Bench for Backyard, Poolside, Entryway</i> (1)	\$69.99

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

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$69.99

Shipping & Handling: \$0.00

Total before tax: \$69.99

Estimated tax to be collected: \$0.00

Grand Total: \$69.99

Credit Card transactions

Visa ending in 1852: September 25, 2023: \$69.99

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

Details for Order #112-8817815-9330621

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

Order Placed: September 29, 2023

Amazon.com order number: 112-8817815-9330621

Order Total: \$65.08

Not Yet Shipped

Items Ordered

Price

1 of: *UPGRADE Extra Large Capacity Key Lock Box, Weatherproof Wall Mount Key Box for Car Keys, Fob, House Keys, Key Safe Security Storage Lock Box for Indoor, Outdoor, Garage, Garden, Store* \$17.09

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

Supplied by: Other

Condition: New

1 of: *CINCINNO 40mm Padlock with Key, Weatherproof Laminated Steel Locks with Keys, Heavy Duty Keyed Alike Padlocks for Outdoor Use, 12 Pack* \$47.99

Sold by: sanxin lock Co. Ltd. ([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 ending in 1852

Billing address

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

Item(s) Subtotal: \$65.08
Shipping & Handling: \$0.00

Total before tax: \$65.08
Estimated tax to be collected: \$0.00

Grand Total: \$65.08

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

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Final Details for Order #112-8952549-8141029

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Order Placed: October 23, 2023

Amazon.com order number: 112-8952549-8141029

Order Total: \$94.95

Shipped on October 24, 2023

Items Ordered

1 of: *Tourna-Dri Tennis Court PVA Squeegee, Black*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Price

\$94.95

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$94.95

Shipping & Handling: \$0.00

Total before tax: \$94.95

Estimated tax to be collected: \$0.00

Grand Total: \$94.95

Credit Card transactions

Visa ending in 1852: October 24, 2023: \$94.95

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

DAVE
COFFEE DAY
Publix

Cross Creek Commons
10928 Cross Creek Blvd.
Tampa, FL 33647
Store Manager: JP Murphy
813-986-1239



0876 APN 522 577

ASST COOKIES 2 DOZ	4.59	F
CHERRY COFF CK	5.99	F
DUNKIN DECAF KCUP	9.99	F
DUNKIN ORIG KCUP	9.99	F
SWISS MISS HOT COC	12.99	F
[REDACTED]	13.99	T
You Saved	1.80	
voided Item		
[REDACTED]	-13.99	T
You Saved	-1.80	
Order Total	43.55	
Sales Tax	0.00	
Grand Total	43.55	
Debit	Payment	43.55
Change		0.00

Receipt ID: 0876 APN 522 577

PRESTO!

Trace #: 529686

Reference #: 0652035637

Acct #: XXXXXXXXXXXX1852

Debit Purchase FROM CHECKING

Amount: \$43.55

Auth #: 034745

EBIT CARD
0000000980840

Entry Method:

Code:

PURCHASE

US DEBIT

Chip Read

Issuer-PIN Verified

Cashier Confirmed - Age Over 21

POWER
WASHER



**How doers
get more done.**

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

6311 00007 12034 10/25/23 03:36 PM
SALE CASHIER MINANSHU

046396053657 3109 RYOBI <A> 399.00N
RYOBI 3109PS GPW HONDA
1005-667-461 3 YR REPAIR <B,U> 60.00N
3 YR PROTECTION PLAN \$300-\$399.99

SUBTOTAL 459.00
SALES TAX 0.00

TAX EXEMPT TOTAL **\$459.00**

XXXXXXXXXXXX1852 DEBIT USD\$ 459.00

AUTH CODE 002122
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

<U> - NON-DISCOUNTABLE ITEM

6311 10/25/23 03:36 PM



6311 07 1293 10/25/2023 8280

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRATION
A 30 11/24/2023
B 90 01/23/2024

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: H38 30668 24364
PASSWORD: 23525 24357

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on

Hello, Jeffrey LaFlamme



You sent \$286.00 USD to Farm To You Revue



Create an account with PayPal in just seconds so checkout is a snap!

[Activate PayPal Now](#)

YOUR NOTE TO Farm To You Revue



50% Deposit + 4% processing fee
11/11/23 Petting Zoo K-Bar Ranch



Transaction Details

Transaction ID

0RH24802L2518301M

Transaction date

October 26, 2023

Money sent

\$286.00 USD

Paid with:

VISA x-1852

\$286.00 USD

This transaction will appear on your statement as PAYPAL *FARMTOYOURE

You paid

\$286.00 USD

Farm To You Revue will receive

\$286.00 USD

Shipping Address

3434 Colwell Ave
Tampa, FL 33614
United States

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toolbox



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*Recipient must have or create an account with PayPal.

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PayPal RT000417:en_US(en-US):1.6.1:f550729c759de

GAS

Welcome to Shell

CROSS CREEK SHELL

THANK YOU FOR YOUR PATRONAGE

SHELL

10052 CROSS CREEK BL

TAMPA, FL

33647

57545054702

10/26/2023 764093831

02:54:05 PM

PUMP# 1

REGULAR 2.061G

PRICE/GAL \$3.399

FUEL TOTAL \$ 7.01

CREDIT \$ 7.01

VISA DEBIT

USD\$7.01

XXXX XXXX XXXX 1852

Chip Read

APPROVED

AUTH # 011516

INV # 567339

Mode: Issuer

AID: A0000000031010

TVR: 8000000000

IAD: 06011203A00000

TSI: 6800

ARC: 00

THANK YOU

HAVE A GREAT DAY

Please come again

Final Details for Order #112-2785079-3937808

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

Order Placed: October 27, 2023

Amazon.com order number: 112-2785079-3937808

Order Total: \$23.98

Shipped on October 28, 2023

Items Ordered

2 of: *Gadpiparty Large Cornucopia Basket Horn of Plenty Wicker Grapevine Fall Basket Snack Basket for Thanksgiving Christmas Harvest Table Centerpiece Party Decorations*

Sold by: Curve Line ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$11.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$23.98

Shipping & Handling: \$0.00

Total before tax: \$23.98

Estimated tax to be collected: \$0.00

Grand Total: \$23.98

Credit Card transactions

Visa ending in 1852: October 28, 2023: \$23.98

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

Final Details for Order #112-6934896-6899410

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

Order Placed: October 27, 2023

Amazon.com order number: 112-6934896-6899410

Order Total: \$45.23

Shipped on October 27, 2023

Items Ordered

1 of: *Comfy Package [100 Pack] Heavy Duty Disposable Basic Plastic Spoons - Clear Teaspoons*

Sold by: COMFY PACKAGE ([seller profile](#))

Supplied by: COMFY PACKAGE ([seller profile](#))

Condition: New

Price

\$5.89

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on October 28, 2023

Items Ordered

2 of: *Fall Table Runner Decorations 13 x 72 Inch Maple Leaves Table Runner Fall Decor Harvest Lace Pumpkin Runner Brow Long Fall Table Line Fall Thanksgiving Autumn Dinner Home Decor (Brown)*

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

Supplied by: AMENON FUN ([seller profile](#))

Condition: New

Price

\$7.99

2 of: *winemana Thanksgiving Artificial Pumpkins Fall Decorations for Home, 50Pcs Decor- 30 Leaves, 10 Acorns, 2 Pinecones, 8 Fake Pumpkins, Harvest Farmhouse Table Tiered Tray Set*

Sold by: STRONG YOUTH LLC ([seller profile](#))

Supplied by: STRONG YOUTH LLC ([seller profile](#))

Condition: New

\$11.68

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 ending in 1852

Item(s) Subtotal: \$45.23

Shipping & Handling: \$0.00

Billing address

Jeffrey LaFlamme
10820 MISTFLOWER LN

Total before tax: **\$45.23**

Estimated tax to be collected: \$0.00

Credit Card transactions

Visa ending in 1852: October 28, 2023: \$45.23

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

K-Bar II CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00
 11/15/2023

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Clubhouse Supplies	Athletic/Park Court Playground	Office Supplies
				001-57400-4731	001-57200-4734	57200-4764	001-57200-5101
Date	Vendor Name	Description	Amount				
10/05/23	Amazon	Clubhouse Supplies	(92.89)		(92.89)		
10/31/23	Winn Dixie	Event - Coffee Day	(11.46)	(11.46)			
11/06/23	Amazon	Toner Cartridges	(179.98)				(179.98)
11/07/23	Mail Chimp	Monthly Email Service (ACH)	(39.25)				(39.25)
11/07/23	Winn Dixie	Event - Coffee Day	(12.97)	(12.97)			
11/09/23	Amazon	Event - Coffee Day	(33.83)	(33.83)			
11/09/23	Amazon	Pet Waste Bags	(54.00)			(54.00)	
11/09/23	Amazon	Event - Coffee Day	(60.92)	(60.92)			
11/09/23	Amazon	Janitorial Supplies	(69.63)		(69.63)		
11/09/23	Santa Claus	Event - Christmas	(390.00)	(390.00)			
11/10/23	Winn Dixie	Event - Fall Harvest	(22.99)	(22.99)			
11/10/23	Winn Dixie	Event - Fall Harvest	(80.92)	(80.92)			
11/11/23	Farm To You Revue	Event - Petting Zoo (Balance Due)	(286.00)	(286.00)			
	TOTAL	001-10102	(1,334.84)	(899.09)	(162.52)	(54.00)	(219.23)

DM Approval: Matt O'Nolan Date: 11.15.2023

Final Details for Order #112-4281228-1848250

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

Order Placed: October 5, 2023

Amazon.com order number: 112-4281228-1848250

Order Total: \$92.89

Shipped on October 6, 2023

Items Ordered

1 of: *HP 414A Black Toner Cartridge | Works with HP Color LaserJet Enterprise M455dn, MFP M480f; HP Color LaserJet Pro M454 Series, HP Color LaserJet Pro MFP M479 Series | W2020A*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Price

\$92.89

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Item(s) Subtotal: \$92.89

Shipping & Handling: \$0.00

Total before tax: \$92.89

Estimated tax to be collected: \$0.00

Grand Total: \$92.89

Billing address

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

Credit Card transactions

Visa ending in 1852: October 6, 2023: \$92.89

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

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Winn✓Dixie

It's a Winn Win

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

10/31/23 9:17pm 2487 004 101

Store Manager: DANIEL

Your Cashier: TRISTAN



44231031248700401000462010100000

	Reg	You Pay	
6ct Blueberry Scon	\$2.99	\$2.49	F
1 lbs @ \$2.49/lb			
You save (\$0.50)			
Apple Fruit Bite	\$3.99	\$3.99	F
Special K Pastry	\$3.29	\$2.49	F
You save (\$0.80)			
Special K Pastry	\$3.29	\$2.49	F
You save (\$0.80)			

Total number of items sold = 4

Subtotal	\$11.46
Tax	\$0.00
Total due	\$11.46
Debit total	\$11.46
DEBIT *****1852	

Details for Order #112-5680401-8500262

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

Order Placed: November 6, 2023

Amazon.com order number: 112-5680401-8500262

Order Total: \$179.98

Preparing for Shipment

Items Ordered

1 of: Valinkso 414A Toner Cartridges 4 Pack (with Chip) Compatible Replacement for HP 414A 414X W2020A W2020X Work for HP Color Pro MFP M479fdw M479fdn M454dw M454dn M479 M454 Printer Ink 414A 414X

Sold by: Valinkso store ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$179.98

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$179.98

Shipping & Handling: \$0.00

Total before tax: \$179.98

Estimated tax to be collected: \$0.00

Grand Total: \$179.98

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

Mailchimp



Your order has been processed.

Order MC21399368

Processed on November 07, 2023 05:20 AM New York.

Essentials plan	\$26.50
1,500 contacts	

Additional Contact Blocks	\$12.75
Up to 500 contacts	
\$12.75 x 1 contact blocks	

Paid via Visa ending in 1852 which expires 04/2027	\$39.25
on November 07, 2023	

Balance as of November 07, 2023	\$0.00
---------------------------------	--------

Issued to

Issued by

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

Mailchimp
c/o The Rocket Science Group, LLC
675 Ponce De Leon Ave NE
Suite 5000
Atlanta, GA 30308 USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

[View In Your Account](#)

Sales Tax was not applied to this purchase.

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Wed. Coffee Hour

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL

Store (813)782-6465

11/07/23 9:44pm 2487 002-220

Store Manager: DANIEL

Your Cashier: ASHTON



44231107248700200972475022000000

	Reg	You Pay	
Cake Donuts	\$3.99	\$3.99	F
6ct Cranberry Oran	\$2.99	\$2.99	F
SEG Danish	\$5.99	\$5.99	F

Total number of items sold = 3

Subtotal	\$12.97
Tax	\$0.00
Total due	\$12.97
Debit total	\$12.97

DEBIT *****1852

APPROVAL CODE 054141 SEQ #: 21406

AID A0000000980840

Change	\$0.00
--------	--------

Winn-Dixie rewards (ending in 2251)

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

Points summary*:

Base earned	Bonus earned	Total balance
6	0	444

Worth \$4.44 in FREE groceries

*May not include pending points activity

Every 100 points = \$1 in FREE groceries

Details for Order #112-5434266-9865053

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

Order Placed: November 9, 2023

Amazon.com order number: 112-5434266-9865053

Order Total: \$33.83

Wed Coffee Home
rec 11/13

Not Yet Shipped

Items Ordered

	Price
1 of: <i>The Original Donut Shop</i> Keurig Single-Serve K-Cup Pods, Regular Medium Roast Coffee, 12 Count (Pack of 6), The Original Donut Shop	\$33.83
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 ending in 1852

Billing address

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

Item(s) Subtotal:	\$33.83
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$33.83
Estimated tax to be collected:	\$0.00

Grand Total:	\$33.83

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

Details for Order #112-1910203-6571402

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

Order Placed: November 9, 2023

Amazon.com order number: 112-1910203-6571402

Order Total: \$54.00

Not Yet Shipped

Items Ordered

	Price
1 of: SET 10 HEADERS PULL BAGS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick and Strong Pull-Strap Header Dog Waste Station Bags, Guaranteed Leak-Proof - Single Pull Unscented Dog Poop Bags	\$54.00

Sold by: UPGORILO ([seller profile](#))
Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$54.00
Shipping & Handling: \$0.00

Total before tax: \$54.00
Estimated tax to be collected: \$0.00

Grand Total: \$54.00

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

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Details for Order #112-9370638-3224240

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

Order Placed: November 9, 2023

Amazon.com order number: 112-9370638-3224240

Order Total: \$60.92

Not Yet Shipped

*Wed. Coffee Hour
rec'd 11/13*

Items Ordered

2 of: *Land O Lakes Mini Moo's Half & Half Creamer Singles, 192 Count*

Sold by: GEP SOLUTIONS ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$30.46

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$60.92
Shipping & Handling: \$0.00

Total before tax: \$60.92
Estimated tax to be collected: \$0.00

Grand Total: \$60.92

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

Details for Order #112-7150867-7457024

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

Order Placed: November 9, 2023

Amazon.com order number: 112-7150867-7457024

Order Total: \$69.63

Not Yet Shipped

rec'd 11/13

Items Ordered

1 of: *Georgia-Pacific Blue Select 2-Ply Embossed Toilet Paper (previously branded Preference), 18280/01, 550 Sheet Per Roll, 80 Rolls Per Case*

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

Supplied by: Other

Condition: New

Price

\$73.33

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1852

Billing address

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

Item(s) Subtotal: \$73.33

Shipping & Handling: \$0.00

Amazon Discount: -\$3.70

Total before tax: \$69.63

Estimated tax to be collected: \$0.00

Grand Total: \$69.63

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

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Receipt from Santa Claus

Santa Claus <messenger@messaging.squareup.com>

Thu 11/9/2023 2:26 PM

To:Clubhouse Manager <manager@kbarii.com>

Now when you shop at sellers who use Square, your receipts will be delivered automatically.

[Not your receipt?](#)



Santa Claus



Let Santa Claus know how your
experience was

\$390.00

Custom Amount	\$390.00
---------------	----------

Total	\$390.00
--------------	-----------------

Santa Claus
813-326-1129

Visa 1852 (Keyed)

VISA

Nov 9 2023 at 2:20 PM

#PH82

Auth code: 044189

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465
11/10/23 9:48pm 2487 002 262
Store Manager: DANIEL
Your Cashier: ASHTON



	Res	You Pay	
Y 2 Canada Dry Soda	\$6.98	\$3.49	B
You save (\$3.49)			
Y 4 SEG Juice Cocktail	\$16.76	\$12.00	B
You save (\$4.76)			
Y 2 Minute Maid Drinks	\$6.98	\$6.00	B
You save (\$0.98)			

Total number of items sold = 8

Subtotal	\$21.49
Tax	\$1.50
Total due	\$22.99
Debit total	\$22.99

DEBIT *****1852
APPROVAL CODE 058960 SEQ #: 21956
A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)		
ards savings	Coupon savings	Total savings
\$9.23	\$0	\$9.23

Points summary*:

earned	Bonus earned	Total balance
11	0	518

Worth \$5.18 in FREE groceries

Winn✓Dixie

It's a Winn Win.

38901 Hwy 54 East, ZEPHYRHILLS, FL
Store (813)782-6465
11/10/23 5:52pm 2487 002 156
Store Manager: DANIEL
Your Cashier: JOIE



	Reg	You Pay	
QTY 2 12OZ FRESH CRAN	\$5.98	\$5.00	F
You save (\$0.98)			
MAPLE PECANS	\$4.99	\$4.99	F
Pecan Nation Pecan	\$4.99	\$4.99	F
QTY 2 LIMES	\$1.39	\$1.00	F
You save (\$0.39)			
WT Green Sdls Grapes	\$8.01	\$7.57	F
2.17 lbs @ \$3.49/lb			
You save (\$0.44)			
WT Black Sdlss Grape	\$9.60	\$9.60	F
2.75 lbs @ \$3.49/lb			
Hines Mixed Nuts	\$4.99	\$4.99	F
QTY 2 SEG Half & Half	\$6.98	\$6.98	F
SEG Cider	\$5.99	\$4.99	B
You save (\$1.00)			
QTY 3 SE Grocers Cider	\$28.47	\$28.47	B

Total number of items sold = 15

Subtotal	\$78.58
Tax	\$2.34
Total due	\$80.92
Debit total	\$80.92

DEBIT *****1852
APPROVAL CODE 078388 SEQ #: 21870
A0000000980840

Hello, Jeffrey LaFlamme



You sent \$286.00 USD to Farm To You Revue



Create an account with PayPal in just seconds so checkout is a snap!

[Activate PayPal Now](#)

YOUR NOTE TO Farm To You Revue



Petting Zoo Final Balance 11/11/23 +
4% processing fee



Transaction Details

Transaction ID

Transaction date

Money sent	\$286.00 USD
-------------------	--------------

Paid with:

VISA x-1852	\$286.00 USD
-------------	--------------

This transaction will appear on your statement as PAYPAL *FARMTOYOURE

You paid	\$286.00 USD
-----------------	--------------

Farm To You Revue will receive	\$286.00 USD
---------------------------------------	--------------

Shipping Address

3434 Colwell Ave
Ste 200
Tampa, FL 33614
United States

PayPal: easy to get, easy to use

toolbox



PayPal isn't just a convenient way to shop online. It's also an easy way to send money to anyone, across town or around the world.*

*Recipient must have or create an account with PayPal.

[Activate PayPal Now](#)

RECEIVED
11/6/2023

PAID

NOV - 6 2023

INVOICE

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

Invoice # 4309
Date: 11/01/2023
Due On: 12/01/2023

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,683.50	) - ( \$0.00	) = \$3,683.50

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	10/02/2023	SUPERVISOR QUESTION ON MEMBER AMOUNT: review statute and communication with supervisor on number of supervisors.	0.30	\$305.00	\$91.50
Service	DPL	10/12/2023	SUPERVISOR MEETING: started review for supervisor meeting.	0.60	\$305.00	\$183.00
Service	AHC	10/12/2023	Initial review of agenda package for 10/19 CDD meeting.	0.25	\$320.00	\$80.00
Service	DPL	10/15/2023	SUPERVISOR MEETING: prep for meeting	1.00	\$305.00	\$305.00
Service	AHC	10/17/2023	Tele-conv. with M/I representative. Review and reply to e-mails re: property conveyances from M/I.	0.25	\$320.00	\$80.00
Service	DPL	10/18/2023	SUPERVISOR MEETING: continued prep for meeting.	0.60	\$320.00	\$192.00
Service	AHC	10/18/2023	Tele-conv. with Chair re: traffic control issues including speed bumps and lowering of speed limits. Brief research. Review issues with Engineer and follow-up with Chair.	0.75	\$320.00	\$240.00
Service	DPL	10/19/2023	SUPERVISOR MEETING: final preparation for CDD meeting and appearance at meeting.	5.00	\$320.00	\$1,600.00

Service	AHC	10/20/2023	Follow-up with associate counsel re: neighborhood traffic issues and potential purchase of M/I land.	0.25	\$320.00	\$80.00
Service	DPL	10/24/2023	PUBLIC RECORDS REQUEST: review of request and review of relevant law.	1.40	\$320.00	\$448.00
Service	AHC	10/24/2023	Review CDD operating rules and confer with associate counsel re: public records request.	0.25	\$320.00	\$80.00
Service	DPL	10/30/2023	PUBLIC RECORDS: review of email, research, and response to client.	0.70	\$320.00	\$224.00
Service	AHC	10/31/2023	Exchange e-mails re: potential property conveyances from M/I Homes.	0.25	\$320.00	\$80.00
Subtotal						\$3,683.50
Total						\$3,683.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4309	12/01/2023	\$3,683.50	\$0.00	\$3,683.50
Outstanding Balance				\$3,683.50
Total Amount Outstanding				\$3,683.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

RECEIVED
11/14/2023



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/26/23	2969
Terms	Due Date
Net 30	10/26/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$10,237.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#2754 -	[InvocieOpportunityName]		\$10,237.50	\$0.00	\$10,237.50
[SalesRepContactFullName] 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 [SalesRepContactEmail] or [SalesRepContactMobilePhone].					
Install 4550 annuals throughout the community in July.					
	Plant Material Install		\$10,237.50	\$0.00	\$10,237.50
Total			\$10,237.50	\$0.00	\$10,237.50



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
10/02/23	2980
Terms	Due Date
Net 30	11/01/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

RECEIVED
11/14/2023

Amount Due	Enclosed
\$1,600.00	

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 Sept F&P		\$1,600.00	\$0.00	\$1,600.00
			\$1,600.00	\$0.00	\$1,600.00
	Total		\$1,600.00	\$0.00	\$1,600.00



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

RECEIVED
11/14/2023

INVOICE

Date	Invoice No.
10/13/23	2996
Terms	Due Date
Net 30	11/12/23

BILL TO
KBAR RANCH II c/o Rizzetta & Company 10820 Mistflower Lane Tampa, FL 33647

PROPERTY
KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
\$378.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$378.00	\$0.00	\$378.00

Remove dead Podocarpus at
Playground and install 12
new.

	Demo and Prep		\$378.00	\$0.00	\$378.00
Total			\$378.00	\$0.00	\$378.00



12980 Tarpon Springs Road
Odessa, FL 33556

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RECEIVED
10/31/2023

INVOICE

Date	Invoice No.
10/31/23	3057
Terms	Due Date
Net 30	11/30/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

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



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
11/08/23	3134
Terms	Due Date
Net 30	12/08/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$7,701.12	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$7,701.12	\$0.00	\$7,701.12
	Plant Replacement on Mistflower				
	Plant Material Install		\$7,701.12	\$0.00	\$7,701.12
Total			\$7,701.12	\$0.00	\$7,701.12

RECEIVED
11/08/2023

RECEIVED
11/10/2023



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
11/10/23	3142
Terms	Due Date
Net 30	12/10/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$2,161.30	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,161.30	\$0.00	\$2,161.30

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakenurseryinc.c
om or (813) 948-4736.

Clock 7 has a bad Module that
needs to be replaced.



Module Replacement	\$2,161.30	\$0.00	\$2,161.30
Total	\$2,161.30	\$0.00	\$2,161.30

RECEIVED
11/10/2023



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
11/10/23	3146
Terms	Due Date
Net 30	12/10/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$4,812.50	

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		\$4,812.50	\$0.00	\$4,812.50
	Oct F&P		\$4,812.50	\$0.00	\$4,812.50
	Total		\$4,812.50	\$0.00	\$4,812.50

RECEIVED
11/15/2023



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
11/15/23	3155
Terms	Due Date
Net 30	12/15/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$6,250.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$6,250.00	\$0.00	\$6,250.00
Remove one Large Oak Tree is located out side the fence by the North west side of the Pool Area					
Includes stump grinder					
	Demo and Prep		\$6,250.00	\$0.00	\$6,250.00
Total			\$6,250.00	\$0.00	\$6,250.00



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

RECEIVED
11/27/2023

INVOICE

Date	Invoice No.
11/27/23	3164
Terms	Due Date
Net 30	12/27/23

BILL TO

KBAR RANCH II c/o Rizzetta
& Company
10820 Mistflower Lane
Tampa, FL 33647

PROPERTY

KBAR Ranch II
10820 Mistflower Lane
Tampa, FL 33647

Amount Due	Enclosed
\$3,000.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,000.00	\$0.00	\$3,000.00
	Elevate 1 Oak Tree Near 19438 Redwood Point Dr.				
	Southern Live Oak Tree Trimming		\$3,000.00	\$0.00	\$3,000.00
Total			\$3,000.00	\$0.00	\$3,000.00

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

Invoice

Date	Invoice #
10/27/2023	INV0000084881

Bill To:

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

RECEIVED
10/27/2023

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

Description	Qty	Rate	Amount
Personnel Reimbursement Hailey Blackwell - 53.50 hours Francisco Cordero - 20.50 hours David Eskra - 81 regular .25 OT hours Jeffrey LaFlamme - 79 regular .25 OT hours	1.00	\$6,590.89	\$6,590.89
	Subtotal		\$6,590.89
	Total		\$6,590.89

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

RECEIVED
10/30/2023

Invoice

Date	Invoice #
11/1/2023	INV0000084907

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,687.17	\$1,687.17
Administrative Services	1.00	\$421.75	\$421.75
Financial & Revenue Collections	1.00	\$455.00	\$455.00
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,862.67	\$1,862.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,326.59
		Total	\$5,326.59

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

RECEIVED
11/10/2023

Invoice

Date	Invoice #
11/10/2023	INV0000085057

Bill To:

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

Services for the month of		Terms	Client Number
November		Upon Receipt	00056
Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$900.00	\$900.00
Personnel Reimbursement	1.00	\$6,919.42	\$6,919.42
<div>Payroll Hours: Hailey Blackwell - 38.25 Francisco Cordero - 37.50 David Eskra - 79.75 1 OT Jeffrey LaFlamme - 80</div>			
Subtotal			\$7,819.42
Total			\$7,819.42

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

Invoice

Date	Invoice #
10/31/2023	INV0000085033

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
11/24/2023	INV0000085686

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,978.86	\$7,978.86
<div>Hours Worked: Hailey Blackwell - 57.25 Francisco Cardero - 32 David Eskra - 81.25 Jeffrey LaFlamme - 80</div>			
Subtotal			\$7,978.86
Total			\$7,978.86



13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775

RECEIVED
11/2/2023

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 #
	11/01/2023	17482	12/01/2023	VID0167

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

	Subtotal
	Sales Tax (0.0%)
	Total
	Balance Due

13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775

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 #
	11/01/2023	17482	12/01/2023	VID0167

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



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED
11/1/2023

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
11/01/2023	17536		Net 30	12/01/2023

QTY	Description
	Clubroom Camera Additions
3	Avigilon Control Center Software with Video Analytics 1-Cam
0.25	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket
3	H6SL Dome Camera
1	Other Systems Installation
	Previously Invoiced #17192

	Subtotal	\$2,461.42
	Sales Tax (0.0%)	\$0.00
	Total	\$2,461.42
	Payments/Credits	\$0.00
	Balance Due	\$2,461.42



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED
11/1/2023

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
11/01/2023	17537		Net 30	12/01/2023

QTY	Description
	Surveillance System Equipment Repair
1	Araknis Networks 210 Series PoE
1	12 Rack Channel Network Surge Protector
6	5MP H6SL BULLET CAMERA WITH 3.4-10.5MM LENS
1	Surveillance Installation
	Access Control System Equipment Repair
0.5	Access Control Installation
	Previously Invoiced 17319
	Adjustments
1	920NBNTEKE0000 HID Smart Card Reader

Subtotal	\$4,801.00
Sales Tax (0.0%)	\$0.00
Total	\$4,801.00
Payments/Credits	\$0.00
Balance Due	\$4,801.00



Tampa, FL 33613

RECEIVED
11/2/2023

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
11/2/2023	17541		Net 30	12/2/2023

QTY	Description
100	Proptia Credential Credit

	Subtotal	\$100.00
	Sales Tax (0.0%)	\$0.00
	Total	\$100.00
	Payments/Credits	\$0.00
	Balance Due	\$100.00



Tampa, FL 33613

RECEIVED
11/10/2023

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
11/03/2023	17543		Net 30	12/03/2023

[illegible]



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Invoice

RECEIVED
11/3/2023

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
11/03/2023	17544		Net 30	12/03/2023

QTY	Description
	Briarbrook
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
1	Service Labor - 1 hour minimum
	Eagle Creek
1	Power Supply
1	1U A/V Rack Shelf
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
2	Service Labor - 1 hour minimum
	Hawk Valley
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
1	Plug-in loop detector
1	Service Labor - 1 hour minimum
	Mossy Pine
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
1	Service Labor - 1 hour minimum
	Old Spanish
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
1	Service Labor - 1 hour minimum
	Redwood Point Entry Viking F1 Controller Replacement (Bad Board)
1	Vfex Control Board
1	Enforcer Illuminated Request Exit to button with timer
1	Securitron M34R Recessed Magnalock

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



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

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
11/03/2023	17544		Net 30	12/03/2023

QTY	Description
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
4	Service Labor - 1 hour minimum
	Sundrift I
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
1	Service Labor - 1 hour minimum
	Sundrift II
1	1U A/V Rack Shelf
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
1	Service Labor - 1 hour minimum
	Windsome Manor Entrance - Damaged Gearbox
1	Replacement Gear Box for F1 and FINX
1	Replacement Output Shaft
2	Altronix RDC12 DIN Rail Mountable Relay and Base Module
3	Service Labor - 1 hour minimum
	All Entrances
300	Windshield Stickers
10	3-inch Black CVR
20	1-inch Black CVR
200	Proptia Credential Credit
2	Key and Lock for Mega-T Swing Gate
	Amenity Center

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

A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

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
11/03/2023	17544		Net 30	12/03/2023

[illegible]

A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED
11/3/2023

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
11/03/2023	17548		Net 30	12/03/2023

QTY	Description
	Proptia Access Control System
9	ProtegeGX DIN Rail System 2 door Controller
9	Protege DIN Rail 2 Door Expander RS485/Wiegand
1	Protege GX Pre-Wired Kit - 6 Doors
1	System Programming
25	Access Control Installation
	Previously Invoiced #17308
	Adjustments

	Subtotal	\$10,925.50
	Sales Tax (0.0%)	\$0.00
	Total	\$10,925.50
	Payments/Credits	\$0.00
	Balance Due	\$10,925.50



October 19, 2023
Invoice Number: 1736970101923
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 **855-252-0675**

Summary Service from 10/19/23 through 11/18/23 details on following pages

Previous Balance	169.97
Payments Received -Thank You!	-169.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 11/05/23	
Total Due by Auto Pay	\$149.97

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



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 10202023 NNNNNNNN 01 992301

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

October 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736970101923
Account Number: 8337 12 032 1736970
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay	\$149.97
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173697000149971



Invoice Number: 1736970101923
 Account Number: 8337 12 032 1736970
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 19 10202023 NNNNNNNN 01 992301

Charge Details

Previous Balance		169.97
EFT Payment	10/05	-169.97
Remaining Balance		\$0.00

Payments received after 10/19/23 will appear on your next bill.

Service from 10/19/23 through 11/18/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$109.98

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 \$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 \$2.36, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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



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





Invoice Number: 1736970101923
Account Number: 8337 12 032 1736970
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 19 10202023 NNNNNNNN 01 992301

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: KBAR RANCH II CDD
8337 12 032 1736970
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 19 10202023 NNNNNNNN 01 992301



Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.





Account Number: KBAR RANCH II CDD
8337 12 032 1736970
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 19 10202023 NNNNNNNN 01 992301

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and





Account Number: KBAR RANCH II CDD
8337 12 032 1736970
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 19 10202023 NNNNNNNN 01 992301

- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.



HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
Attn: Privacy and Cybersecurity Counsel
400 Washington Blvd
Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



October 19, 2023
Invoice Number: 1736988101923
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 **855-252-0675**

Summary Service from 10/19/23 through 11/18/23 details on following pages

Previous Balance	169.97
Payments Received -Thank You!	-169.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 11/05/23	
Total Due by Auto Pay	\$149.97

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



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 102023 NNNNNNN 01 992300

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

October 19, 2023

KBAR RANCH II CDD

Invoice Number: 1736988101923
Account Number: 8337 12 032 1736988
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay	\$149.97
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173698800149971



Invoice Number: 1736988101923
 Account Number: 8337 12 032 1736988
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 19 10202023 NNNNNNNN 01 992300

Charge Details

Previous Balance		169.97
EFT Payment	10/05	-169.97
Remaining Balance		\$0.00

Payments received after 10/19/23 will appear on your next bill.

Service from 10/19/23 through 11/18/23

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
	\$109.98

Spectrum Business™ Internet Total \$109.98

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 \$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 \$2.36, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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



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





Invoice Number: 1736988101923
Account Number: 8337 12 032 1736988
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

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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



Account Number: KBAR RANCH II CDD
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Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



Account Number: KBAR RANCH II CDD
8337 12 032 1736988
Security Code:

Contact Us

Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)
Or, call us at **855-252-0675**

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HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and

Account Number: KBAR RANCH II CDD
8337 12 032 1736988
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- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
Attn: Privacy and Cybersecurity Counsel
400 Washington Blvd
Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.





November 12, 2023

Invoice Number: 1736996111223

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 **855-252-0675**

Summary *Service from 11/12/23 through 12/11/23
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
<i>YOUR AUTO PAY WILL BE PROCESSED 11/29/23</i>	
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.

Spectrum Business is made to give you big value on a small business budget! To discover how you can get a **FREE** mobile unlimited line for 1 year, call **1-833-711-0582** today!

Spectrum Business TV packages are made to entertain! Call **1-833-791-0891** to speak with a business specialist and pick the best TV package for your business!



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 11132023 NNNNNNNN 01 983823

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

November 12, 2023

KBAR RANCH II CDD

Invoice Number: 1736996111223

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: 1736996111223
 Account Number: 8337 12 032 1736996
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 12 11132023 NNNNNNNN 01 983823

Charge Details

Previous Balance	149.97
EFT Payment 10/29	-149.97
Remaining Balance	\$0.00

Payments received after 11/12/23 will appear on your next bill.

Service from 11/12/23 through 12/11/23

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 \$2.36, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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 Spectrum Business 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



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





Invoice Number: 1736996111223
Account Number: 8337 12 032 1736996
Security Code:

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 12 11132023 NNNNNNNN 01 983823

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

**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 12 11132023 NNNNNNNN 01 983823



MADE FOR VALUE



**Buy 1 Mobile
Line Get
1 FREE
for 1 year***

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹ /mo. per line
with Internet*

NO CONTRACTS

- ☒ Reliable nationwide 5G⁺
- ☒ Unlimited data, talk, and text
- ☒ No contracts

**CALL 1-855-743-9224****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 mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Mobile Unlimited line purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736996

**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 12 11132023 NNNNNNNN 01 983823



MADE TO ENTERTAIN

**Add**

**Spectrum
TV Essentials**

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

NO CONTRACTS

- ☒ Stream 60+ HD channels
- ☒ Popular entertainment, weather and news channels
- ☒ No equipment charges
- ☒ No cable box

**CALL 1-855-743-9227****VISIT spectrum.com/business**

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

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736996



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 12 11132023 NNNNNNNN 01 983823





October 29, 2023
Invoice Number: 1744362102923
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 **855-252-0675**

Summary

Service from 10/29/23 through 11/28/23
details on following pages

Previous Balance	169.97
Payments Received -Thank You!	-169.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 11/16/23	
Total Due by Auto Pay	\$149.97

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



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 10302023 NNNNNNNN 01 989735

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

October 29, 2023

Envera KBar Ranch II CDD

Invoice Number: 1744362102923
Account Number: 8337 12 032 1744362
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Total Due by Auto Pay

\$149.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032174436200149971



Invoice Number: 1744362102923
 Account Number: 8337 12 032 1744362
 Security Code:

Envera KBar Ranch II CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 29 10302023 NNNNNNNN 01 989735

Charge Details

Previous Balance		169.97
EFT Payment	10/16	-169.97
Remaining Balance		\$0.00

Payments received after 10/29/23 will appear on your next bill.

Service from 10/29/23 through 11/28/23

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
	\$109.98

Spectrum Business™ Internet Total \$109.98

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 \$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 \$2.36, Florida CST \$4.62, Sales Tax \$0.04, TRS Surcharge \$0.09.

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 Spectrum Business 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



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





Invoice Number: 1744362102923
Account Number: 8337 12 032 1744362
Security Code:

[Envera KBar Ranch II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 29 10302023 NNNNNNNN 01 989735

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:
Account Number::
Security Code:

[Envera Kbar Ranch II Cdd](#)
1744362102923
8337 12 032 1744362



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 29 10302023 NNNNNNNN 01 989735



October 21, 2023
Invoice Number: 1752167102123
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 **855-252-0675**

Summary

Service from 10/21/23 through 11/20/23
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 11/07/23	
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.

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call [1-855-424-9782](tel:1-855-424-9782) to learn more.

**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 10222023 NNNNNNNN 01 982429

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

October 21, 2023

K BAR RANCH II AMENITY

Invoice Number: 1752167102123
Account Number: 8337 12 032 1752167
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay	\$289.95
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175216700289959



Invoice Number: 1752167102123
 Account Number: 8337 12 032 1752167
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 21 10222023 NNNNNNNN 01 982429

Charge Details

Previous Balance		289.95
EFT Payment	10/07	-289.95
Remaining Balance		\$0.00

Payments received after 10/21/23 will appear on your next bill.

Service from 10/21/23 through 11/20/23

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$169.98

Spectrum Business™ Voice

Phone number (813) 388-9646	
Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 388-9713	
Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 388-9728

Spectrum Business™ Voice Continued

Spectrum Business Voice	39.99
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$119.97

Current Charges	\$289.95
Total Due by Auto Pay	\$289.95

Billing Information

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

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

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

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

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

Continued on the next page....

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

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



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





Invoice Number: 1752167102123
Account Number: 8337 12 032 1752167
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 21 10222023 NNNNNNNN 01 982429

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$1.20, Federal USF \$7.09, Florida CST \$13.87, Sales Tax \$0.11, TRS Surcharge \$0.27.

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

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

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number: K BAR RANCH II AMENITY
 Security Code: 8337 12 032 1752167
 9

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 21 10222023 NNNNNNNN 01 982429



Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.





Account Number: K BAR RANCH II AMENITY
 Security Code: 8337 12 032 1752167

Contact Us

Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)
 Or, call us at **855-252-0675**

8337 1200 NO RP 21 10222023 NNNNNNNN 01 982429

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and





Account Number: **K BAR RANCH II AMENITY**
 Security Code: **8337 12 032 1752167**

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

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- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.



HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
 Attn: Privacy and Cybersecurity Counsel
 400 Washington Blvd
 Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.

Account Number:
Security Code:

K BAR RANCH II AMENITY
8337 12 032 1752167



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1200 NO RP 21 10222023 NNNNNNNN 01 982429



Keep your customers entertained
with the best in **sports programming.**



Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**



45+ HD channels



FREE local channels like ABC,
CBS, NBC, and FOX



Customize your
TV package with
optional add-ons!

Prime's Thursday Night Football is
included at no additional cost!*

To speak to a business specialist, call

1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Account Number:
Security Code:

K BAR RANCH II AMENITY
8337 12 032 1752167



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 21 10222023 NNNNNNNN 01 982429





November 1, 2023
Invoice Number: 1754981110123
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 **855-252-0675**

Summary

Service from 11/01/23 through 11/30/23
details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
YOUR AUTO PAY WILL BE PROCESSED 11/18/23	
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 11022023 NNNNNNNN 01 994480

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

November 1, 2023

K-BAR RANCH 2 GATE

Invoice Number: 1754981110123
Account Number: 8337 12 032 1754981
Service At: 10528 MISTFLOWER LN
TAMPA FL 33647-3544

Total Due by Auto Pay	\$169.98
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175498100169987



Invoice Number: 1754981110123
 Account Number: 8337 12 032 1754981
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 01 11022023 NNNNNNNN 01 994480

Charge Details

Previous Balance		169.98
EFT Payment	10/18	-169.98
Remaining Balance		\$0.00

Payments received after 11/01/23 will appear on your next bill.

Service from 11/01/23 through 11/30/23

Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Promotional 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 Spectrum Business 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



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





November 10, 2023

Invoice Number: 1758297111023

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 **855-252-0675**

NEWS AND INFORMATION

Spectrum Business TV packages are made to entertain! Call **1-833-574-1163** to speak with a business specialist and pick the best TV package for your business!

Summary

*Service from 11/10/23 through 12/09/23
details on following pages*

Previous Balance	189.98
Payments Received -Thank You!	-189.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
<i>YOUR AUTO PAY WILL BE PROCESSED 11/27/23</i>	
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 10 11112023 NNNNNNNN 01 991092

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

November 10, 2023

K BAR RANCH II CDD-GATE

Invoice Number: 1758297111023

Account Number: 8337 12 032 1758297

Service At: 10821 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay	\$169.98
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175829700169987



Invoice Number: 1758297111023
 Account Number: 8337 12 032 1758297
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 10 11112023 NNNNNNNN 01 991092

Charge Details

Previous Balance		189.98
EFT Payment	10/27	-189.98
Remaining Balance		\$0.00

Payments received after 11/10/23 will appear on your next bill.

Service from 11/10/23 through 12/09/23

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	-50.00
	\$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 Spectrum Business 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



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



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 **855-252-0675**

8337 1200 NO RP 10 11112023 NNNNNNNN 01 991092



MADE TO ENTERTAIN



Add

**Entertainment
TV**

\$49⁹⁹
/mo. when
bundled for
1 year¹

NO CONTRACTS



CALL 1-855-820-3251



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. \$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. 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. ©2023 Charter Communications, Inc.

BAP-11BRA
SAANFWM8

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 **855-252-0675**

8337 1200 NO RP 10 11112023 NNNNNNNN 01 991092



October 17, 2023
Invoice Number: 1779814101723
Account Number: **8337 12 032 1779814**
Security Code:
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Auto Pay Notice**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

NEWS AND INFORMATION

TOUCHDOWN! Prime's Thursday Night Football is included for **FREE** with any Business TV purchase. Call 1-855-424-9782 to learn more.

Summary *Service from 10/17/23 through 11/16/23
details on following pages*

Previous Balance	84.98
Payments Received -Thank You!	-84.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	84.98
Current Charges	\$84.98
<i>YOUR AUTO PAY WILL BE PROCESSED 11/04/23</i>	
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 10182023 NNNNNNNN 01 989884

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

October 17, 2023

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814101723
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400084988



Invoice Number: 1779814101723
 Account Number: 8337 12 032 1779814
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 17 10182023 NNNNNNNN 01 989884

Charge Details

Previous Balance		84.98
EFT Payment	10/04	-84.98
Remaining Balance		\$0.00

Payments received after 10/17/23 will appear on your next bill.

Service from 10/17/23 through 11/16/23

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.

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.

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



Account Number: K BAR RANCH CDD 2 EAGLE CREEK
 Security Code: 8337 12 032 1779814

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

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Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



Account Number: K BAR RANCH CDD 2 EAGLE CREEK
 Security Code: 8337 12 032 1779814

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

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HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and

Account Number: K BAR RANCH CDD 2 EAGLE CREEK
 Security Code: 8337 12 032 1779814

Contact Us

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8337 1200 NO RP 17 10182023 NNNNNNNN 01 989884

- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

The Cable Act and Personally Identifiable Information

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
 Attn: Privacy and Cybersecurity Counsel
 400 Washington Blvd
 Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



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 **855-252-0675**

8337 1200 NO RP 17 10182023 NNNNNNNN 01 989884



Keep your customers entertained
with the best in **sports programming.**



Business TV

\$29⁹⁹
/mo. when bundled
for 12 mos.¹

No contracts.



**We deliver all the fun and excitement
of live action sports.**



45+ HD channels



FREE local channels like ABC,
CBS, NBC, and FOX



Customize your
TV package with
optional add-ons!

**Prime's Thursday Night Football is
included at no additional cost!***

To speak to a business specialist, call

1-855-203-6065

Exclusive offer for bars and restaurants

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 24 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. Services subject to all applicable service terms & conditions, which are subject to change. *Prime Video's Thursday Night Football requires subscription to Spectrum Business TV service and is not available with Business TV Essentials. Restrictions apply. See Amazon.com/amazonprime for details. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.



October 22, 2023
Invoice Number: 2736809102223
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 **855-252-0675**

Summary

Service from 10/22/23 through 11/21/23
details on following pages

Previous Balance	189.98
Payments Received -Thank You!	-189.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
YOUR AUTO PAY WILL BE PROCESSED 11/08/23	
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 22 10232023 NNNNNNNN 01 996529

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

October 22, 2023

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809102223
Account Number: 8337 12 030 2736809
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030273680900169987



Invoice Number: 2736809102223
 Account Number: 8337 12 030 2736809
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1200 NO RP 22 10232023 NNNNNNNN 01 996529

Charge Details

Previous Balance		189.98
EFT Payment	10/08	-189.98
Remaining Balance		\$0.00

Payments received after 10/22/23 will appear on your next bill.

Service from 10/22/23 through 11/21/23

Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Promotional 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: 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**.



November 10, 2023

Invoice Number: 2756559111023
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 **855-252-0675**

Summary *Service from 11/10/23 through 12/09/23
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 11/27/23	
Total Due by Auto Pay	\$77.98

NEWS AND INFORMATION

Spectrum Business is made to work for your business, and Spectrum Business Connect is the all-in-one cloud-based communication system made to connect you with your employees, vendors, and customers. To learn about how Spectrum Business Connect can benefit your business and how you can get a **FREE** mobile unlimited line for 1 year, call **1-833-919-2143** today!

Spectrum Business TV packages are made to entertain! Call **1-833-772-0255** to speak with a business specialist and pick the best TV package for your business!

**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 11112023 NNNNNNNN 01 991093

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

November 10, 2023

KBAR RANCH II CDD

Invoice Number: 2756559111023
Account Number: 8337 12 030 2756559
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay **\$77.98**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030275655900077982



Invoice Number: 2756559111023
 Account Number: 8337 12 030 2756559
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8337 1200 NO RP 10 11112023 NNNNNNNN 01 991093

Charge Details

Previous Balance		77.98
EFT Payment	10/27	-77.98
Remaining Balance		\$0.00

Payments received after 11/10/23 will appear on your next bill.

Service from 11/10/23 through 12/09/23

Spectrum Business™ Internet

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

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

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

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.

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

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

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

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 10 11112023 NNNNNNNN 01 991093



MADE TO CONNECT



\$19⁹⁹
/mo. per user
for 2+ users when
bundled with
Internet for 2 yrs.*

Calling | Messaging | Video Conferencing

Get one FREE Mobile Unlimited Line for 1 year*



CALL 1-855-821-1633



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. *\$19.99 Spectrum Business Connect offer is for one user for 24 mos. Includes phone taxes, charges and fees. Must be bundled with Spectrum Business Internet & requires min. of 2 users. Includes unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada. Not available in all areas. Not compatible with all desk phones. Phone equipment is not included with service. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet with Business Connect or Standard Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets are not included in any mobile promotion. Free Unlimited line must be ordered at same time as bundled purchase of Business Internet with Business Connect or Standard Business Voice, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-11CA
SAANFWMA



Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 030 2756559



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8337 1200 NO RP 10 11112023 NNNNNNNN 01 991093



MADE TO ENTERTAIN



Add

**Spectrum
TV Essentials**

\$24⁹⁹
/mo. when
bundled with
Internet[‡]
NO CONTRACTS

- ☒ Stream 60+ HD channels
- ☒ Popular entertainment, weather and news channels
- ☒ No equipment charges
- ☒ No cable box



CALL 1-855-775-6506



VISIT spectrum.com/business

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

BAP-11TB
SAANFWMC

RECEIVED
11/7/2023

Invoice Number	2153502
Invoice Date	October 11, 2023
Purchase Order	215615296
Customer Number	155216
Project Number	215615296

Bill To

K-Bar Ranch II Community Development District
Accounts Payable
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project K-Bar Ranch II CDD - District Engineering Report

Project Manager

Stewart, Tonja L

For Period Ending

September 29, 2023

Current Invoice Total (USD)

657.00

Review sidewalk at 11107 and 11109 Sundrift and discussions with the Chair regarding easement encroachments.

Top Task **2024** **2024 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
Stewart, Tonja L		3.00	219.00	657.00
Subtotal Professional Services		<u>3.00</u>		<u>657.00</u>
Top Task Subtotal 2024 FY General Consulting				657.00
Total Fees & Disbursements				<u>657.00</u>
INVOICE TOTAL (USD)				657.00

Due upon receipt or in accordance with terms of the contract

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

RECEIVED
11/1/2023

Invoice

Date	Invoice #
11/1/2023	9806

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

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

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

Thank you for your business.

Phone #
(727) 271-1395

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

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

RECEIVED
11/27/2023

Invoice

Date	Invoice #
11/27/2023	9880

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

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

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

Thank you for your business.

Phone #
(727) 271-1395

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

Suncoast Rust Control, Inc.

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

RECEIVED
11/2/2023

INVOICE

Date	Invoice #
11/1/2023	06304
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
12/1/2023	

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
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: November 16, 2023

Amount Due: \$69.17

Due Date: December 07, 2023

Account #: 211025392658

Account Summary

Current Service Period: October 13, 2023 - November 10, 2023

Previous Amount Due	\$66.71
Payment(s) Received Since Last Statement	-\$66.71
Current Month's Charges	\$69.17

Amount Due by December 07, 2023 \$69.17

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 **300% higher** than the same period last year.

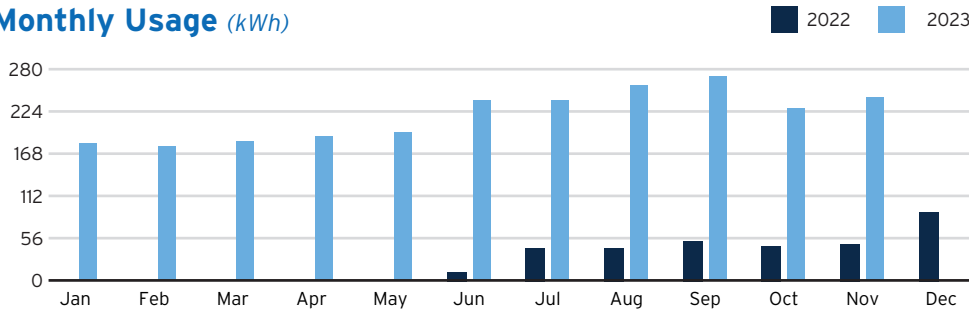


Your average daily kWh used was **0% higher** than it was in your previous period.



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



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety



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

Account #: 211025392658

Due Date: December 07, 2023

Amount Due: \$69.17

Payment Amount: \$ _____

604470593344



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.

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.

6044705933442110253926580000000069172



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

Account #: 211025392658
Statement Date: November 16, 2023
Charges Due: December 07, 2023


Meter Read

Service Period: Oct 13, 2023 - Nov 10, 2023

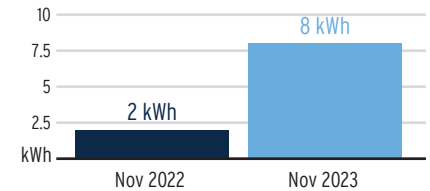
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	11/10/2023	2,732		2,489		243 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	243 kWh @ \$0.07990/kWh	\$19.42
	Fuel Charge	243 kWh @ \$0.05239/kWh	\$12.73
	Storm Protection Charge	243 kWh @ \$0.00400/kWh	\$0.97
	Clean Energy Transition Mechanism	243 kWh @ \$0.00427/kWh	\$1.04
	Storm Surcharge	243 kWh @ \$0.01061/kWh	\$2.58
	Florida Gross Receipt Tax		\$1.50
	Electric Service Cost		\$59.99
	Franchise Fee		\$3.93
	Municipal Public Service Tax		\$5.25
	Total Electric Cost, Local Fees and Taxes		\$69.17

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

\$69.17

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Account #: 211025392658
Statement Date: November 16, 2023
Charges Due: December 07, 2023

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: November 16, 2023

Amount Due: \$85.28

Due Date: December 07, 2023

Account #: 211025490809

Account Summary

Current Service Period: October 13, 2023 - November 10, 2023

Previous Amount Due	\$84.57
Payment(s) Received Since Last Statement	-\$84.57
Current Month's Charges	\$85.28

Amount Due by December 07, 2023 \$85.28

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 **140% higher** than the same period last year.

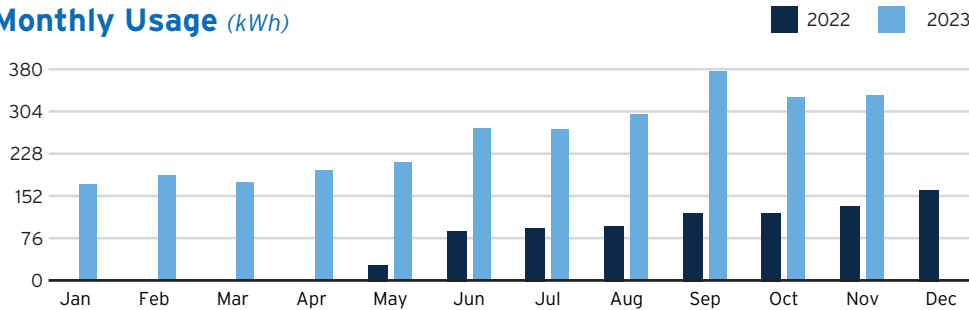


Your average daily kWh used was **9.09% higher** than it was in your previous period.



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



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety



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

Account #: 211025490809

Due Date: December 07, 2023

Amount Due: \$85.28

Payment Amount: \$ _____

605705148866



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.

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.

6057051488662110254908090000000085285



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: November 16, 2023
Charges Due: December 07, 2023

Meter Read

Service Period: Oct 13, 2023 - Nov 10, 2023

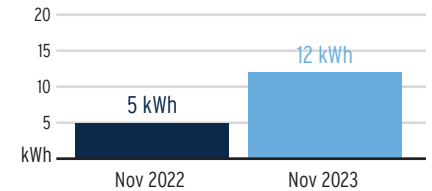
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	11/10/2023	4,057		3,723		334 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	334 kWh @ \$0.07990/kWh		\$26.69
Fuel Charge	334 kWh @ \$0.05239/kWh		\$17.50
Storm Protection Charge	334 kWh @ \$0.00400/kWh		\$1.34
Clean Energy Transition Mechanism	334 kWh @ \$0.00427/kWh		\$1.43
Storm Surcharge	334 kWh @ \$0.01061/kWh		\$3.54
Florida Gross Receipt Tax			\$1.85
Electric Service Cost			\$74.10
Franchise Fee			\$4.85
Municipal Public Service Tax			\$6.33
Total Electric Cost, Local Fees and Taxes			\$85.28

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

\$85.28

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Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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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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Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: November 16, 2023
Charges Due: December 07, 2023

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: November 16, 2023

Amount Due: \$136.94

Due Date: December 07, 2023

Account #: 221005600376

Account Summary

Current Service Period: October 13, 2023 - November 10, 2023

Previous Amount Due	\$87.83
Payment(s) Received Since Last Statement	-\$87.83
Current Month's Charges	\$136.94

Amount Due by December 07, 2023 \$136.94

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 **380% higher** than the same period last year.

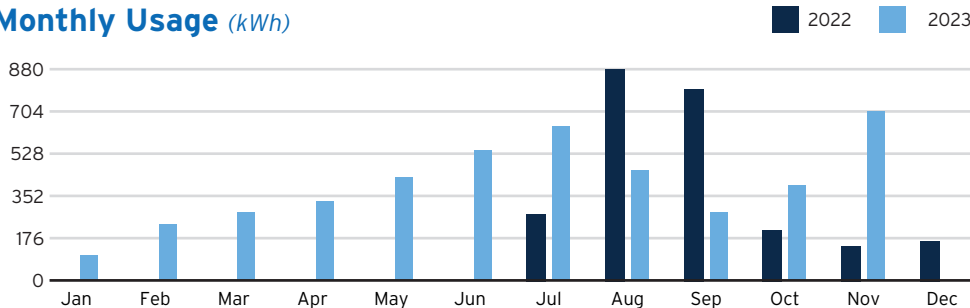


Your average daily kWh used was **71.43% higher** than it was in your previous period.



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



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety



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

Account #: 221005600376

Due Date: December 07, 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: \$136.94

Payment Amount: \$ _____

618050791027

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.

6180507910272210056003760000000136940



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

Account #: 221005600376
Statement Date: November 16, 2023
Charges Due: December 07, 2023

Meter Read

Meter Location: WELL

Service Period: Oct 13, 2023 - Nov 10, 2023

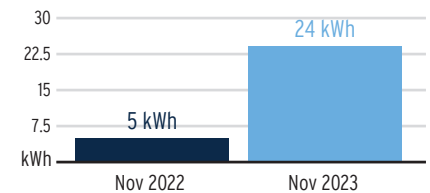
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	11/10/2023	7,434		6,728		706 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.71000		\$20.59
Energy Charge	706 kWh @ \$0.06847/kWh		\$48.34
Fuel Charge	706 kWh @ \$0.04908/kWh		\$34.65
Storm Protection Charge	706 kWh @ \$0.00373/kWh		\$2.63
Clean Energy Transition Mechanism	706 kWh @ \$0.00430/kWh		\$3.04
Storm Surcharge	706 kWh @ \$0.01022/kWh		\$7.22
Florida Gross Receipt Tax			\$2.99
Electric Service Cost			\$119.46
Franchise Fee			\$7.82
Municipal Public Service Tax			\$9.66
Total Electric Cost, Local Fees and Taxes			\$136.94

Avg kWh Used Per Day



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Total Current Month's Charges

\$136.94

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813-223-0800 (Hillsborough)

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

Account #: 221005600376
Statement Date: November 16, 2023
Charges Due: December 07, 2023

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

Statement Date: November 17, 2023

Amount Due: \$1,723.40

Due Date: December 08, 2023

Account #: 221008392039

Account Summary

Current Service Period: October 14, 2023 - November 13, 2023

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

Amount Due by December 08, 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.



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

Account #: 221008392039

Due Date: December 08, 2023



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

Amount Due: \$1,723.40

Payment Amount: \$ _____

685951773179

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.

6859517731792210083920390000001723405



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

Account #: 221008392039
Statement Date: November 17, 2023
Charges Due: December 08, 2023

Service Period: Oct 14, 2023 - Nov 13, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges

\$1,723.40

Total Current Month's Charges

\$1,723.40

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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
19301 EAGLE CREEK LN
TAMPA, FL 33647

Statement Date: November 17, 2023

Amount Due: \$70.62

Due Date: December 08, 2023

Account #: 221008498422

Account Summary

Current Service Period: October 14, 2023 - November 13, 2023

Previous Amount Due	\$63.15
Payment(s) Received Since Last Statement	-\$63.15
Current Month's Charges	\$70.62

Amount Due by December 08, 2023 \$70.62

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.

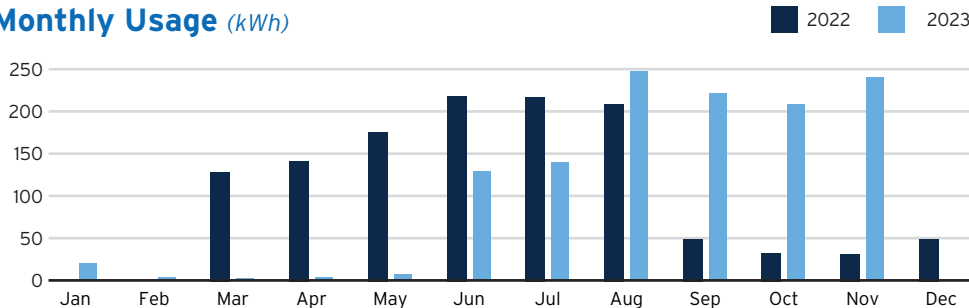


Your average daily kWh used was **14.29% higher** than it was in your previous period.



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



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety



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

Account #: 221008498422

Due Date: December 08, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$70.62

Payment Amount: \$ _____

685951773180

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.

6859517731802210084984220000000070625



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: November 17, 2023
Charges Due: December 08, 2023

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: Oct 14, 2023 - Nov 13, 2023

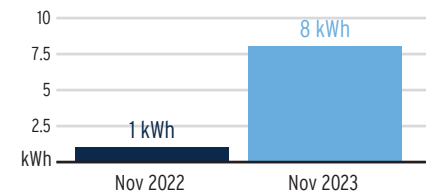
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	11/13/2023	2,461		2,220		241 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25	
Energy Charge	241 kWh @ \$0.07990/kWh	\$19.26	
Fuel Charge	241 kWh @ \$0.05239/kWh	\$12.63	
Storm Protection Charge	241 kWh @ \$0.00400/kWh	\$0.96	
Clean Energy Transition Mechanism	241 kWh @ \$0.00427/kWh	\$1.03	
Storm Surcharge	241 kWh @ \$0.01061/kWh	\$2.56	
Florida Gross Receipt Tax		\$1.53	
Electric Service Cost		\$61.22	
Franchise Fee		\$4.01	
Municipal Public Service Tax		\$5.39	
Total Electric Cost, Local Fees and Taxes		\$70.62	

Avg kWh Used Per Day



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Total Current Month's Charges

\$70.62

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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: November 17, 2023
Charges Due: December 08, 2023

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

Statement Date: November 16, 2023

Amount Due: \$177.14

Due Date: December 07, 2023

Account #: 221008777825

Account Summary

Current Service Period: October 13, 2023 - November 10, 2023

Previous Amount Due	\$62.61
Payment(s) Received Since Last Statement	-\$62.61
Current Month's Charges	\$177.14

Amount Due by December 07, 2023 \$177.14

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 **480% higher** than the same period last year.

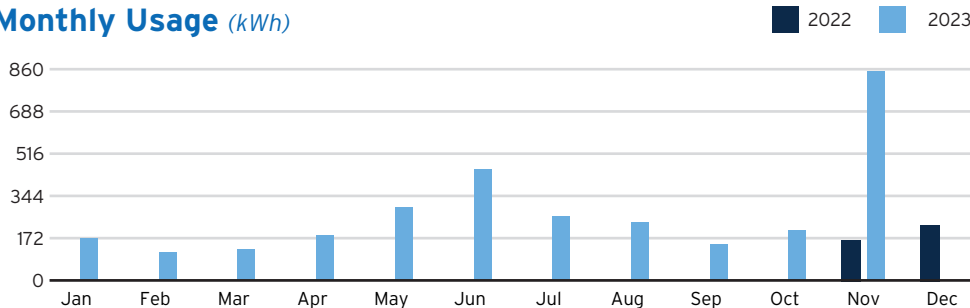


Your average daily kWh used was **314.29% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 221008777825

Due Date: December 07, 2023

Amount Due: \$177.14

Payment Amount: \$ _____

608174280148



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

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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.

6081742801482210087778250000000177141



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: November 16, 2023
Charges Due: December 07, 2023

Meter Read

Meter Location: IRRIGATION

Service Period: Oct 13, 2023 - Nov 10, 2023

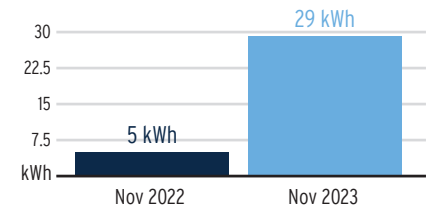
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	11/10/2023	6,026		5,173		853 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	853 kWh @ \$0.07990/kWh	\$68.15	
Fuel Charge	853 kWh @ \$0.05239/kWh	\$44.69	
Storm Protection Charge	853 kWh @ \$0.00400/kWh	\$3.41	
Clean Energy Transition Mechanism	853 kWh @ \$0.00427/kWh	\$3.64	
Storm Surcharge	853 kWh @ \$0.01061/kWh	\$9.05	
Florida Gross Receipt Tax		\$3.86	
Electric Service Cost		\$154.55	
Franchise Fee		\$10.12	
Municipal Public Service Tax		\$12.47	
Total Electric Cost, Local Fees and Taxes		\$177.14	

Avg kWh Used Per Day



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Total Current Month's Charges

\$177.14

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Tampa, FL 33601-0111

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Energy-Saving Programs:

813-275-3909

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



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: November 16, 2023
Charges Due: December 07, 2023

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

K-Bar Ranch II CDD

11/3/2023

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,505.39	11/17/2023	19292 Mossy Pine Dr	53100	4301
211019281875	\$ 1,662.02	11/17/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 56.88	11/17/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 67.75	11/17/2023	10821 Mistflower LN	53100	4301
211023511093	\$ 671.80	11/17/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 82.44	11/17/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 57.66	11/17/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 825.75	11/17/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 68.64	11/17/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 105.81	11/17/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,059.07	11/17/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 35.71	11/17/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,549.43	11/17/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 108.99	11/17/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 56.96	11/17/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 872.23	11/17/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,555.26	11/17/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,050.85	11/17/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,652.64	11/17/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total \$ 19,045.28

\$ 6,393.64 **53100-4301 Utilities**
\$ 1,662.02 **53100-4304 Recreation**
\$ 10,989.62 **53100-4307 Street Lights**
\$.05 **53100-4304 TECO Credits**

Total\$ 19,045.23



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

Statement Date: November 03, 2023

Amount Due: \$19,045.23

Due Date: November 17, 2023

Account #: 321000017111

Account Summary

Previous Amount Due	\$19,202.82
Payment(s) Received Since Last Statement	-\$19,202.82
Miscellaneous Credits	-\$0.05
Credit Balance After Payments and Credits	-\$0.05
Current Month's Charges	\$19,045.28

Amount Due by November 17, 2023 \$19,045.23

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

14,682 KWH



19290 BRIARBROOK DR, TAMPA, FL 33647

591 KWH



Scan here to interact with your bill online.

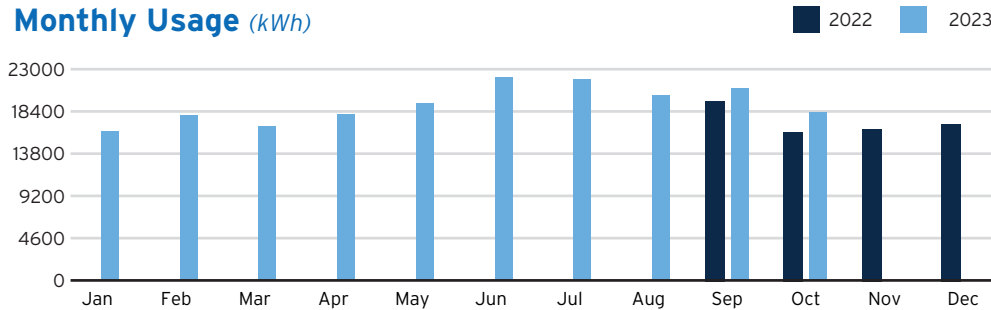


DOWNED IS DANGEROUS!

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

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety) for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

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



Account #: 321000017111

Due Date: November 17, 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](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$19,045.23

Payment Amount: \$ _____

700750002758

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.

7007500027583210000171110000019045238

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	10/13/2023	13,361		13,078		283 kWh	1	29 Days	\$1,505.39
									16.8%

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	10/12/2023	85,524		70,842		14,682 kWh	1	29 Days	\$1,662.02
1000778163	10/12/2023	28.74		0		28.74 kW	1	29 Days	16.5%

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	10/12/2023	10,568		10,345		223 kWh	1	29 Days	\$56.88
									17.1%

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	10/12/2023	9,120		8,885		235 kWh	1	29 Days	\$67.75
									20.3%

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

Sub-Account Number: 211023511093

[Continued on next page](#) →

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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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	10/12/2023	13,364		13,046		318 kWh	1	29 Days	\$82.44
									58.2%

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	10/12/2023	12,353		12,175		178 kWh	1	29 Days	\$57.66
									8.2%

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	10/12/2023	13,377		13,172		205 kWh	1	29 Days	\$825.75
									14.6%

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	10/12/2023	15,562		15,322		240 kWh	1	29 Days	\$68.64
									10.1%

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	10/12/2023	29,043		28,593		450 kWh	1	29 Days	\$105.81
									53.6%

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	10/12/2023	1,930		1,876		54 kWh	1	29 Days	\$35.71
									11.5%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Sub-Account Number: 221005600368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000123590	10/12/2023	32,076		31,485		591 kWh	1	29 Days	\$2,549.43
									<div><div></div><div>51.9%</div></div>

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

Sub-Account Number: 221005629565

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143151	10/13/2023	32,397		31,929		468 kWh	1	29 Days	\$108.99
									<div><div></div><div>1.1%</div></div>

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

Sub-Account Number: 221007136783

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000707065	10/12/2023	10,887		10,713		174 kWh	1	29 Days	\$56.96
									<div><div></div><div>31.5%</div></div>

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

Sub-Account Number: 221007621776

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000777467	10/13/2023	9,320		9,122		198 kWh	1	29 Days	\$872.23
									<div><div></div><div>▲ 48.9%</div></div>

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

Sub-Account Number: 221007993977

Amount: \$1,555.26

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

Sub-Account Number: 221008130249

Amount: \$1,050.85

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

Sub-Account Number: 221008151583

Amount: \$1,652.64

Total Current Month's Charges

\$19,045.28



Sub-Account #: 211017791636
Statement Date: 10/31/2023

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


Meter Read

Service Period: 09/15/2023 - 10/13/2023

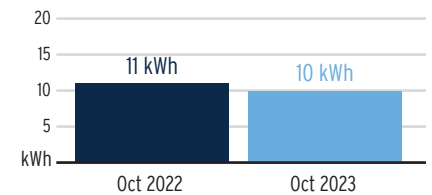
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	10/13/2023	13,361		13,078		283 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	283 kWh @ \$0.07990/kWh		\$22.61
Fuel Charge	283 kWh @ \$0.05239/kWh		\$14.83
Storm Protection Charge	283 kWh @ \$0.00400/kWh		\$1.13
Clean Energy Transition Mechanism	283 kWh @ \$0.00427/kWh		\$1.21
Storm Surcharge	283 kWh @ \$0.01061/kWh		\$3.00
Florida Gross Receipt Tax			\$1.65
Electric Service Cost			\$66.18
Franchise Fee			\$4.33
Municipal Public Service Tax			\$5.72
Total Electric Cost, Local Fees and Taxes			\$76.23

Avg kWh Used Per Day



Current Month's Electric Charges

\$76.23

Billing information continues on next page →



Sub-Account #: 211017791636
Statement Date: 10/31/2023

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

Service Period: 09/15/2023 - 10/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/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: 10/31/2023

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

Meter Read

Service Period: 09/14/2023 - 10/12/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	10/12/2023	85,524		70,842		14,682 kWh	1	29 Days
1000778163	10/12/2023	28.74		0		28.74 kW	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	29 kW @ \$14.13000/kW	\$409.77
Energy Charge	14,682 kWh @ \$0.00736/kWh	\$108.06
Fuel Charge	14,682 kWh @ \$0.05239/kWh	\$769.19
Capacity Charge	29 kW @ -\$0.06000/kW	-\$1.74
Storm Protection Charge	29 kW @ \$0.62000/kW	\$17.98
Energy Conservation Charge	29 kW @ \$0.88000/kW	\$25.52
Environmental Cost Recovery	14,682 kWh @ \$0.00084/kWh	\$12.33
Clean Energy Transition Mechanism	29 kW @ \$1.12000/kW	\$32.48
Storm Surcharge	14,682 kWh @ \$0.00238/kWh	\$34.94
Florida Gross Receipt Tax		\$36.92

Electric Service Cost **\$1,476.77**

Franchise Fee \$96.73

Municipal Public Service Tax \$88.52

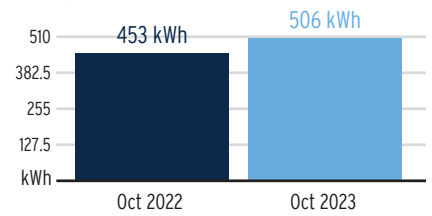
Total Electric Cost, Local Fees and Taxes **\$1,662.02**

Current Month's Electric Charges

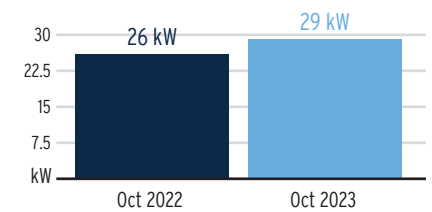
\$1,662.02

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: 10/31/2023

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

Meter Read


Meter Location: SIGN/GATE

Service Period: 09/14/2023 - 10/12/2023

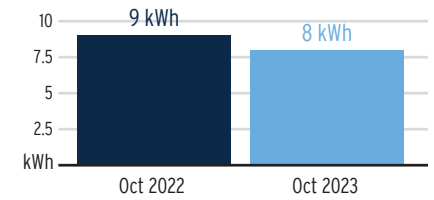
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	10/12/2023	10,568		10,345		223 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	223 kWh @ \$0.07990/kWh		\$17.82
Fuel Charge	223 kWh @ \$0.05239/kWh		\$11.68
Storm Protection Charge	223 kWh @ \$0.00400/kWh		\$0.89
Clean Energy Transition Mechanism	223 kWh @ \$0.00427/kWh		\$0.95
Storm Surcharge	223 kWh @ \$0.01061/kWh		\$2.37
Florida Gross Receipt Tax			\$1.42
Electric Service Cost			\$56.88

Avg kWh Used Per Day



Current Month's Electric Charges

\$56.88

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 10/31/2023

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read


Meter Location: ENTRY LIGHT & GATE

Service Period: 09/14/2023 - 10/12/2023

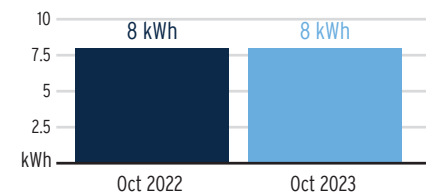
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	10/12/2023	9,120		8,885		235 kWh	1	29 Days

Charge Details


 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	235 kWh @ \$0.07990/kWh	\$18.78
Fuel Charge	235 kWh @ \$0.05239/kWh	\$12.31
Storm Protection Charge	235 kWh @ \$0.00400/kWh	\$0.94
Clean Energy Transition Mechanism	235 kWh @ \$0.00427/kWh	\$1.00
Storm Surcharge	235 kWh @ \$0.01061/kWh	\$2.49
Florida Gross Receipt Tax		\$1.47
Electric Service Cost		\$58.74
Franchise Fee		\$3.85
Municipal Public Service Tax		\$5.16
Total Electric Cost, Local Fees and Taxes		\$67.75

Avg kWh Used Per Day



Current Month's Electric Charges

\$67.75

 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$0.05
Total Current Month's Credits	-\$0.05

Billing information continues on next page →




Sub-Account #: 211023511093
Statement Date: 10/31/2023

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

Service Period: 09/14/2023 - 10/12/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	407 kWh @ \$0.03511/kWh	\$14.29
Fixture & Maintenance Charge	11 Fixtures	\$130.13
Lighting Pole / Wire	11 Poles	\$453.86
Lighting Fuel Charge	407 kWh @ \$0.05169/kWh	\$21.04
Storm Protection Charge	407 kWh @ \$0.01466/kWh	\$5.97
Clean Energy Transition Mechanism	407 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge	407 kWh @ \$0.00326/kWh	\$1.33
Florida Gross Receipt Tax		\$1.10
Franchise Fee		\$41.13
Municipal Public Service Tax		\$2.80
Lighting Charges		\$671.80

Current Month's Electric Charges **\$671.80**

Billing information continues on next page →



Sub-Account #: 211023511135
Statement Date: 10/31/2023

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

Meter Read


Meter Location: WELL/IRRIGATION

Service Period: 09/14/2023 - 10/12/2023

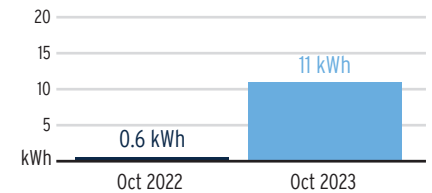
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	10/12/2023	13,364		13,046		318 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	318 kWh @ \$0.07990/kWh	\$25.41
	Fuel Charge	318 kWh @ \$0.05239/kWh	\$16.66
	Storm Protection Charge	318 kWh @ \$0.00400/kWh	\$1.27
	Clean Energy Transition Mechanism	318 kWh @ \$0.00427/kWh	\$1.36
	Storm Surcharge	318 kWh @ \$0.01061/kWh	\$3.37
	Florida Gross Receipt Tax		\$1.79
	Electric Service Cost		\$71.61
	Franchise Fee		\$4.69
	Municipal Public Service Tax		\$6.14
	Total Electric Cost, Local Fees and Taxes		\$82.44

Avg kWh Used Per Day



Current Month's Electric Charges

\$82.44

Billing information continues on next page →



Sub-Account #: 221003321017
Statement Date: 10/31/2023

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


Meter Read

Service Period: 09/14/2023 - 10/12/2023

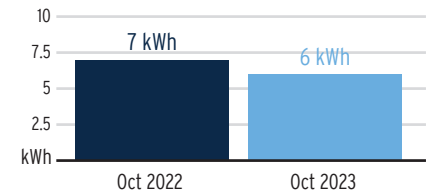
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	10/12/2023	12,353		12,175		178 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	178 kWh @ \$0.07990/kWh	\$14.22
Fuel Charge	178 kWh @ \$0.05239/kWh	\$9.33
Storm Protection Charge	178 kWh @ \$0.00400/kWh	\$0.71
Clean Energy Transition Mechanism	178 kWh @ \$0.00427/kWh	\$0.76
Storm Surcharge	178 kWh @ \$0.01061/kWh	\$1.89
Florida Gross Receipt Tax		\$1.25
Electric Service Cost		\$49.91
Franchise Fee		\$3.27
Municipal Public Service Tax		\$4.48
Total Electric Cost, Local Fees and Taxes		\$57.66

Avg kWh Used Per Day



Current Month's Electric Charges

\$57.66

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 10/31/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647


Meter Read

Service Period: 09/14/2023 - 10/12/2023

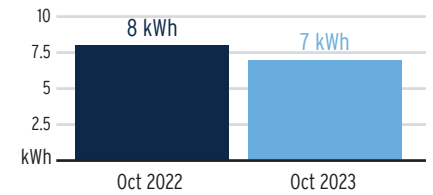
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	10/12/2023	13,377		13,172		205 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	205 kWh @ \$0.07990/kWh	\$16.38	
Fuel Charge	205 kWh @ \$0.05239/kWh	\$10.74	
Storm Protection Charge	205 kWh @ \$0.00400/kWh	\$0.82	
Clean Energy Transition Mechanism	205 kWh @ \$0.00427/kWh	\$0.88	
Storm Surcharge	205 kWh @ \$0.01061/kWh	\$2.18	
Florida Gross Receipt Tax		\$1.35	
Electric Service Cost		\$54.10	
Franchise Fee		\$3.54	
Municipal Public Service Tax		\$4.80	
Total Electric Cost, Local Fees and Taxes		\$62.44	

Avg kWh Used Per Day



Current Month's Electric Charges

\$62.44

Billing information continues on next page →




Sub-Account #: 221003637594
Statement Date: 10/31/2023

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 09/14/2023 - 10/12/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	432 kWh @ \$0.03511/kWh	\$15.17
Fixture & Maintenance Charge	16 Fixtures	\$331.68
Lighting Pole / Wire	16 Poles	\$335.36
Lighting Fuel Charge	432 kWh @ \$0.05169/kWh	\$22.33
Storm Protection Charge	432 kWh @ \$0.01466/kWh	\$6.33
Clean Energy Transition Mechanism	432 kWh @ \$0.00036/kWh	\$0.16
Storm Surcharge	432 kWh @ \$0.00326/kWh	\$1.41
Florida Gross Receipt Tax		\$1.16
Franchise Fee		\$46.74
Municipal Public Service Tax		\$2.97
Lighting Charges		\$763.31

Current Month's Electric Charges \$763.31

Billing information continues on next page →



Sub-Account #: 221005599891
Statement Date: 10/31/2023

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

Meter Read


Meter Location: WELL

Service Period: 09/14/2023 - 10/12/2023

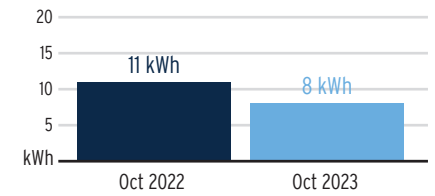
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	10/12/2023	15,562		15,322		240 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	240 kWh @ \$0.07990/kWh		\$19.18
Fuel Charge	240 kWh @ \$0.05239/kWh		\$12.57
Storm Protection Charge	240 kWh @ \$0.00400/kWh		\$0.96
Clean Energy Transition Mechanism	240 kWh @ \$0.00427/kWh		\$1.02
Storm Surcharge	240 kWh @ \$0.01061/kWh		\$2.55
Florida Gross Receipt Tax			\$1.49
Electric Service Cost			\$59.52
Franchise Fee			\$3.90
Municipal Public Service Tax			\$5.22
Total Electric Cost, Local Fees and Taxes			\$68.64

Avg kWh Used Per Day



Current Month's Electric Charges

\$68.64

Billing information continues on next page →



Sub-Account #: 221005600327
Statement Date: 10/31/2023

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


Meter Read

Service Period: 09/14/2023 - 10/12/2023

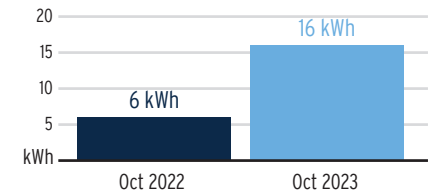
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	10/12/2023	29,043		28,593		450 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	450 kWh @ \$0.07990/kWh	\$35.96
Fuel Charge	450 kWh @ \$0.05239/kWh	\$23.58
Storm Protection Charge	450 kWh @ \$0.00400/kWh	\$1.80
Clean Energy Transition Mechanism	450 kWh @ \$0.00427/kWh	\$1.92
Storm Surcharge	450 kWh @ \$0.01061/kWh	\$4.77
Florida Gross Receipt Tax		\$2.30
Electric Service Cost		\$92.08
Franchise Fee		\$6.03
Municipal Public Service Tax		\$7.70
Total Electric Cost, Local Fees and Taxes		\$105.81

Avg kWh Used Per Day



Current Month's Electric Charges

\$105.81

Billing information continues on next page →



Sub-Account #: 221005600335
Statement Date: 10/31/2023

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

Service Period: 09/15/2023 - 10/13/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	3207 kWh @ \$0.03511/kWh	\$112.60
Fixture & Maintenance Charge	128 Fixtures	\$2411.34
Lighting Pole / Wire	128 Poles	\$3302.11
Lighting Fuel Charge	3207 kWh @ \$0.05169/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: 10/31/2023

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

Meter Read

Meter Location: ENTRANCE

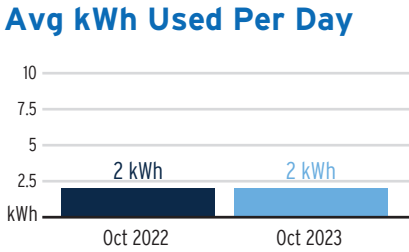
Service Period: 09/14/2023 - 10/12/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	10/12/2023	1,930		1,876		54 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	54 kWh @ \$0.07990/kWh	\$4.31
	Fuel Charge	54 kWh @ \$0.05239/kWh	\$2.83
	Storm Protection Charge	54 kWh @ \$0.00400/kWh	\$0.22
	Clean Energy Transition Mechanism	54 kWh @ \$0.00427/kWh	\$0.23
	Storm Surcharge	54 kWh @ \$0.01061/kWh	\$0.57
	Florida Gross Receipt Tax		\$0.77
	Electric Service Cost		\$30.68
	Franchise Fee		\$2.01
	Municipal Public Service Tax		\$3.02
	Total Electric Cost, Local Fees and Taxes		\$35.71



Current Month's Electric Charges **\$35.71**

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 10/31/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

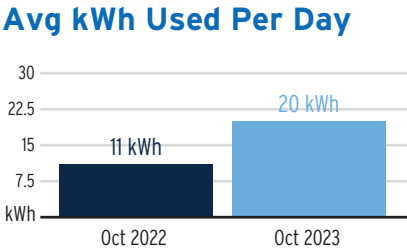
Service Period: 09/14/2023 - 10/12/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	10/12/2023	32,076		31,485		591 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	591 kWh @ \$0.07990/kWh		\$47.22
Fuel Charge	591 kWh @ \$0.05239/kWh		\$30.96
Storm Protection Charge	591 kWh @ \$0.00400/kWh		\$2.36
Clean Energy Transition Mechanism	591 kWh @ \$0.00427/kWh		\$2.52
Storm Surcharge	591 kWh @ \$0.01061/kWh		\$6.27
Florida Gross Receipt Tax			\$2.85
Electric Service Cost			\$113.93
Franchise Fee			\$7.46
Municipal Public Service Tax			\$9.37
Total Electric Cost, Local Fees and Taxes			\$130.76



Current Month's Electric Charges \$130.76

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 10/31/2023

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 09/14/2023 - 10/12/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	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: 10/31/2023

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


Meter Read

Service Period: 09/15/2023 - 10/13/2023

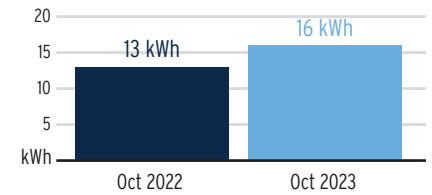
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	10/13/2023	32,397		31,929		468 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	468 kWh @ \$0.07990/kWh	\$37.39
Fuel Charge	468 kWh @ \$0.05239/kWh	\$24.52
Storm Protection Charge	468 kWh @ \$0.00400/kWh	\$1.87
Clean Energy Transition Mechanism	468 kWh @ \$0.00427/kWh	\$2.00
Storm Surcharge	468 kWh @ \$0.01061/kWh	\$4.97
Florida Gross Receipt Tax		\$2.37
Electric Service Cost		\$94.87
Franchise Fee		\$6.21
Municipal Public Service Tax		\$7.91
Total Electric Cost, Local Fees and Taxes		\$108.99

Avg kWh Used Per Day



Current Month's Electric Charges

\$108.99

Billing information continues on next page →



Sub-Account #: 221007136783
Statement Date: 10/31/2023

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


Meter Read

Service Period: 09/14/2023 - 10/12/2023

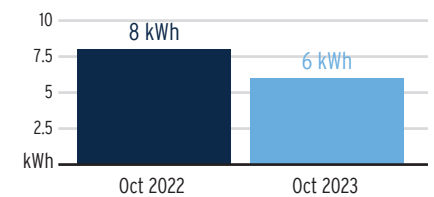
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	10/12/2023	10,887		10,713		174 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	174 kWh @ \$0.07990/kWh	\$13.90
Fuel Charge	174 kWh @ \$0.05239/kWh	\$9.12
Storm Protection Charge	174 kWh @ \$0.00400/kWh	\$0.70
Clean Energy Transition Mechanism	174 kWh @ \$0.00427/kWh	\$0.74
Storm Surcharge	174 kWh @ \$0.01061/kWh	\$1.85
Florida Gross Receipt Tax		\$1.23
Electric Service Cost		\$49.29
Franchise Fee		\$3.23
Municipal Public Service Tax		\$4.44
Total Electric Cost, Local Fees and Taxes		\$56.96

Avg kWh Used Per Day



Current Month's Electric Charges

\$56.96

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 10/31/2023

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


Meter Read

Service Period: 09/15/2023 - 10/13/2023

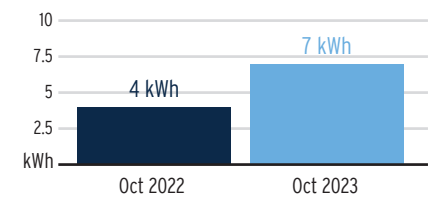
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	10/13/2023	9,320		9,122		198 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	198 kWh @ \$0.07990/kWh		\$15.82
Fuel Charge	198 kWh @ \$0.05239/kWh		\$10.37
Storm Protection Charge	198 kWh @ \$0.00400/kWh		\$0.79
Clean Energy Transition Mechanism	198 kWh @ \$0.00427/kWh		\$0.85
Storm Surcharge	198 kWh @ \$0.01061/kWh		\$2.10
Florida Gross Receipt Tax			\$1.33
Electric Service Cost			\$53.01
Franchise Fee			\$3.47
Municipal Public Service Tax			\$4.72
Total Electric Cost, Local Fees and Taxes			\$61.20

Avg kWh Used Per Day



Current Month's Electric Charges

\$61.20

Billing information continues on next page →




Sub-Account #: 221007621776
Statement Date: 10/31/2023

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

Service Period: 09/15/2023 - 10/13/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	459 kWh @ \$0.03511/kWh	\$16.12
Fixture & Maintenance Charge	17 Fixtures	\$352.41
Lighting Pole / Wire	17 Poles	\$356.32
Lighting Fuel Charge	459 kWh @ \$0.05169/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: 10/31/2023

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

Service Period: 09/15/2023 - 10/13/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	703 kWh @ \$0.03511/kWh	\$24.68
Fixture & Maintenance Charge	37 Fixtures	\$603.84
Lighting Pole / Wire	37 Poles	\$775.52
Lighting Fuel Charge	703 kWh @ \$0.05169/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: 10/31/2023

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

Service Period: 09/14/2023 - 10/12/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	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: 10/31/2023

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

Service Period: 09/15/2023 - 10/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	967 kWh @ \$0.03511/kWh	\$33.95
Fixture & Maintenance Charge	31 Fixtures	\$526.93
Lighting Pole / Wire	31 Poles	\$913.66
Lighting Fuel Charge	967 kWh @ \$0.05169/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

\$19,045.28

Important Messages

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



INVOICE

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

Customer Name:

K BAR RANCH II CDD

Service Period:

11/01/23-11/30/23

Invoice Date:

10/27/2023

Invoice Number:

9975413-2206-8

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****Nov 26, 2023**

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

Your Total Due**\$267.36**

If payment is received after

11/26/2023: **\$ 274.04****Previous Balance**

267.36

+

Payments

(267.36)

+

Adjustments

0.00

+

Current Invoice Charges

267.36

=

Total Account Balance Due**267.36****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	11/01/23		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	11/01/23		1.00	190.36
8 Yard Dumpster 1X Week	11/01/23		1.00	57.25
Total Current Charges				267.36



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



DO NOT SEND PAYMENTS HERE:
WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
10/27/2023	9975413-2206-8	23-24608-23004
Payment Terms	Total Due	Amount
Total Due by 11/26/2023	\$267.36	
If Received after 11/26/2023	\$274.04	

2206000232460823004099754130000002673600000026736 3

10290C53

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



GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

Visit wm.com/MyWM 10/26/2022				
				Your Total Due \$123.45 <small>If payment is received after 10/27/2022 \$128.45</small>
Previous Balance	+	Payments	+	Adjustments
\$123.45	+	(\$123.45)	+	0.00
				Current Invoice Charges
				\$123.45
				Total Account Balance Due
				\$123.45

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

Prevent Truck & Facility Fires

Instead of placing these items in the garbage or recycling containers, visit your county or city website to find a household hazardous waste drop off location. You can also visit call2recycle.org to find a retailer who accepts batteries for proper recycling.

NO

- Propane tanks
- Lithium-ion batteries
- BBQ coals
- Other hazardous items

Hazardous household items that are improperly disposed of can cause **garbage truck and facility fires**. This includes lithium-ion batteries that can be found in many electronics and toys.

This summer, remember to:

- Allow coals to cool, after grilling
- Dispose of coals in a sealed metal container
- Take hazardous waste to your local hazardous waste drop location



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

<input type="checkbox"/> Check Here to Change Contact Info	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment
List your new billing information below. For a change of service address, please contact WM .	If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.
Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	
	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. 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 7

Fwd: KBar Ranch 2 service agreement

Cooper Pools Commercial Cleaning <vpoperations@cooperpoolsinc.com>

Tue 11/14/2023 7:00 PM

To: Clubhouse Manager <manager@kbarii.com>

 1 attachments (695 KB)

KBar Ranch 2 Service agreement nov 2023.pdf;

Thank you, Jeffrey, for requesting a service quote with Cooper Pools. Please see attached service agreement. If you have an issue opening, please let me know.

Upon inspection of your pool, I found a few areas of concern or items to address listed below.

- 1) Entry handrail missing an escutcheon plate. I will replace one time for free with a signed service agreement .
- 2) The filter lid needs a lift support replaced. The current style is a gas filled shock and will have to be quoted. I would suggest replacing them both.
- 3) Noticed many areas of metal staining around most of the floor returns. I did a stain test and confirmed it is metal staining. This can be chemically treated rather than doing a drain and acid wash. This treatment would require the pool to be closed for a minimum of 4 days and up to 7 due to the amount of stain removal chemicals that it will require. PLEASE note, the areas closest to the returns may not lift out, as these are typically erosion stains. The process will remove 70-80 % of the metal stains. This process is much cheaper than draining and acid washing the pool. The cost to treat would be \$3485. Again this will not make it 100%, but it will make a great improvement visually.
- 5) DOH has your maindrain listed as good until 2027.
- 6) Once our service has been approved, we will inspect the filter grids and report back to the property manager on the overall condition of the grids and quote replacements if necessary, along with an official quote for the future planned replacement of all, so it can be budgeted accordingly, as there are 72 grids and would be \$4000 to replace them all.
- 7) All signage was found to be current and correct.
- 8) All equipment and chemical pumps are functioning as expected at the time of inspection.

In the event your current service provider requires a 30 day notice and fails to meet service completion, Cooper Pools will be ready to step in prior to our agreement date. We only need a 2 day notice and we will be there for you.

Myself and Mike Cooper are always willing to come to your board meeting and cover any questions and concerns you may have.

Thank you,
Bob Bowling
Cooper Pools Inc
813-484-5257



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Kbar Ranch 2 CDD
10820 Mistflower Lane, Tampa, FL 33614
Date 11/14/2023

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer.**

We strive to maintain all of our clients pools with 100% quality year round,

Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$45 per visit.

RATE for Commercial Service will

\$ 2840 per month for 3 visits-per-week service for pools M-W-F

Main Pool, 133,625 gallon. 72 grids

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: ____/____/____ 2023__

Property Address: ____10820 Mistflower Lane, Tampa, Fl 33614

Email: ____manager@kbarii.com____ (kbar-eye-eye)

Name: ____Jeffrey LaFlamme____

Phone Number: ____813-388-9646____ ext ____

Signature: _____

Date: _____

Initial Tech: Bob

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

11/14/2023

Tab 8

This instrument should be
returned after recording to:

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

SPECIAL WARRANTY DEED

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

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

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

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

AND Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; that Grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever lawfully claiming or purporting to claim the same, or any part thereof, by through or under Grantor, but not otherwise; and that the land is free of all encumbrances except

for zoning and land use regulations, property taxes for the current year (if not yet due and payable), easements, covenants, restrictions and other matters of record.

[Signature pages follow.]

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

WITNESSES:

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

By: _____

Printed Name: _____

Printed Name: _____

Title: Vice President

Printed Name: _____

“Grantor”

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

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

[AFFIX NOTARIAL SEAL]

NOTARY PUBLIC, STATE OF _____

Print Name: _____

EXHIBIT A

Legal Descriptions

Tracts B and C as described in K-Bar Ranch Parkway Segment F1 & Mistflower Lane Segment 5, according to the map or plat thereof recorded in Plat Book 141, Pages 143-148 of the Public Records of Hillsborough County, Florida.

Tract C as described in K-Bar Ranch Parcel A, according to the map or plat thereof recorded in Plat Book 133, Pages 74-90 of the Public Records of Hillsborough County, Florida.

Tract D as described in K-Bar Parcel L, Phase 1 according to the map or plat thereof recorded in Plat Book 129, Pages 229-243 of the Public Records of Hillsborough County, Florida.

Tract K as described in K-Bar Ranch Parcel C according to the map or plat thereof recorded in Plat Book 130, Pages 163-178 of the Public Records of Hillsborough County, Florida.

LIEN AND POSSESSION AFFIDAVIT

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

1. Owner is the fee simple owner of that certain real property located and situated in Hillsborough County, Florida, being more particularly described on Exhibit "A" attached hereto (the "Property").

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

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

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

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

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

Dated: _____, 2023

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

By: _____
_____, Vice President

STATE OF FLORIDA)
COUNTY OF _____)

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

(NOTARY SEAL)

Notary Public

(Type, Stamp or Print Name)
My commission expires:

EXHIBIT A

Legal Descriptions

Tracts B and C as described in K-Bar Ranch Parkway Segment F1 & Mistflower Lane Segment 5, according to the map or plat thereof recorded in Plat Book 141, Pages 143-148 of the Public Records of Hillsborough County, Florida.

Tract C as described in K-Bar Ranch Parcel A, according to the map or plat thereof recorded in Plat Book 133, Pages 74-90 of the Public Records of Hillsborough County, Florida.

Tract D as described in K-Bar Parcel L, Phase 1 according to the map or plat thereof recorded in Plat Book 129, Pages 229-243 of the Public Records of Hillsborough County, Florida.

Tract K as described in K-Bar Ranch Parcel C according to the map or plat thereof recorded in Plat Book 130, Pages 163-178 of the Public Records of Hillsborough County, Florida.

BILL OF SALE

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

The well and any improvements associated with the wells, located on Tract C as described in K-Bar Ranch Parcel A, according to the map or plat thereof recorded in Plat Book 133, Pages 74-90 of the Public Records of Hillsborough County, Florida; Tract D as described in K-Bar Parcel L, Phase 1 according to the map or plat thereof recorded in Plat Book 129, Pages 229-243 of the Public Records of Hillsborough County, Florida; and Tract K as described in K-Bar Ranch Parcel C according to the map or plat thereof recorded in Plat Book 130, Pages 163-178 of the Public Records of Hillsborough County, Florida.

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

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

[Signature page follows.]

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

Witnesses:

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

Name: _____
(Print or Type Name)

By: _____
Name: _____
Title: _____

Name: _____
(Print or Type Name)

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____ as _____ of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He/she is personally known to me or ☐ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.

Signature of Notary

Name: _____
(Print/Type Name)

Notary Public, State of Florida
My Commission Expires: _____

[AFFIX NOTARY SEAL OR STAMP]

Tab 9

Prepared by: Trey Thrailkill

Return original or certified recorded
document to:
Environmental Protection Commission
Wetlands Management Division
3629 Queen Palm Drive,
Tampa FL 33619

Deed of Conservation Easement

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this ____ day of ____, 20__, by **K Bar Ranch II CDD** ("Grantor") whose mailing address is 2700 S. Falkenburg Rd. Suite 2745 **Riverview, FL 33578** to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY ("Grantee" or "EPC") whose mailing address is 3629 Queen Palm Drive, Tampa, Florida 33619. As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Hillsborough County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires to construct **K-Bar Pkwy Seg F1 & F2, Mistflower Ln Seg 5** ("Project") at a site in Hillsborough County, which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11, Rules of the ~~EMC~~; a

WHEREAS, under the jurisdiction of the Wetland Impact Approval and Mitigation Agreement (the "Mitigation Agreement") executed by the EPC Executive Director on **5/19/2020** the Grantee authorizes certain activities which affect wetlands or other surface waters in Hillsborough County and the Grantor agrees to adequately protect the environmental benefits provided by the impacted wetlands or other surface waters through wetland mitigation, including but not limited to this Conservation Easement; and

WHEREAS, the Grantor, in consideration of the consent granted by the Mitigation Agreement or other good and valuable consideration provided to Grantor and pursuant to Section

1-11.08, Rules of the EPC, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit “B” (“Conservation Easement Area”); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Mitigation Agreement, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Mitigation Agreement, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Mitigation Agreement to construct the permitted activity, and as an inducement to Grantee in issuing the Mitigation Agreement, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit “B” which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Mitigation Agreement (or any modification thereto) and any Management Plan attached hereto as Exhibit “C” (“Management Plan”) which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Mitigation Agreement (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the

use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Mitigation Agreement (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, mangroves, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

iii. Activities authorized by the Mitigation Agreement or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation

plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan.

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

f. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, and use by farm animals for grazing;

h. Acts or uses detrimental to such aforementioned retention of land or water areas; and

i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Mitigation Agreement (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property, if necessary to preserve and protect the

environmental value of the Conservation Easement Area. Moreover, Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Conservation Easement Area and that since its acquisition of the Conservation Easement Area, no hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Conservation Easement Area, and that there are not now any underground storage tanks located on the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys' fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned Mitigation Agreement. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

8. **Taxes.** Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Hillsborough County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion (but no later than 30 days after execution) in the official records of Hillsborough County, Florida and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. **Mitigation Agreement Compliance.** During the term of the Mitigation Agreement, the Mitigation Agreement may authorize activities (e.g. – restoration, creation, etc.) in the Conservation Easement Area that otherwise would be prohibited by this Conservation Easement.

16. **Third Party Enforcement Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (“SWFWMD”), Army Corps of Engineers (“ACOE”) and / or the Department of Environmental Protection (“DEP”) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ (“Grantor”) has hereunto set its authorized hand
this _____ day of _____, 20____ .

By: _____ (signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____ (Signature of Witness #1)

Name: _____ (Print)

By: _____ (Signature of Witness #2)

Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, (year), by
_____ (name of person) as _____
(type of authority...e.g. officer, trustee, attorney in fact) for _____
(name of party on behalf of whom instrument was executed).

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)

Type of Identification Produced: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at _____ Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Hillsborough County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Environmental Protection Commission of Hillsborough County, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____ day of _____, 20____.

By: _____ (Signature) _____ (Mortgagee/Lender)

Name: _____

Title: _____

WITNESSES:

By: _____ (Signature) By: _____ (Signature)

Name: _____ (Print) Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, (year), by (name of officer or agent, title of officer or agent) of _____ (name of lender/corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation.

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)

Type of Identification Produced: _____

EXHIBIT A

[LOCATION MAP]



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

N



0 600
Feet

Date: 5/12/2023

Drawn by: CM

Source: ESRI

Prepared for:

File

K-Bar

AK

Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida



**Horner Environmental
Professionals**

28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500

horerenvironmental.com

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL D
WETLAND MITIGATION AREA AK

DESCRIPTION: A portion of TRACT B (Wetland Conservation Area) as shown on the plat of K-BAR RANCH PARCEL D, recorded in Plat Book 140, Pages 268 through 275, inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

BEGINNING at the Northwesterly corner of said K-BAR RANCH PARCEL D, run thence along the Northerly boundary thereof, the following six (6) courses: 1) S.53°40'01"E., a distance of 53.73 feet; 2) N.77°40'03"E., a distance of 329.98 feet; 3) N.03°31'56"W., a distance of 89.57 feet; 4) N.87°25'45"E., a distance of 793.89 feet; 5) S.29°32'34"E., a distance of 196.07 feet; 6) S.83°38'06"E., a distance of 250.16 feet; thence S.20°37'07"E., a distance of 49.19 feet; thence S.31°43'06"W., a distance of 116.04 feet; thence S.66°50'13"W., a distance of 68.88 feet; thence N.80°16'00"W., a distance of 54.14 feet; thence N.64°53'34"W., a distance of 40.67 feet; thence N.44°28'38"W., a distance of 62.91 feet; thence N.28°32'55"W., a distance of 51.19 feet; thence N.34°31'53"W., a distance of 54.98 feet; thence N.61°07'33"W., a distance of 54.49 feet; thence N.52°25'25"W., a distance of 38.62 feet; thence S.17°52'33"W., a distance of 52.88 feet; thence N.74°06'49"W., a distance of 75.90 feet; thence N.28°27'09"W., a distance of 55.91 feet; thence N.54°10'20"W., a distance of 67.67 feet; thence N.64°39'19"W., a distance of 54.00 feet; thence S.86°56'43"W., a distance of 77.14 feet; thence S.49°15'02"W., a distance of 132.94 feet; thence S.72°58'08"W., a distance of 26.32 feet; thence N.70°17'56"W., a distance of 39.59 feet; thence N.56°54'15"W., a distance of 74.92 feet; thence N.85°36'49"W., a distance of 85.17 feet; thence S.79°18'15"W., a distance of 72.06 feet; thence S.39°04'47"W., a distance of 41.55 feet; thence S.74°27'27"W., a distance of 91.95 feet; thence S.72°56'12"W., a distance of 105.00 feet; thence S.80°01'22"W., a distance of 96.48 feet; thence N.82°01'30"W., a distance of 109.21 feet; thence N.73°34'20"W., a distance of 18.84 feet, to a point on the Westerly boundary of said K-BAR RANCH PARCEL D; thence along said Westerly boundary, N.10°17'15"W., a distance of 48.67 feet, to the POINT OF BEGINNING.

Containing 3.763 acres, more or less.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 53°40'01" E	53.73'
L2	S 20°37'07" E	49.19'
L3	S 31°43'06" W	116.04'
L4	S 66°50'13" W	68.88'
L5	N 80°16'00" W	54.14'
L6	N 64°53'34" W	40.67'
L7	N 44°28'38" W	62.91'
L8	N 28°32'55" W	51.19'
L9	N 34°31'53" W	54.98'
L10	N 61°07'33" W	54.49'

LINE DATA TABLE

NO.	BEARING	LENGTH
L11	N 52°25'25" W	38.62'
L12	S 17°52'33" W	52.88'
L13	N 74°06'49" W	75.90'
L14	N 28°27'09" W	55.91'
L15	N 54°10'20" W	67.67'
L16	N 64°39'19" W	54.00'
L17	S 86°56'43" W	77.14'
L18	S 49°15'02" W	132.94'
L19	S 72°58'08" W	26.32'
L20	N 70°17'56" W	39.59'

LINE DATA TABLE

NO.	BEARING	LENGTH
L21	N 56°54'15" W	74.92'
L22	N 85°36'49" W	85.17'
L23	S 79°18'15" W	72.06'
L24	S 39°04'47" W	41.55'
L25	S 74°27'27" W	91.95'
L26	S 72°56'12" W	105.00'
L27	S 80°01'22" W	96.48'
L28	N 82°01'30" W	109.21'
L29	N 73°34'20" W	18.84'
L30	N 10°17'15" W	48.67'

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

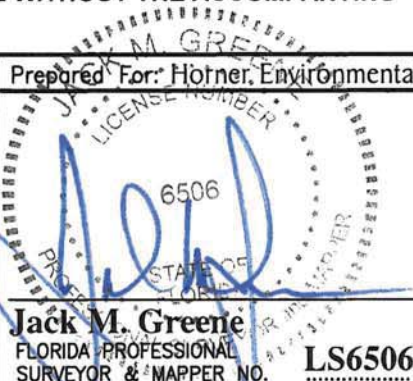
PHASE: Mitigation Area AK

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.


Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

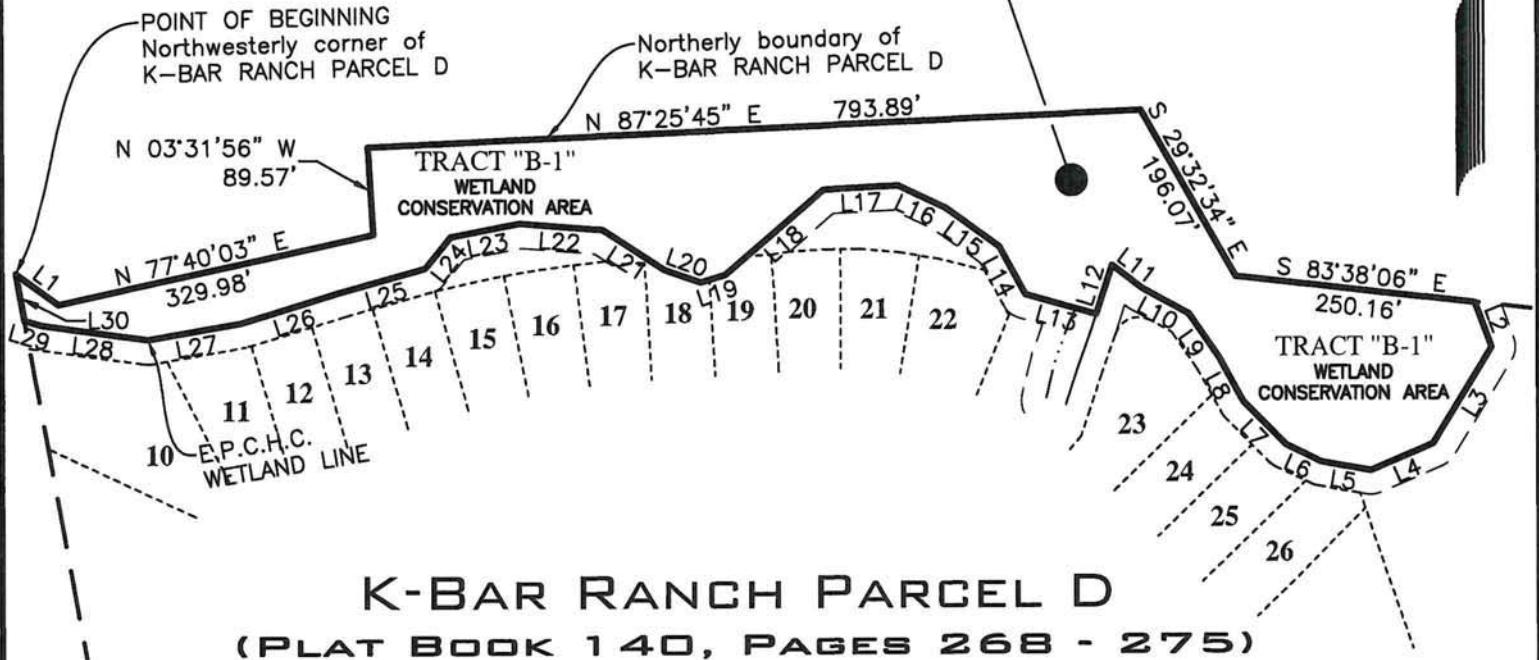
DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 200'

WETLAND MITIGATION AREA AK

Area = 3.763 Acres±



NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND LINE DATA TABLE.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area AK

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506

STATE OF FLORIDA

Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Prepared by: Trey Thrailkill

Return original or certified recorded
document to:
Environmental Protection Commission
Wetlands Management Division
3629 Queen Palm Drive,
Tampa FL 33619

Deed of Conservation Easement

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this ____ day of ____, 20__, by **K Bar Ranch II CDD** ("Grantor") whose mailing address is 2700 S. Falkenburg Rd. Suite 2745 **Riverview, FL 33578** to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY ("Grantee" or "EPC") whose mailing address is 3629 Queen Palm Drive, Tampa, Florida 33619. As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Hillsborough County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires to construct **K-Bar Ranch Parcel I** ("Project") at a site in Hillsborough County, which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11, Rules of the EPC; and

WHEREAS, under the jurisdiction of the Wetland Impact Approval and Mitigation Agreement (the "Mitigation Agreement") executed by the EPC Executive Director on **10/27/2020** the Grantee authorizes certain activities which affect wetlands or other surface waters in Hillsborough County and the Grantor agrees to adequately protect the environmental benefits provided by the impacted wetlands or other surface waters through wetland mitigation, including but not limited to this Conservation Easement; and

WHEREAS, the Grantor, in consideration of the consent granted by the Mitigation Agreement or other good and valuable consideration provided to Grantor and pursuant to Section

1-11.08, Rules of the EPC, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit “B” (“Conservation Easement Area”); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Mitigation Agreement, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Mitigation Agreement, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Mitigation Agreement to construct the permitted activity, and as an inducement to Grantee in issuing the Mitigation Agreement, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit “B” which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Mitigation Agreement (or any modification thereto) and any Management Plan attached hereto as Exhibit “C” (“Management Plan”) which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Mitigation Agreement (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the

use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Mitigation Agreement (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, mangroves, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

iii. Activities authorized by the Mitigation Agreement or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation

plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan.

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

f. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, and use by farm animals for grazing;

h. Acts or uses detrimental to such aforementioned retention of land or water areas; and

i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Mitigation Agreement (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property, if necessary to preserve and protect the

environmental value of the Conservation Easement Area. Moreover, Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Conservation Easement Area and that since its acquisition of the Conservation Easement Area, no hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Conservation Easement Area, and that there are not now any underground storage tanks located on the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys' fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned Mitigation Agreement. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

8. **Taxes.** Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Hillsborough County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion (but no later than 30 days after execution) in the official records of Hillsborough County, Florida and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. **Mitigation Agreement Compliance.** During the term of the Mitigation Agreement, the Mitigation Agreement may authorize activities (e.g. – restoration, creation, etc.) in the Conservation Easement Area that otherwise would be prohibited by this Conservation Easement.

16. **Third Party Enforcement Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (“SWFWMD”), Army Corps of Engineers (“ACOE”) and / or the Department of Environmental Protection (“DEP”) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ (“Grantor”) has hereunto set its authorized hand
this _____ day of _____, 20____ .

By: _____ (signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____ (Signature of Witness #1)

Name: _____ (Print)

By: _____ (Signature of Witness #2)

Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, (year), by
_____ (name of person) as _____
(type of authority...e.g. officer, trustee, attorney in fact) for _____
(name of party on behalf of whom instrument was executed).

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)
Type of Identification Produced: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at _____ Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Hillsborough County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Environmental Protection Commission of Hillsborough County, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____ day of _____, 20____.

By: _____ (Signature) _____ (Mortgagee/Lender)

Name: _____

Title: _____

WITNESSES:

By: _____ (Signature) By: _____ (Signature)

Name: _____ (Print) Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, (year), by (name of officer or agent, title of officer or agent) of _____ (name of lender/corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation.

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)

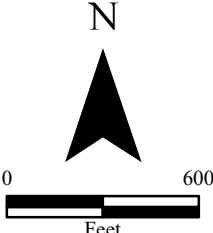
Type of Identification Produced: _____

EXHIBIT A


[LOCATION MAP]



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

	Date: 3/31/2023	Drawn by: CM
	Source: ESRI	
	Prepared for:	
	File	

K-Bar
J2
Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida



Horner Environmental Professionals
28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500
hornerenvironmental.com

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL K PHASE 1
WETLAND MITIGATION AREA J-2 PART I

DESCRIPTION: A portion of TRACT B (Open Space and Drainage Area) as shown on the plat of K-BAR RANCH PARCEL J, recorded in Plat Book 137, Pages 9 through 20, inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeasterly corner of Lot 38, of said K-BAR RANCH PARCEL J, run thence N.82°52'28"E., a distance of 11.49 feet, to the POINT OF BEGINNING; thence N.19°21'32"W., a distance of 17.02 feet; thence N.78°52'15"W., a distance of 26.98 feet; thence N.75°26'23"W., a distance of 34.53 feet; thence N.74°03'17"W., a distance of 44.24 feet; thence N.70°59'11"W., a distance of 67.94 feet; thence N.66°02'15"W., a distance of 12.82 feet; thence N.13°23'33"W., a distance of 9.37 feet; thence S.78°27'27"E., a distance of 62.90 feet; thence S.79°50'17"E., a distance of 46.74 feet; thence S.88°30'09"E., a distance of 66.43 feet; thence N.86°40'56"E., a distance of 30.00 feet; thence N.60°29'57"E., a distance of 37.90 feet; thence N.55°27'55"E., a distance of 49.00 feet; thence N.47°48'23"E., a distance of 62.68 feet; thence N.65°46'20"E., a distance of 9.52 feet; thence S.56°18'36"E., a distance of 10.95 feet; thence S.04°59'22"W., a distance of 54.90 feet; thence S.07°47'01"W., a distance of 60.89 feet; thence S.07°45'55"W., a distance of 38.55 feet; thence S.36°58'39"W., a distance of 46.18 feet; thence S.64°35'32"W., a distance of 19.22 feet; thence N.66°10'33"W., a distance of 36.53 feet; thence S.85°01'49"W., a distance of 20.04 feet; thence S.67°19'10"W., a distance of 31.52 feet; thence N.84°57'27"W., a distance of 14.81 feet; thence N.40°21'52"W., a distance of 11.39 feet; thence N.19°30'57"E., a distance of 36.38 feet; thence N.02°43'35"E., a distance of 9.12 feet, to the POINT OF BEGINNING.

Containing 24,885 square feet, more or less.

K-BAR RANCH PARCEL K PHASE 1
WETLAND MITIGATION AREA J-2 PART II

DESCRIPTION: A portion of TRACT B (Open Space and Drainage Area) as shown on the plat of K-BAR RANCH PARCEL J, recorded in Plat Book 137, Pages 9 through 20, inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Westerlymost corner of Lot 49, of said K-BAR RANCH PARCEL J, run thence N.60°13'44"W., a distance of 5.43 feet, to the POINT OF BEGINNING; thence S.29°29'29"W., a distance of 21.18 feet; thence S.58°34'14"W., a distance of 9.16 feet; thence N.69°08'44"W., a distance of 9.75 feet; thence N.21°10'33"W., a distance of 51.67 feet; thence N.36°20'22"W., a distance of 46.88 feet; thence N.15°56'43"E., a distance of 6.32 feet; thence N.60°15'18"E., a distance of 7.00 feet; thence N.68°11'55"E., a distance of 23.37 feet; thence N.84°50'40"E., a distance of 57.96 feet; thence N.88°40'04"E., a distance of 56.00 feet; thence S.49°45'49"E., a distance of 7.39 feet; thence S.22°37'12"W., a distance of 5.64 feet; thence S.48°58'46"W., a distance of 70.76 feet; thence S.29°29'29"W., a distance of 39.65 feet; to the POINT OF BEGINNING.

Containing 8,345 square feet, more or less.

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.
- 3) SEE SHEET 3 FOR CURVE AND LINE DATA TABLES.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-2

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 60'



TRACT "B"
WETLAND
CONSERVATION AREA
(CDD)

**WETLAND MITIGATION
AREA J-2 Part II**
Area = 8,345 S.F.±

E.P.C.H.C.
WETLAND LINE

**K-BAR RANCH
PARCEL J
(PLAT BOOK 137,
PAGES 9 - 20)**

**WETLAND MITIGATION
AREA J-2 Part I**
Area = 24,885 S.F.±

P.O.C.
Northeasterly
corner
of Lot 38

TRACT "B"

OPEN SPACE & DRAINAGE
AREA (CDD)

NOTE:

1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND SEE
SHEET 3 FOR CURVE AND LINE DATA TABLES.

LEGEND:
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement

PROJECT: K-BAR RANCH - MITIGATION AREAS

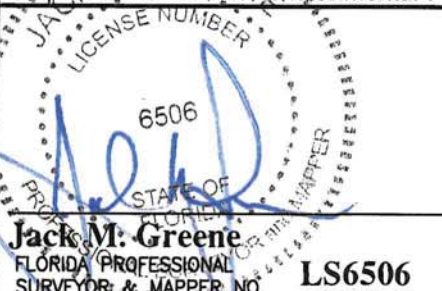
PHASE: Mitigation Area J-2

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 82°52'28" E	11.49'
L2	N 19°21'32" W	17.02'
L3	N 78°52'15" W	26.98'
L4	N 75°26'23" W	34.53'
L5	N 74°03'17" W	44.24'
L6	N 70°59'11" W	67.94'
L7	N 66°02'15" W	12.82'
L8	N 13°23'33" W	9.37'
L9	S 78°27'27" E	62.90'
L10	S 79°50'17" E	46.74'
L11	S 88°30'09" E	66.43'
L12	N 86°40'56" E	30.00'
L13	N 60°29'57" E	37.90'
L14	N 55°27'55" E	49.00'
L15	N 47°48'23" E	62.68'
L16	N 65°46'20" E	9.52'
L17	S 56°18'36" E	10.95'
L18	S 04°59'22" W	54.90'
L19	S 07°47'01" W	60.89'
L20	S 07°45'55" W	38.55'

LINE DATA TABLE

NO.	BEARING	LENGTH
L21	S 36°58'39" W	46.18'
L22	S 64°35'32" W	19.22'
L23	N 66°10'33" W	36.53'
L24	S 85°01'49" W	20.04'
L25	S 67°19'10" W	31.52'
L26	N 84°57'27" W	14.81'
L27	N 40°21'52" W	11.39'
L28	N 19°30'57" E	36.38'
L29	N 02°43'35" E	9.12'
L30	N 60°13'44" W	5.43'
L31	S 29°29'29" W	21.18'
L32	S 58°34'14" W	9.16'
L33	N 69°08'44" W	9.75'
L34	N 21°10'33" W	51.67'
L35	N 36°20'22" W	46.88'
L36	N 15°56'43" E	6.32'
L37	N 60°15'18" E	7.00'
L38	N 68°11'55" E	23.37'
L39	N 84°50'40" E	57.96'
L40	N 88°40'04" E	56.00'

LINE DATA TABLE

NO.	BEARING	LENGTH
L41	S 49°45'49" E	7.39'
L42	S 22°37'12" W	5.64'
L43	S 48°58'46" W	70.76'
L44	S 29°29'29" W	39.65'

NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION; SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-2

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Prepared by: Trey Thrailkill

Return original or certified recorded
document to:
Environmental Protection Commission
Wetlands Management Division
3629 Queen Palm Drive,
Tampa FL 33619

Deed of Conservation Easement

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this ____ day of ____, 20__, by **K Bar Ranch II CDD** ("Grantor") whose mailing address is **12700 S. Falkenburg Rd. Suite 2745 Riverview, FL 33578** to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY ("Grantee" or "EPC") whose mailing address is 3629 Queen Palm Drive, Tampa, Florida 33619. As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Hillsborough County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires to construct **K-Bar Ranch Parcel D** ("Project") at a site in Hillsborough County, which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11, Rules of the EPC; and

WHEREAS, under the jurisdiction of the Wetland Impact Approval and Mitigation Agreement (the "Mitigation Agreement") executed by the EPC Executive Director on **4/14/20** the Grantee authorizes certain activities which affect wetlands or other surface waters in Hillsborough County and the Grantor agrees to adequately protect the environmental benefits provided by the impacted wetlands or other surface waters through wetland mitigation, including but not limited to this Conservation Easement; and

WHEREAS, the Grantor, in consideration of the consent granted by the Mitigation Agreement or other good and valuable consideration provided to Grantor and pursuant to Section

1-11.08, Rules of the EPC, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit “B” (“Conservation Easement Area”); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Mitigation Agreement, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Mitigation Agreement, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Mitigation Agreement to construct the permitted activity, and as an inducement to Grantee in issuing the Mitigation Agreement, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit “B” which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Mitigation Agreement (or any modification thereto) and any Management Plan attached hereto as Exhibit “C” (“Management Plan”) which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Mitigation Agreement (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the

use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Mitigation Agreement (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, mangroves, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

iii. Activities authorized by the Mitigation Agreement or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation

plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan.

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

f. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, and use by farm animals for grazing;

h. Acts or uses detrimental to such aforementioned retention of land or water areas; and

i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Mitigation Agreement (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property, if necessary to preserve and protect the

environmental value of the Conservation Easement Area. Moreover, Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Conservation Easement Area and that since its acquisition of the Conservation Easement Area, no hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Conservation Easement Area, and that there are not now any underground storage tanks located on the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys' fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned Mitigation Agreement. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

8. **Taxes.** Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Hillsborough County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion (but no later than 30 days after execution) in the official records of Hillsborough County, Florida and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. **Mitigation Agreement Compliance.** During the term of the Mitigation Agreement, the Mitigation Agreement may authorize activities (e.g. – restoration, creation, etc.) in the Conservation Easement Area that otherwise would be prohibited by this Conservation Easement.

16. **Third Party Enforcement Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (“SWFWMD”), Army Corps of Engineers (“ACOE”) and / or the Department of Environmental Protection (“DEP”) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ (“Grantor”) has hereunto set its authorized hand
this _____ day of _____, 20____ .

By: _____ (signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____ (Signature of Witness #1)

Name: _____ (Print)

By: _____ (Signature of Witness #2)

Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, (year), by
_____ (name of person) as _____
(type of authority...e.g. officer, trustee, attorney in fact) for _____
(name of party on behalf of whom instrument was executed).

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)
Type of Identification Produced: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at _____ Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Hillsborough County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Environmental Protection Commission of Hillsborough County, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____ day of _____, 20____.

By: _____ (Signature) _____ (Mortgagee/Lender)
Name: _____

Title: _____

WITNESSES:

By: _____ (Signature) By: _____ (Signature)
Name: _____ (Print) Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, (year), by (name of officer or agent, title of officer or agent) of _____ (name of lender/corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation.

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)

Type of Identification Produced: _____

EXHIBIT A

[LOCATION MAP]



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

	Date: 5/12/2023	Drawn by: CM
	Source: ESRI	
	Prepared for:	
	File	

K-Bar
AJ
Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida

Horner Environmental Professionals
28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500
horerenvironmental.com

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL D
WETLAND MITIGATION AREA AJ

DESCRIPTION: ALL of TRACT B (Wetland Conservation Area) as shown on the plat of K-BAR RANCH PARCEL D, recorded in Plat Book 140, Pages 268 through 275, inclusive, of the Public Records of Hillsborough County, Florida, lying South of EAGLE CREEK LANE, as shown on said plat of K-BAR RANCH PARCEL D.

Containing 4.154 acres, more or less.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 06°13'37" E	31.91'
L2	N 57°16'39" E	87.75'
L3	N 86°06'51" E	63.48'
L4	S 71°15'58" E	99.54'
L5	S 70°22'40" E	59.98'
L6	S 23°15'46" W	16.98'
L7	S 21°48'21" E	56.34'
L8	S 33°42'47" W	114.24'
L9	S 05°40'27" W	94.18'
L10	S 44°17'34" E	78.03'
L11	S 14°57'30" W	42.04'
L12	S 40°16'47" W	61.72'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L13	S 14°18'23" W	85.28'
L14	S 35°43'44" W	100.44'
L15	S 59°06'53" W	70.63'
L16	S 86°44'19" W	58.64'
L17	N 72°46'41" W	58.48'
L18	N 29°18'50" W	97.25'
L19	N 13°26'26" W	82.22'
L20	N 09°28'41" E	62.83'
L21	N 26°17'36" W	87.96'
L22	N 62°20'20" E	75.50'
L23	N 63°41'11" E	29.76'
L24	N 05°00'12" E	96.75'
L25	N 06°13'37" E	105.71'

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area AJ

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.



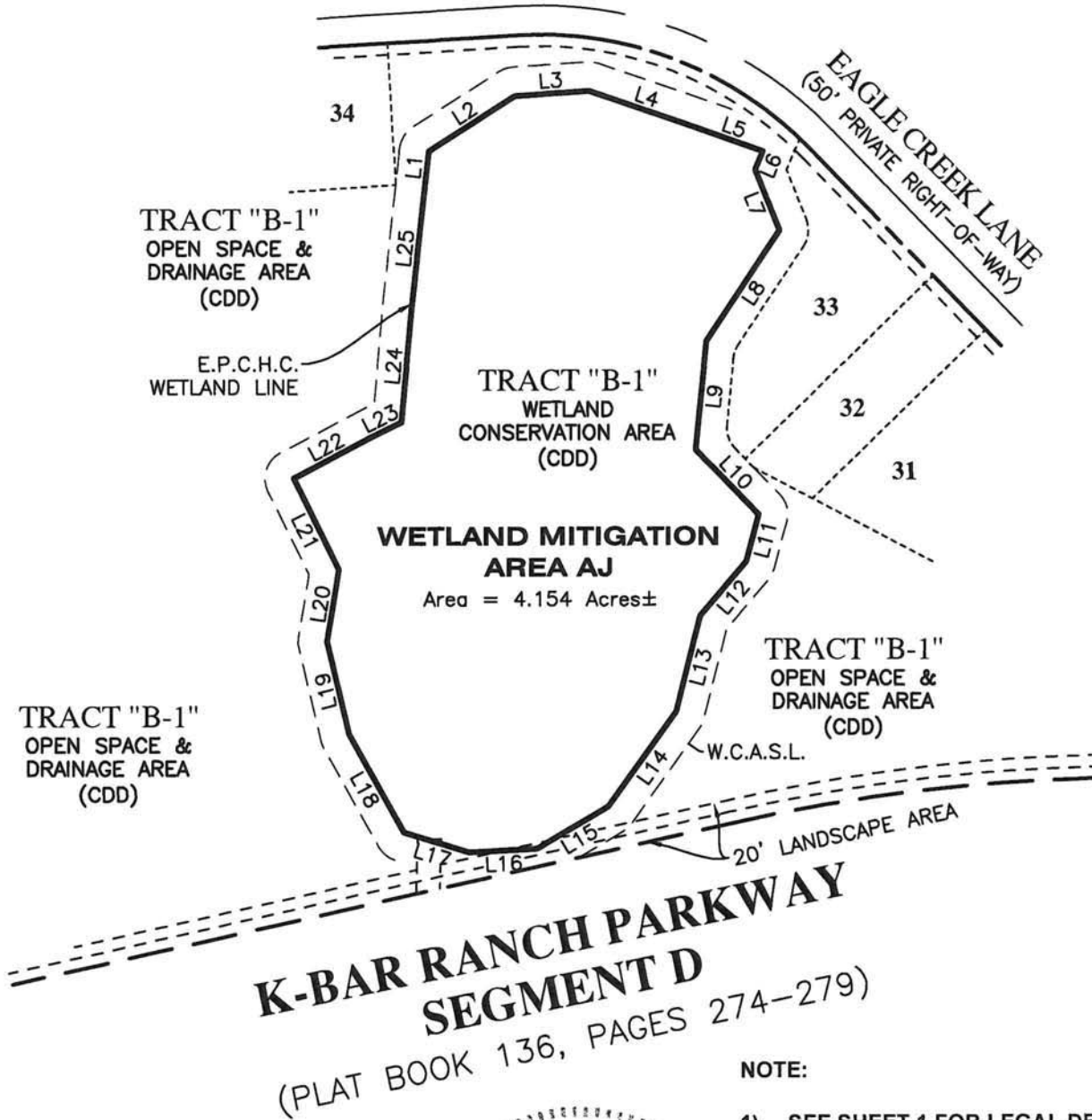
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH (Not A Survey)

K-BAR RANCH PARCEL D (PLAT BOOK 140, PAGES 268 - 275)

Scale: 1" = 150'



NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND LINE DATA TABLE.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area AJ

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506

STATE OF
FLORIDA

Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO.

LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



Prepared by: Trey Thrailkill

Return original or certified recorded
document to:
Environmental Protection Commission
Wetlands Management Division
3629 Queen Palm Drive,
Tampa FL 33619

Deed of Conservation Easement

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this ____ day of ____, 20__, by **K Bar Ranch II CDD** ("Grantor") whose mailing address is 2700 S. Falkenburg Rd. Suite 2745 **Riverview, FL 33578** to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY ("Grantee" or "EPC") whose mailing address is 3629 Queen Palm Drive, Tampa, Florida 33619. As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Hillsborough County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires to construct **K-Bar Ranch Parcel I** ("Project") at a site in Hillsborough County, which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11, Rules of the EPC; and

WHEREAS, under the jurisdiction of the Wetland Impact Approval and Mitigation Agreement (the "Mitigation Agreement") executed by the EPC Executive Director on **10/27/2020** the Grantee authorizes certain activities which affect wetlands or other surface waters in Hillsborough County and the Grantor agrees to adequately protect the environmental benefits provided by the impacted wetlands or other surface waters through wetland mitigation, including but not limited to this Conservation Easement; and

WHEREAS, the Grantor, in consideration of the consent granted by the Mitigation Agreement or other good and valuable consideration provided to Grantor and pursuant to Section

1-11.08, Rules of the EPC, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit “B” (“Conservation Easement Area”); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Mitigation Agreement, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Mitigation Agreement, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Mitigation Agreement to construct the permitted activity, and as an inducement to Grantee in issuing the Mitigation Agreement, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit “B” which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

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To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the

use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

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a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, mangroves, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

iii. Activities authorized by the Mitigation Agreement or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation

plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan.

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

f. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, and use by farm animals for grazing;

h. Acts or uses detrimental to such aforementioned retention of land or water areas; and

i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Mitigation Agreement (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property, if necessary to preserve and protect the

environmental value of the Conservation Easement Area. Moreover, Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Conservation Easement Area and that since its acquisition of the Conservation Easement Area, no hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Conservation Easement Area, and that there are not now any underground storage tanks located on the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys' fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned Mitigation Agreement. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

8. **Taxes.** Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Hillsborough County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion (but no later than 30 days after execution) in the official records of Hillsborough County, Florida and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. **Mitigation Agreement Compliance.** During the term of the Mitigation Agreement, the Mitigation Agreement may authorize activities (e.g. – restoration, creation, etc.) in the Conservation Easement Area that otherwise would be prohibited by this Conservation Easement.

16. **Third Party Enforcement Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (“SWFWMD”), Army Corps of Engineers (“ACOE”) and / or the Department of Environmental Protection (“DEP”) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ (“Grantor”) has hereunto set its authorized hand
this _____ day of _____, 20____ .

By: _____ (signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____ (Signature of Witness #1)

Name: _____ (Print)

By: _____ (Signature of Witness #2)

Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, (year), by
_____ (name of person) as _____
(type of authority...e.g. officer, trustee, attorney in fact) for _____
(name of party on behalf of whom instrument was executed).

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)
Type of Identification Produced: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at _____ Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Hillsborough County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Environmental Protection Commission of Hillsborough County, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____ day of _____, 20____.

By: _____ (Signature) _____ (Mortgagee/Lender)

Name: _____

Title: _____

WITNESSES:

By: _____ (Signature) By: _____ (Signature)

Name: _____ (Print) Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, (year), by (name of officer or agent, title of officer or agent) of _____ (name of lender/corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation.

(Stamp)

Signature of Notary

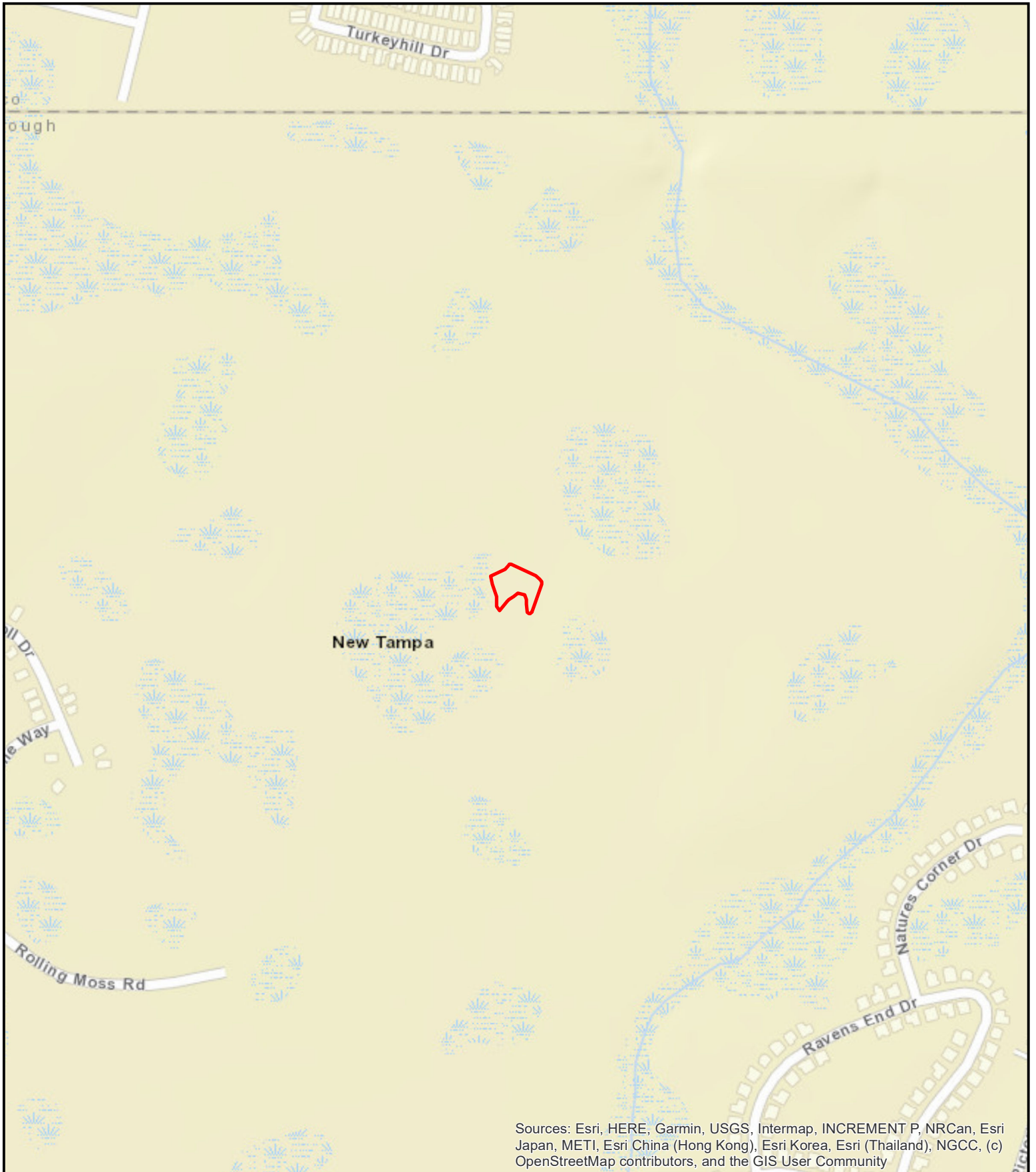
Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)

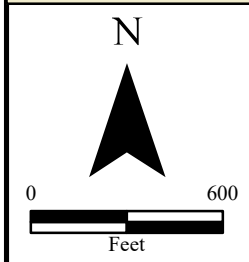
Type of Identification Produced: _____

EXHIBIT A

[LOCATION MAP]



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Date: 3/31/2023	Drawn by: CM
Source: ESRI	
Prepared for:	
File	

K-Bar
J1
Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida



Horner Environmental Professionals
28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500
hornerenvironmental.com

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 100'

**K-BAR RANCH
PARCEL J
(PLAT BOOK 137,
PAGES 9 - 20)**

TRACT "B"
OPEN SPACE &
DRAINAGE AREA
(CDD)

TRACT "B"
WETLAND
CONSERVATION AREA
(CDD)

**WETLAND MITIGATION
AREA J-3**
(See Sheet No. 5 for Detail)

**WETLAND MITIGATION
AREA J-1**
(See Sheet No. 3 for Detail)

**WETLAND MITIGATION
AREA J-4**
(See Sheet No. 7 for Detail)

NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND CURVE DATA AND LINE DATA TABLES.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6506**

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH
WETLAND MITIGATION AREA J-1

DESCRIPTION: A parcel of land lying in Section 3, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeasterly corner of K-BAR RANCH PARCEL J, according to the plat thereof, as recorded in Plat Book 137, Pages 9 through 20, inclusive, of the Public Records of Hillsborough County, Florida, run thence along the Easterly boundary of said K-BAR RANCH PARCEL J, S.52°54'58"W., a distance of 90.55 feet; thence S.37°05'02"E., a distance of 54.08 feet, to the POINT OF BEGINNING; thence N.67°26'57"E., a distance of 40.63 feet; thence Easterly, 81.26 feet along the arc of a non-tangent curve to the right having a radius of 77.42 feet and a central angle of 60°08'29" (chord bearing S.88°15'45"E., 77.58 feet); thence S.65°51'52"E., a distance of 122.19 feet; thence Southeasterly, 57.10 feet along the arc of a non-tangent curve to the right having a radius of 31.42 feet and a central angle of 104°07'21" (chord bearing S.22°08'22"E., 49.56 feet); thence S.22°48'21"W., a distance of 126.79 feet; thence Westerly, 53.61 feet along the arc of a non-tangent curve to the right having a radius of 18.16 feet and a central angle of 169°09'22" (chord bearing N.74°22'41"W., 36.15 feet); thence Northerly, 71.07 feet along the arc of a reverse curve to the left having a radius of 323.59 feet and a central angle of 12°35'04" (chord bearing N.03°54'28"E., 70.93 feet); thence Northwesterly, 23.95 feet along the arc of a compound curve to the left having a radius of 11.79 feet and a central angle of 116°21'30" (chord bearing N.60°33'49"W., 20.04 feet); thence Southwesterly, 95.70 feet along the arc of a non-tangent curve to the left having a radius of 543.68 feet and a central angle of 10°05'08" (chord bearing S.50°49'09"W., 95.58 feet); thence Northwesterly, 79.33 feet along the arc of a non-tangent curve to the right having a radius of 32.93 feet and a central angle of 138°00'52" (chord bearing N.61°51'23"W., 61.50 feet); thence Northerly, 37.01 feet along the arc of a non-tangent curve to the left having a radius of 51.57 feet and a central angle of 41°07'14" (chord bearing N.13°19'47"W., 36.22 feet); thence Northwesterly, 70.50 feet along the arc of a non-tangent curve to the right having a radius of 277.89 feet and a central angle of 14°32'06" (chord bearing N.23°54'50"W., 70.31 feet); thence Northerly, 49.56 feet along the arc of a non-tangent curve to the right having a radius of 30.31 feet and a central angle of 93°41'12" (chord bearing N.21°54'35"E., 44.22 feet); to the POINT OF BEGINNING.

Containing 38,882 square feet, more or less.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 67°26'57" E	40.63'
L2	S 65°51'52" E	122.19'
L3	S 22°48'21" W	126.79'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	77.42'	60°08'29"	81.26'	77.58'	S 88°15'45" E
C2	31.42'	104°07'21"	57.10'	49.56'	S 22°08'22" E
C3	18.16'	169°09'22"	53.61'	36.15'	N 74°22'41" W
C4	323.59'	12°35'04"	71.07'	70.93'	N 03°54'28" E
C5	11.79'	116°21'30"	23.95'	20.04'	N 60°33'49" W
C6	543.68'	10°05'08"	95.70'	95.58'	S 50°49'09" W
C7	32.93'	138°00'52"	79.33'	61.50'	N 61°51'23" W
C8	51.57'	41°07'14"	37.01'	36.22'	N 13°19'47" W
C9	277.89'	14°32'06"	70.50'	70.31'	N 23°54'50" W
C10	30.31'	93°41'12"	49.56'	44.22'	N 21°54'35" E

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

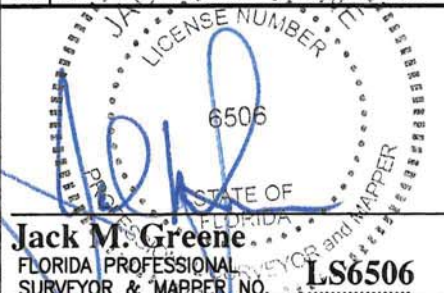
PHASE: Mitigation Area J-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

**K-BAR RANCH
PARCEL J
(PLAT BOOK 137,
PAGES 9 - 20)**

TRACT "B"
OPEN SPACE &
DRAINAGE AREA
(CDD)

TRACT "B"
WETLAND
CONSERVATION AREA
(CDD)

Easterly boundary of
K-BAR RANCH PARCEL J

S37°05'02"E
54.08'

90.55'
S52°54'58"W

POINT OF COMMENCEMENT
Northeasterly corner of K-BAR
RANCH PARCEL J

PARKWAY

POINT OF BEGINNING

**WETLAND MITIGATION
AREA J-1**

Area = 38,822 S.F.±

MISTFLOWER LANE

NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND
CURVE DATA AND LINE DATA TABLES.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506

STATE OF FLORIDA

Jack M. Greene

FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO.

LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Scale: 1" = 100'



DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH
WETLAND MITIGATION AREA J-3

DESCRIPTION: A parcel of land lying in Section 3, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeasterly corner of K-BAR RANCH PARCEL J, according to the plat thereof, as recorded in Plat Book 137, Pages 9 through 20, inclusive, of the Public Records of Hillsborough County, Florida, run thence along the Easterly boundary of said K-BAR RANCH PARCEL J, S.52°54'58"W., 224.50 feet; thence S.37°05'02" E, a distance of 211.40 feet, to the POINT OF BEGINNING; thence Easterly, 89.22 feet along the arc of a non-tangent curve to the right having a radius of 28.29 feet and a central angle of 180°41'16" (chord bearing S.74°23'55"E., 56.58 feet); thence S.15°56'43"W., a distance of 58.24 feet; thence Southerly, 22.71 feet along the arc of a non-tangent curve to the left having a radius of 48.49 feet and a central angle of 26°49'57" (chord bearing S.00°00'00"E., 22.50 feet); thence S.13°24'58"E., a distance of 56.03 feet; thence Southwesterly, 50.83 feet along the arc of a non-tangent curve to the right having a radius of 20.69 feet and a central angle of 140°46'42" (chord bearing S.57°54'09"W., 38.97 feet); thence N.51°42'30"W., a distance of 56.81 feet; thence N.44°48'43"W., a distance of 23.97 feet; thence Westerly, 56.77 feet along the arc of a non-tangent curve to the left having a radius of 43.26 feet and a central angle of 75°11'41" (chord bearing N.84°01'10"W., 52.79 feet); thence S.52°10'56"W., a distance of 34.28 feet; thence S.58°35'57"W., a distance of 29.78 feet; thence Westerly, 57.46 feet along the arc of a non-tangent curve to the right having a radius of 33.08 feet and a central angle of 99°31'41" (chord bearing N.90°00'00"W., 50.50 feet); thence Northeasterly, 177.16 feet along the arc of a non-tangent curve to the right having a radius of 60.96 feet and a central angle of 166°30'14" (chord bearing N.30°22'07"E., 121.08 feet); thence S.82°32'33"E., a distance of 57.27 feet; thence Easterly, 33.12 feet along the arc of a non-tangent curve to the left having a radius of 35.32 feet and a central angle of 53°43'34" (chord bearing N.75°55'51"E., 31.92 feet); thence N.49°04'04"E., a distance of 65.57 feet, to the POINT OF BEGINNING.

Containing 28,682 square feet, more or less.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 15°56'43" W	58.24'
L2	S 13°24'58" E	56.03'
L3	N 51°42'30" W	56.81'
L4	N 44°48'43" W	23.97'
L5	S 52°10'56" W	34.28'
L6	S 58°35'57" W	29.78'
L7	S 82°32'33" E	57.27'
L8	N 49°04'04" E	65.57'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	28.29'	180°41'16"	89.22'	56.58'	S 74°23'55" E
C2	48.49'	26°49'57"	22.71'	22.50'	S 00°00'00" E
C3	20.69'	140°46'42"	50.83'	38.97'	S 57°54'09" W
C4	43.26'	75°11'41"	56.77'	52.79'	N 84°01'10" W
C5	33.08'	99°31'41"	57.46'	50.50'	N 90°00'00" W
C6	60.96'	166°30'14"	177.16'	121.08'	N 30°22'07" E
C7	35.32'	53°43'34"	33.12'	31.92'	N 75°55'51" E

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-1

DRAWN: JMG

DATE: 04/22/23

CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

JACK M. GREENE
LICENSE NUMBER 6506
STATE OF FLORIDA
Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 100'

K-BAR RANCH
PARCEL J
(PLAT BOOK 137,
PAGES 9 - 20)

TRACT "B"
OPEN SPACE &
DRAINAGE AREA
(CDD)

TRACT "B"
WETLAND
CONSERVATION AREA
(CDD)

Easterly boundary of
K-BAR RANCH PARCEL J

K-BAR RANCH
PARKWAY

POINT OF COMMENCEMENT
Northeasterly corner of K-BAR
RANCH PARCEL J

224.50'
S52°54'58"W

211.40'
S37°05'02"E

POINT OF BEGINNING

UNPLATTED

UNPLATTED

MISTFLOWER LANE

UNPLATTED

WETLAND MITIGATION
AREA J-3

Area = 28,682 S.F.±

NOTE:

SEE SHEET 1 FOR LEGAL DESCRIPTION AND
CURVE DATA AND LINE DATA TABLES.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506
STATE OF FLORIDA
Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH
WETLAND MITIGATION AREA J-4

DESCRIPTION: A parcel of land lying in Section 3, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeasterly corner of K-BAR RANCH PARCEL J, according to the plat thereof, as recorded in Plat Book 137, Pages 9 through 20, inclusive, of the Public Records of Hillsborough County, Florida, run thence along the Easterly boundary of said K-BAR RANCH PARCEL J, S.52°54'58"W., a distance of 274.65 feet; thence S.37°05'02"E., a distance of 393.08 feet, to the POINT OF BEGINNING; thence N.75°20'04"E., a distance of 30.29 feet; thence Southeasterly, 31.35 feet along the arc of a tangent curve to the right having a radius of 17.04 feet and a central angle of 105°22'40" (chord bearing S.51°58'36"E., 27.11 feet); thence S.11°54'08"W., a distance of 48.66 feet; thence Westerly, 40.25 feet along the arc of a tangent curve to the right having a radius of 16.97 feet and a central angle of 135°52'25" (chord bearing S.79°50'21"W., 31.46 feet); thence N.30°52'23"W., a distance of 39.67 feet; thence Northerly, 34.62 feet along the arc of a tangent curve to the right having a radius of 19.19 feet and a central angle of 103°22'02" (chord bearing N.20°48'38"E., 30.11 feet), to the POINT OF BEGINNING.

Containing 3,558 square feet, more or less.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 75°20'04" E	30.29'
L2	S 11°54'08" W	48.66'
L3	N 30°52'23" W	39.67'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	17.04'	105°22'40"	31.35'	27.11'	S 51°58'36" E
C2	16.97'	135°52'25"	40.25'	31.46'	S 79°50'21" W
C3	19.19'	103°22'02"	34.62'	30.11'	N 20°48'38" E

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-4

DRAWN: JMG

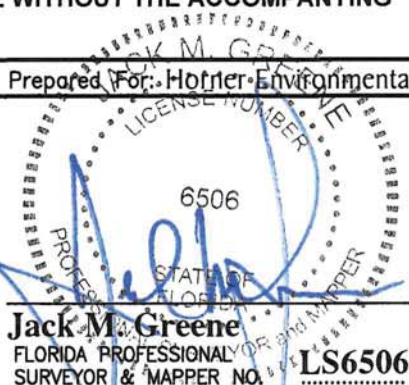
DATE: 04/22/23

CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.


Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 100'

**K-BAR RANCH
PARCEL J**
(PLAT BOOK 137,
PAGES 9 - 20)

TRACT "B"
OPEN SPACE &
DRAINAGE AREA
(CDD)

TRACT "B"
WETLAND
CONSERVATION AREA
(CDD)

Easterly boundary of
K-BAR RANCH PARCEL J

K-BAR RANCH
PARKWAY

POINT OF COMMENCEMENT
Northeasterly corner of K-BAR
RANCH PARCEL J

274.65'
S52°54'58"W

UNPLATTED

S37°05'02"E
393.08'

MISTFLOWER LANE

**WETLAND MITIGATION
AREA J-4**
Area = 3,558 S.F.±

POINT OF BEGINNING

NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND
CURVE DATA AND LINE DATA TABLES.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area J-4

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

JACK M. GREENE
6506
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
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GeoPoint
Surveying, Inc.

Prepared by: Trey Thrailkill

Return original or certified recorded
document to:
Environmental Protection Commission
Wetlands Management Division
3629 Queen Palm Drive,
Tampa FL 33619

Deed of Conservation Easement

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this ____ day of ____, 20__, by **K Bar Ranch II CDD** ("Grantor") whose mailing address is 2700 S. Falkenburg Rd. Suite 2745 **Riverview, FL 33578** to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY ("Grantee" or "EPC") whose mailing address is 3629 Queen Palm Drive, Tampa, Florida 33619. As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Hillsborough County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires to construct **K-Bar Ranch Parcel L** ("Project") at a site in Hillsborough County, which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11, Rules of the EPC; and

WHEREAS, under the jurisdiction of the Wetland Impact Approval and Mitigation Agreement (the "Mitigation Agreement") executed by the EPC Executive Director on **4/14/2020** the Grantee authorizes certain activities which affect wetlands or other surface waters in Hillsborough County and the Grantor agrees to adequately protect the environmental benefits provided by the impacted wetlands or other surface waters through wetland mitigation, including but not limited to this Conservation Easement; and

WHEREAS, the Grantor, in consideration of the consent granted by the Mitigation Agreement or other good and valuable consideration provided to Grantor and pursuant to Section

1-11.08, Rules of the EPC, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit “B” (“Conservation Easement Area”); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Mitigation Agreement, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Mitigation Agreement, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Mitigation Agreement to construct the permitted activity, and as an inducement to Grantee in issuing the Mitigation Agreement, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit “B” which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Mitigation Agreement (or any modification thereto) and any Management Plan attached hereto as Exhibit “C” (“Management Plan”) which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Mitigation Agreement (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the

use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Mitigation Agreement (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, mangroves, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

iii. Activities authorized by the Mitigation Agreement or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation

plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan.

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

f. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, and use by farm animals for grazing;

h. Acts or uses detrimental to such aforementioned retention of land or water areas; and

i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Mitigation Agreement (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property, if necessary to preserve and protect the

environmental value of the Conservation Easement Area. Moreover, Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Conservation Easement Area and that since its acquisition of the Conservation Easement Area, no hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Conservation Easement Area, and that there are not now any underground storage tanks located on the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys' fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned Mitigation Agreement. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

8. **Taxes.** Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Hillsborough County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion (but no later than 30 days after execution) in the official records of Hillsborough County, Florida and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. **Mitigation Agreement Compliance.** During the term of the Mitigation Agreement, the Mitigation Agreement may authorize activities (e.g. – restoration, creation, etc.) in the Conservation Easement Area that otherwise would be prohibited by this Conservation Easement.

16. **Third Party Enforcement Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (“SWFWMD”), Army Corps of Engineers (“ACOE”) and / or the Department of Environmental Protection (“DEP”) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ (“Grantor”) has hereunto set its authorized hand
this _____ day of _____, 20____ .

By: _____ (signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____ (Signature of Witness #1)

Name: _____ (Print)

By: _____ (Signature of Witness #2)

Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, (year), by
_____ (name of person) as _____
(type of authority...e.g. officer, trustee, attorney in fact) for _____
(name of party on behalf of whom instrument was executed).

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)
Type of Identification Produced: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at _____ Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Hillsborough County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Environmental Protection Commission of Hillsborough County, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____ day of _____, 20____.

By: _____ (Signature) _____ (Mortgagee/Lender)

Name: _____

Title: _____

WITNESSES:

By: _____ (Signature) By: _____ (Signature)

Name: _____ (Print) Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, (year), by (name of officer or agent, title of officer or agent) of _____ (name of lender/corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation.

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public



Personally Known OR Produced Identification (circle one)

Type of Identification Produced: _____

EXHIBIT A

[LOCATION MAP]



-  LM-1
-  LM-2
-  LM-3

N



0 600
Feet

Date: 5/12/2023

Drawn by: CM

Source: ESRI

Prepared for:

File

K-Bar

LM-1, LM-2, and LM-3 Location Map

Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida



**Horner Environmental
Professionals**

28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500

hornerenvironmental.com

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL M
WETLAND MITIGATION AREA LM-1

DESCRIPTION: ALL of TRACT D (Wetland Creation Area) as shown on the plat of K-BAR RANCH PARCEL M, recorded in Plat Book 132, Pages 107 through 119, inclusive, of the Public Records of Hillsborough County, Florida.

Containing 11,139 square feet, more or less.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C8	18.95'	56°50'23"	18.80'	18.04'	S 68°40'30" E
C9	20.00'	82°18'28"	28.73'	26.32'	S 01°30'43" E
C10	20.00'	60°31'45"	21.13'	20.16'	S 58°33'38" W
C11	10.00'	90°32'05"	15.80'	14.21'	N 45°54'27" W
C12	20.00'	88°52'54"	31.03'	28.01'	N 39°04'59" E

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area LM-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506

STATE OF
FLORIDA
PROFESSIONAL SURVEYOR and MAPPER
Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6506

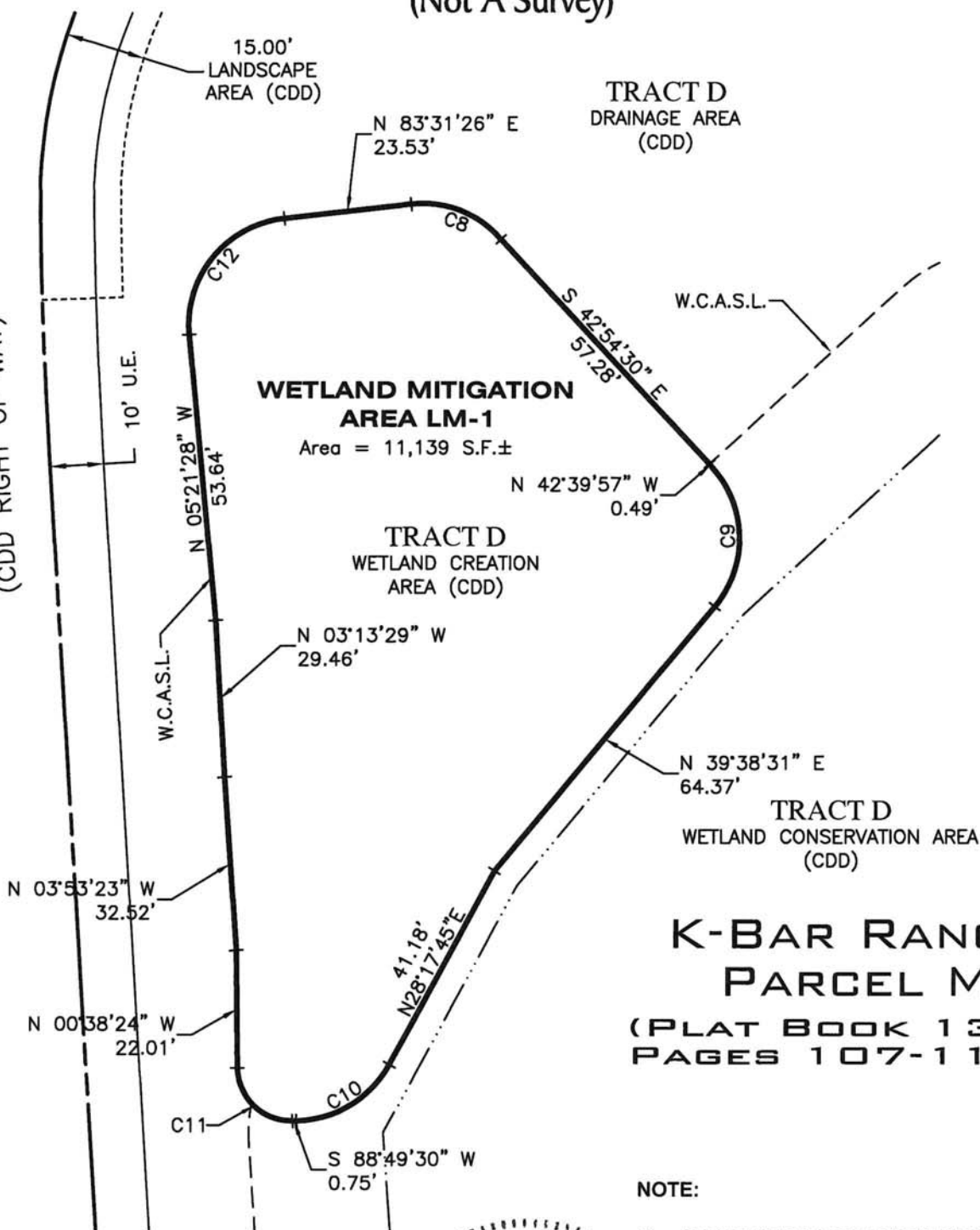
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH (Not A Survey)

Scale: 1" = 30'

MOSSY PINE DRIVE
(CDD RIGHT OF WAY)



NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND CURVE DATA TABLE.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area LM-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
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Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL L
WETLAND MITIGATION AREA LM-2

DESCRIPTION: ALL of TRACT B (Wetland Creation Area) as shown on the plat of K-BAR RANCH PARCEL L PHASE I, recorded in Plat Book 129, Pages 229 through 243, inclusive, of the Public Records of Hillsborough County, Florida.

Containing 19,633 square feet, more or less.

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area LM-2

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

JACK M. GREENE
LICENSE NUMBER

6506

STATE OF
FLORIDA

Jack M. Greene
SURVEYOR & MAPPER NO.

LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

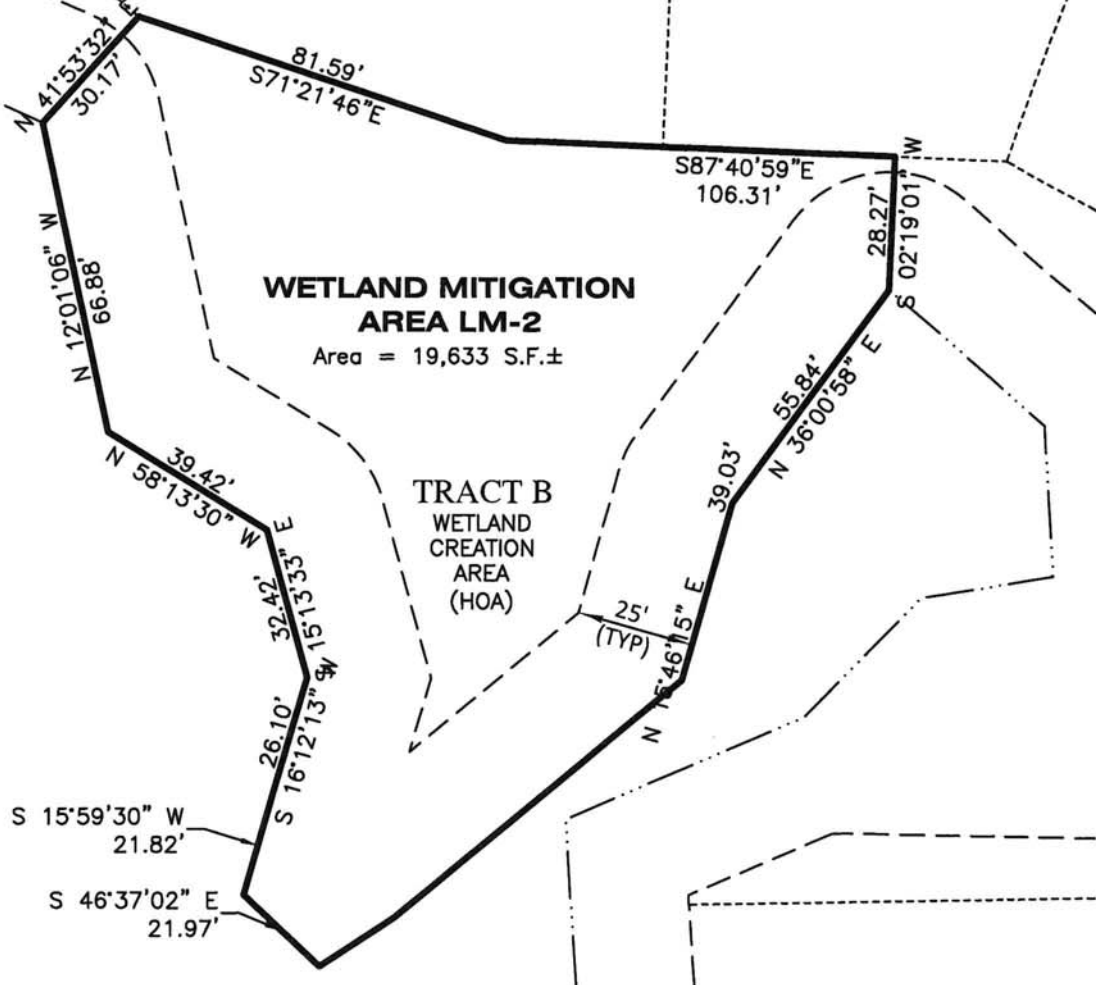
Scale: 1" = 30'



Lot 10

Lot 11

K-BAR RANCH PARCEL L PHASE I
(PLAT BOOK 129, PAGES 229 - 243)



NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area LM-2

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

Jack M. Greene
6506
STATE OF FLORIDA
SURVEYOR & MAPPER
LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL L PHASE I
WETLAND MITIGATION AREA LM-3

DESCRIPTION: ALL of TRACT B (Wetland Creation Area) as shown on the plat of K-BAR RANCH PARCEL L PHASE 1, recorded in Plat Book 129, Pages 229 through 243, inclusive, of the Public Records of Hillsborough County, Florida.

Containing 10,739 square feet, more or less.

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

Prepared For: Horner Environmental Professionals, Inc.

PHASE: Mitigation Area LM-3

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

JACK M. GREENE
LICENSE NUMBER
6506
STATE OF FLORIDA
Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6506**

213 Hobbs Street
Tampa, Florida 33619
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Licensed Business No.: LB 7768

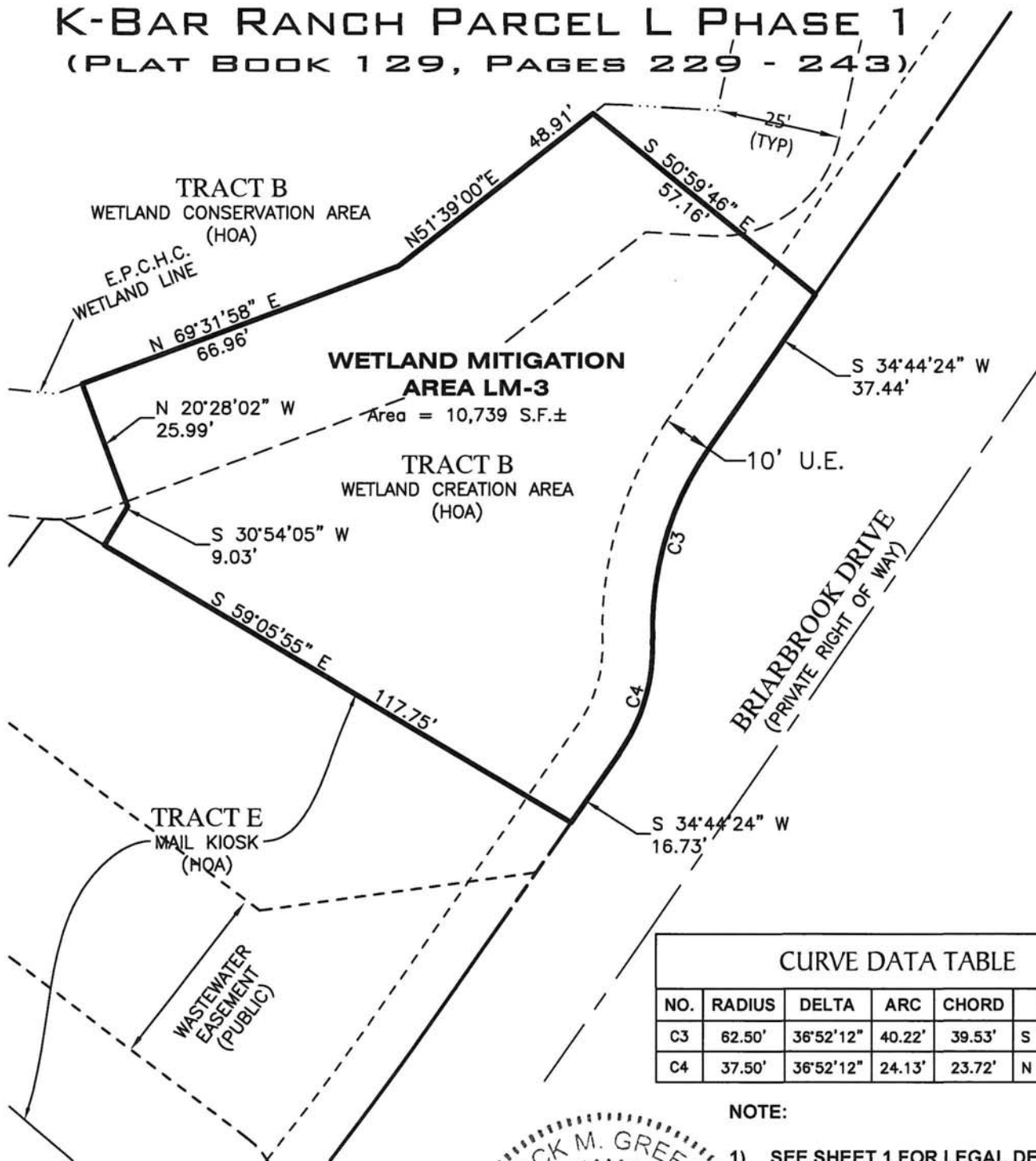
GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL L PHASE 1 (PLAT BOOK 129, PAGES 229 - 243)

Scale: 1" = 30'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	62.50'	36°52'12"	40.22'	39.53'	S 16°18'18" W
C4	37.50'	36°52'12"	24.13'	23.72'	N 16°18'18" E

NOTE:

1) SEE SHEET 1 FOR LEGAL DESCRIPTION.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area LM-3

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

JACK M. GREENE
6506
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
Jack M. Greene
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Prepared by: Trey Thrailkill

Return original or certified recorded
document to:
Environmental Protection Commission
Wetlands Management Division
3629 Queen Palm Drive,
Tampa FL 33619

Deed of Conservation Easement

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this ____ day of ____, 20__, by **K Bar Ranch II CDD** ("Grantor") whose mailing address is **12700 S. Falkenburg Rd. Suite 2745 Riverview, FL 33578** to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY ("Grantee" or "EPC") whose mailing address is 3629 Queen Palm Drive, Tampa, Florida 33619. As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Hillsborough County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires to construct **K Bar Pkwy Seg F1 & F2, Mistflower Ln Seg 5** ("Project") at a site in Hillsborough County, which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11, Rules of the ~~EMC~~; a

WHEREAS, under the jurisdiction of the Wetland Impact Approval and Mitigation Agreement (the "Mitigation Agreement") executed by the EPC Executive Director on **5/19/2020** the Grantee authorizes certain activities which affect wetlands or other surface waters in Hillsborough County and the Grantor agrees to adequately protect the environmental benefits provided by the impacted wetlands or other surface waters through wetland mitigation, including but not limited to this Conservation Easement; and

WHEREAS, the Grantor, in consideration of the consent granted by the Mitigation Agreement or other good and valuable consideration provided to Grantor and pursuant to Section

1-11.08, Rules of the EPC, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit “B” (“Conservation Easement Area”); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Mitigation Agreement, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Mitigation Agreement, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Mitigation Agreement to construct the permitted activity, and as an inducement to Grantee in issuing the Mitigation Agreement, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit “B” which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Mitigation Agreement (or any modification thereto) and any Management Plan attached hereto as Exhibit “C” (“Management Plan”) which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Mitigation Agreement (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the

use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Mitigation Agreement (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, mangroves, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

iii. Activities authorized by the Mitigation Agreement or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation

plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan.

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

f. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, and use by farm animals for grazing;

h. Acts or uses detrimental to such aforementioned retention of land or water areas; and

i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Mitigation Agreement (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property, if necessary to preserve and protect the

environmental value of the Conservation Easement Area. Moreover, Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Conservation Easement Area and that since its acquisition of the Conservation Easement Area, no hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Conservation Easement Area, and that there are not now any underground storage tanks located on the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys' fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned Mitigation Agreement. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

8. **Taxes.** Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Hillsborough County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion (but no later than 30 days after execution) in the official records of Hillsborough County, Florida and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. **Mitigation Agreement Compliance.** During the term of the Mitigation Agreement, the Mitigation Agreement may authorize activities (e.g. – restoration, creation, etc.) in the Conservation Easement Area that otherwise would be prohibited by this Conservation Easement.

16. **Third Party Enforcement Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (“SWFWMD”), Army Corps of Engineers (“ACOE”) and / or the Department of Environmental Protection (“DEP”) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ (“Grantor”) has hereunto set its authorized hand
this _____ day of _____, 20____ .

By: _____ (signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____ (Signature of Witness #1)

Name: _____ (Print)

By: _____ (Signature of Witness #2)

Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, (year), by
_____ (name of person) as _____
(type of authority...e.g. officer, trustee, attorney in fact) for _____
(name of party on behalf of whom instrument was executed).

(Stamp)

Signature of Notary

Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)
Type of Identification Produced: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at _____ Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Hillsborough County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Environmental Protection Commission of Hillsborough County, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____ day of _____, 20____.

By: _____ (Signature) _____ (Mortgagee/Lender)
Name: _____

Title: _____

WITNESSES:

By: _____ (Signature) By: _____ (Signature)

Name: _____ (Print) Name: _____ (Print)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, (year), by (name of officer or agent, title of officer or agent) of _____ (name of lender/corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation.

(Stamp)

Signature of Notary

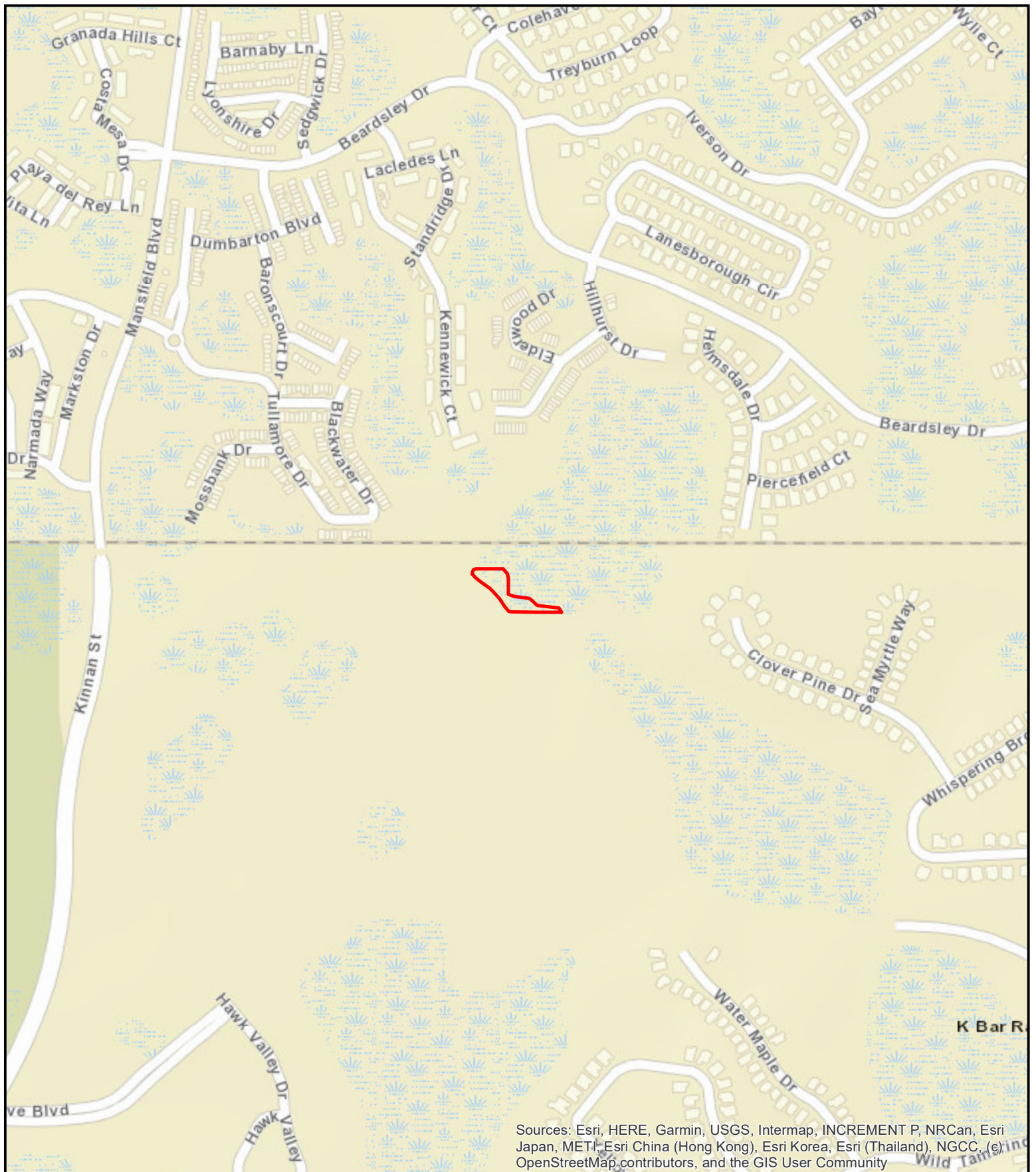
Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)

Type of Identification Produced: _____

EXHIBIT A

[LOCATION MAP]



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

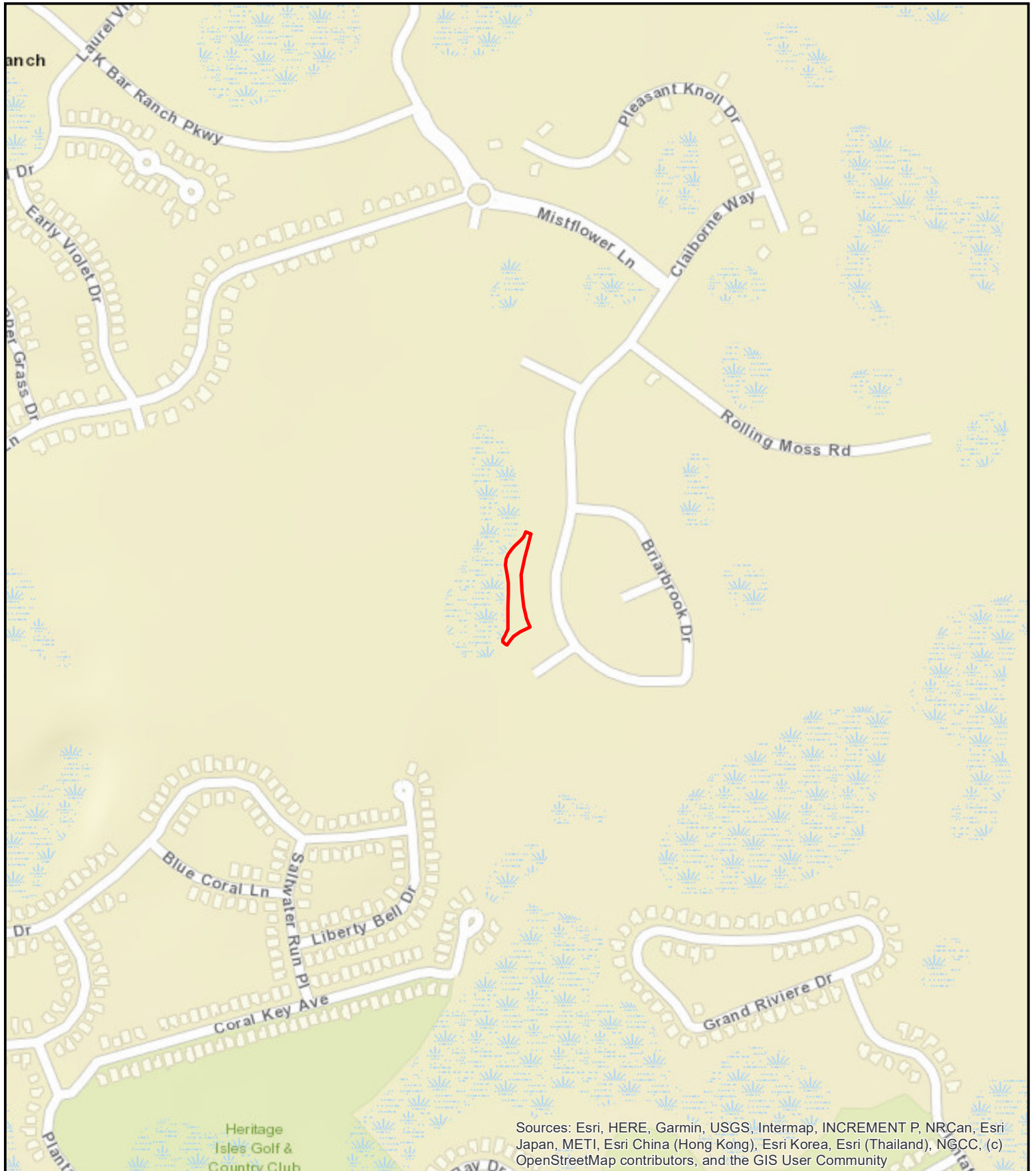
	Date: 3/16/2023	Drawn by: CM
	Source: ESRI	
	Prepared for:	
File		

K-Bar: A-1

Location Map

Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida

Horner Environmental Professionals
28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500
homerenvironmental.com



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

N



0 600
Feet

Date: 3/16/2023

Drawn by: CM

Source: ESRI

Prepared for:

File

K-Bar: LM-7

Location Map

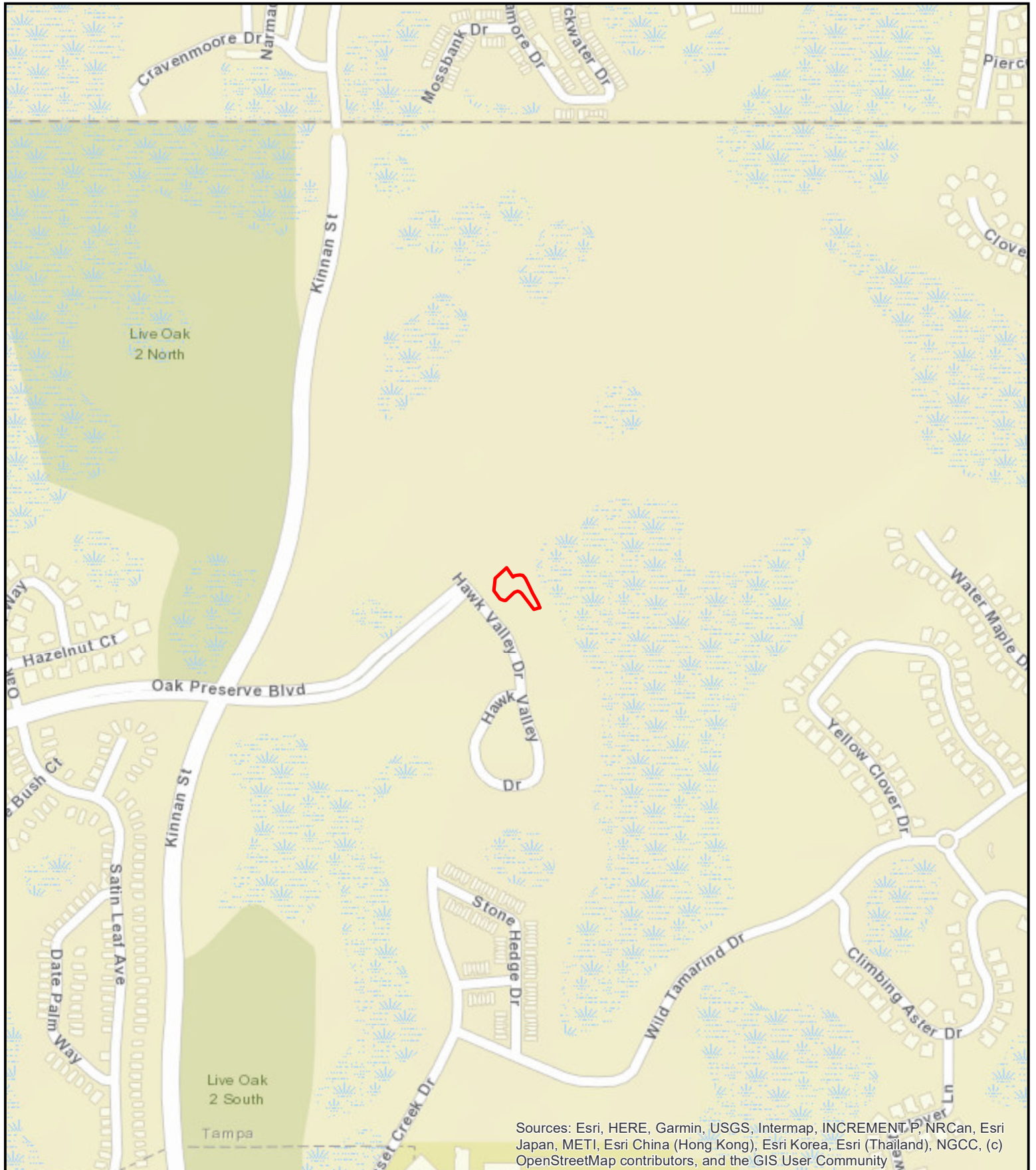
Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida




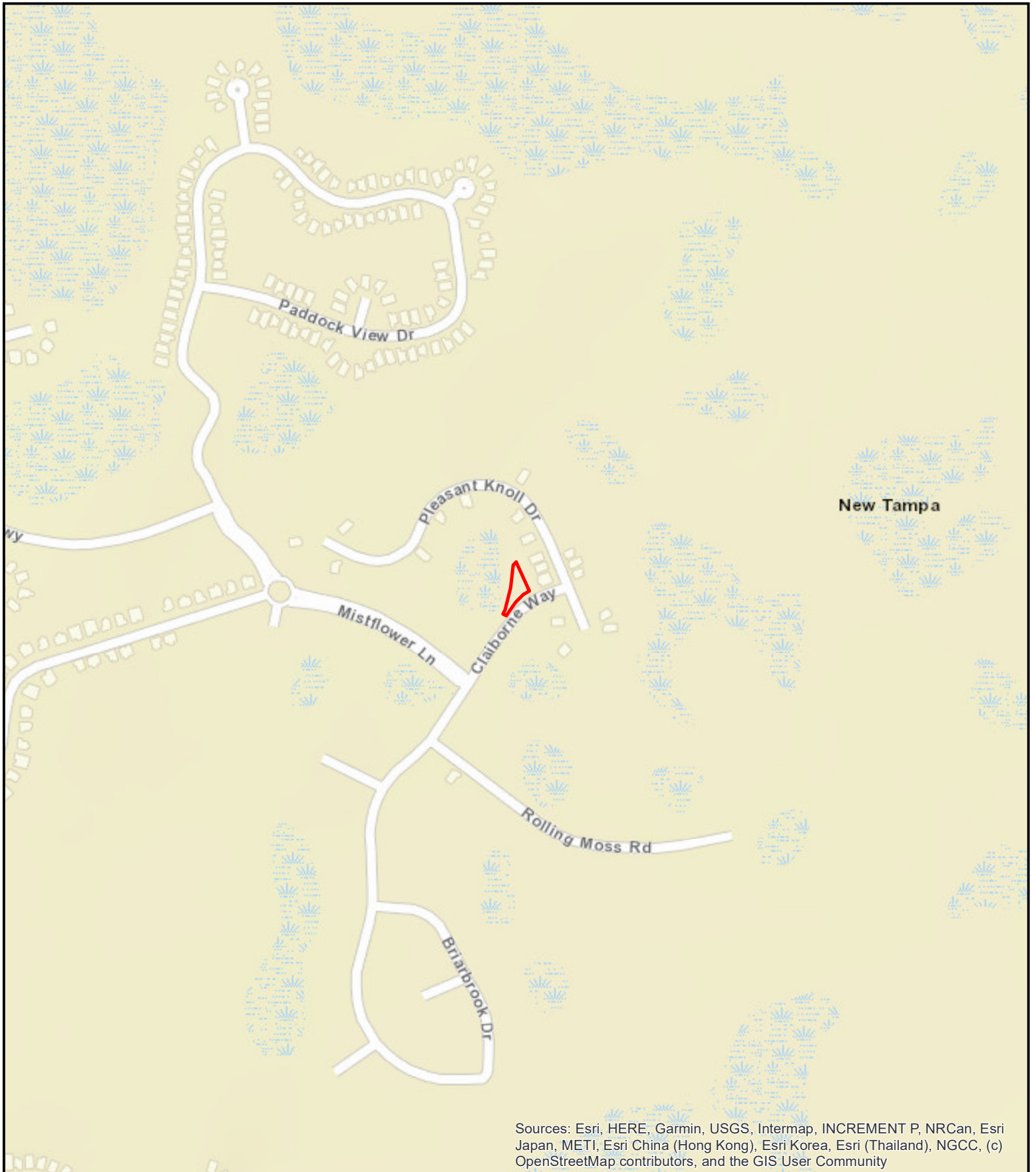
**Horner Environmental
Professionals**

28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500

horerenvironmental.com



	Date: 3/16/2023	Drawn by: CM
	Source: ESRI	
	Prepared for:	
<p align="center"> K-Bar: M-C2 Location Map Section 2, Township 27 South, Range 20 East Hillsborough County, Florida </p>		
<div>  <div> <p>Horner Environmental Professionals</p> <p>28536 Walker Drive Wesley Chapel, FL 33544 (813) 907-9500 hornerenvironmental.com</p> </div> </div>		



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

	Date: 3/16/2023	Drawn by: CM
	Source: ESRI	
	Prepared for:	
	File	

K-Bar: WC-1
Location Map
Section 2, Township 27 South, Range 20 East
Hillsborough County, Florida

Horner Environmental Professionals
28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500
hornerenvironmental.com

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL A
WETLAND MITIGATION AREA A-1

DESCRIPTION: ALL of TRACT B (Wetland Creation Area) as shown on the plat of K-BAR RANCH PARCEL A, recorded in Plat Book 133, Pages 74 through 90, inclusive, of the Public Records of Hillsborough County, Florida.

Containing 30,692 square feet, more or less.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	57°27'44"	25.07'	24.03'	N 61°16'08" W
C2	18.05'	148°17'26"	46.73'	34.74'	N 13°48'51" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 37°26'51" E	5.91'
L2	N 81°54'58" E	30.91'
L3	S 41°51'25" E	34.72'
L4	S 08°18'08" E	46.51'
L5	S 06°12'33" E	42.48'
L6	S 77°58'52" E	52.20'
L7	S 85°01'48" E	57.98'
L8	N 21°15'20" E	52.66'
L9	N 78°29'52" E	18.12'
L10	S 12°16'54" W	93.10'

LINE DATA TABLE

NO.	BEARING	LENGTH
L11	S 82°14'07" E	102.95'
L12	S 35°35'01" E	22.76'
L13	N 90°00'00" W	234.36'
L15	N 32°32'16" W	51.23'
L16	N 37°21'08" W	4.02'
L17	N 43°15'07" W	71.82'
L18	N 52°00'25" W	68.28'
L19	N 60°19'52" W	25.75'
L21	N 88°35'01" E	92.77'

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS


PHASE: Mitigation Area A-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.



Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6506**

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

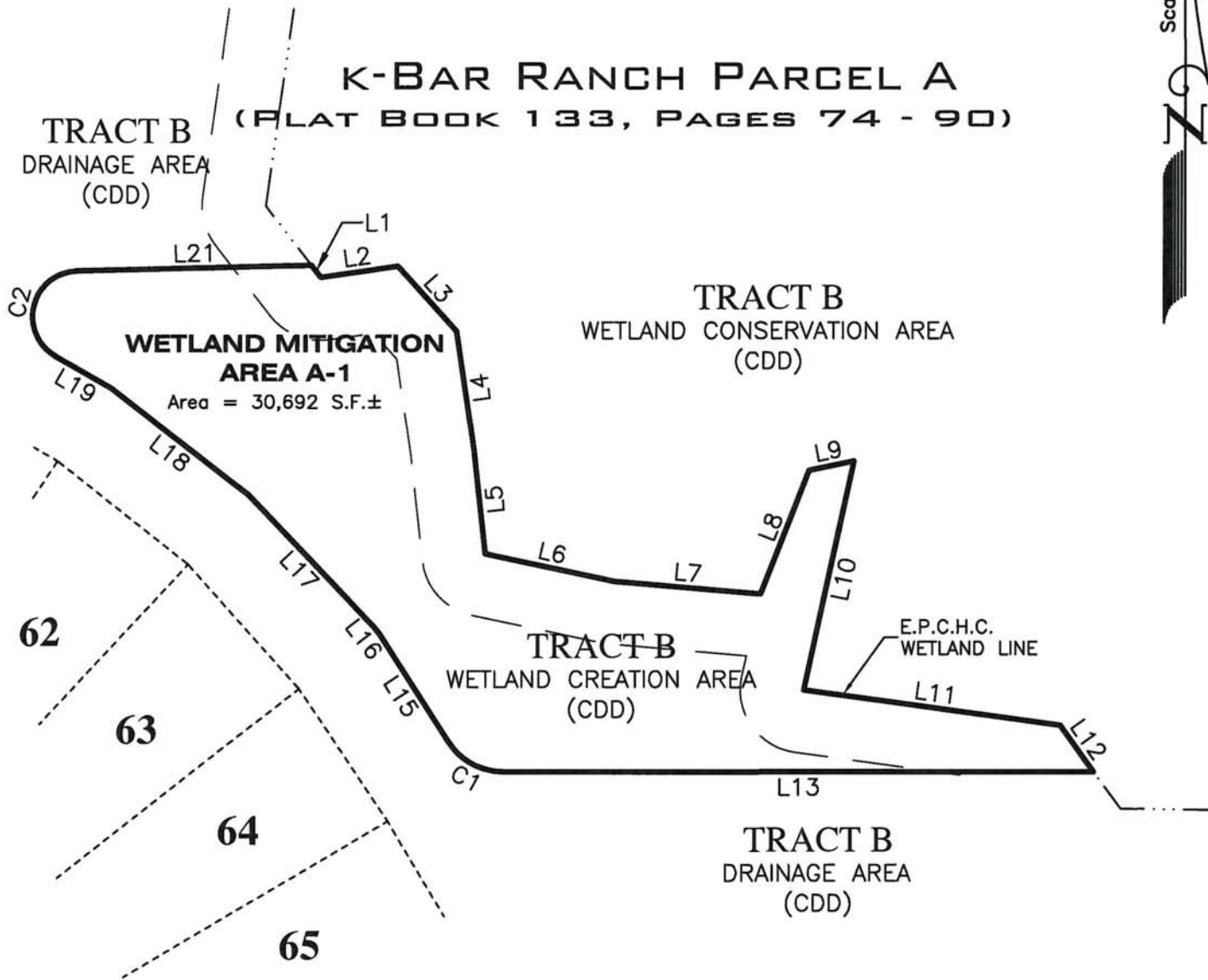
(Not A Survey)

Scale: 1" = 80'



K-BAR RANCH PARCEL A

(PLAT BOOK 133, PAGES 74 - 90)



NOTE:

- 1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND CURVE DATA TABLE.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area A-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506

STATE OF FLORIDA

Jack M. Greene

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL L PHASE 1
WETLAND MITIGATION AREA LM-7

DESCRIPTION: ALL of TRACT B (Wetland Creation Area) as shown on the plat of K-BAR RANCH PARCEL L PHASE 1, recorded in Plat Book 129, Pages 229 through 243, inclusive, of the Public Records of Hillsborough County, Florida.

Containing 1.039 acres, more or less.

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

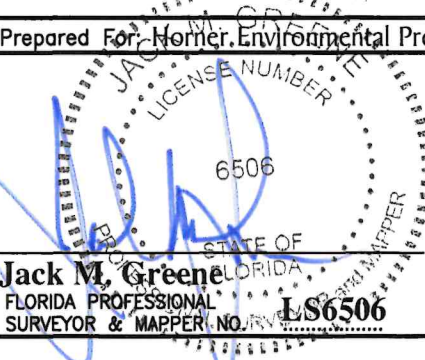
PHASE: Mitigation Area LM-7

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.


Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. 6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 80'



TRACT B
WETLAND CONSERVATION AREA
(HOA)

N 22°56'42" E
70.23'

WETLAND MITIGATION
AREA LM-7

Area = 1.039 Acres±

TRACT B
WETLAND
CREATION AREA
(HOA)

Lot 9

Lot 10

Lot 11
BLOCK 2

Lot 12

Lot 13

K-BAR RANCH
PARCEL L PHASE 1
(PLAT BOOK 129,
PAGES 229 - 243)

Lot 15

Lot 16

NOTE:

1) SEE SHEET 1 FOR LEGAL DESCRIPTION.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area LM-7

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

JACK M. GREENE
LICENSE NUMBER 6506
STATE OF FLORIDA
Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL C

WETLAND MITIGATION AREA MC-2

DESCRIPTION: A portion of TRACT C (Drainage Area), as shown on the plat of K-BAR RANCH PARCEL C, recorded in Plat Book 130, Pages 163 through 178, inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northerly corner of Lot 3, of said plat of K-BAR RANCH PARCEL C, run thence N.52°32'56"E., a distance of 19.01 feet, to the POINT OF BEGINNING; thence N.34°45'37"W., a distance of 13.60 feet; thence N.39°12'16"W., a distance of 97.51 feet; thence Westerly, 63.50 feet along the arc of a tangent curve to the left having a radius of 38.00 feet and a central angle of 95°44'49" (chord bearing N.87°04'40"W., 56.37 feet); thence S.45°02'56"W., a distance of 60.51 feet; thence N.44°42'45"W., a distance of 46.93 feet; thence N.49°30'29"W., a distance of 14.25 feet; thence N.01°01'30"E., a distance of 46.61 feet; thence N.50°50'18"E., a distance of 78.47 feet; thence S.05°49'50"E., a distance of 3.06 feet; thence S.44°14'15"E., a distance of 45.84 feet; thence N.72°10'08"E., a distance of 25.05 feet; thence S.80°51'18"E., a distance of 25.50 feet; thence S.35°41'53"E., a distance of 48.31 feet; thence S.23°41'04"E., a distance of 49.00 feet; thence S.24°31'26"E., a distance of 63.02 feet; thence S.14°38'08"E., a distance of 9.31 feet; thence S.67°22'45"W., a distance of 7.59 feet, to the POINT OF BEGINNING.

Containing 15,012 square feet, more or less.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 34°45'37" W	13.60'
L2	N 39°12'16" W	97.51'
L4	S 45°02'56" W	60.51'
L5	N 44°42'45" W	46.93'
L6	N 49°30'29" W	14.25'
L7	N 01°01'30" E	46.61'
L8	N 50°50'18" E	78.47'
L9	S 05°49'50" E	3.06'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L10	S 44°14'15" E	45.84'
L11	N 72°10'08" E	25.05'
L12	S 80°51'18" E	25.50'
L13	S 35°41'53" E	48.31'
L14	S 23°41'04" E	49.00'
L15	S 24°31'26" E	63.02'
L16	S 14°38'08" E	9.31'
L17	S 67°22'45" W	7.59'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	38.00'	95°44'49"	63.50'	56.37'	N 87°04'40" W

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

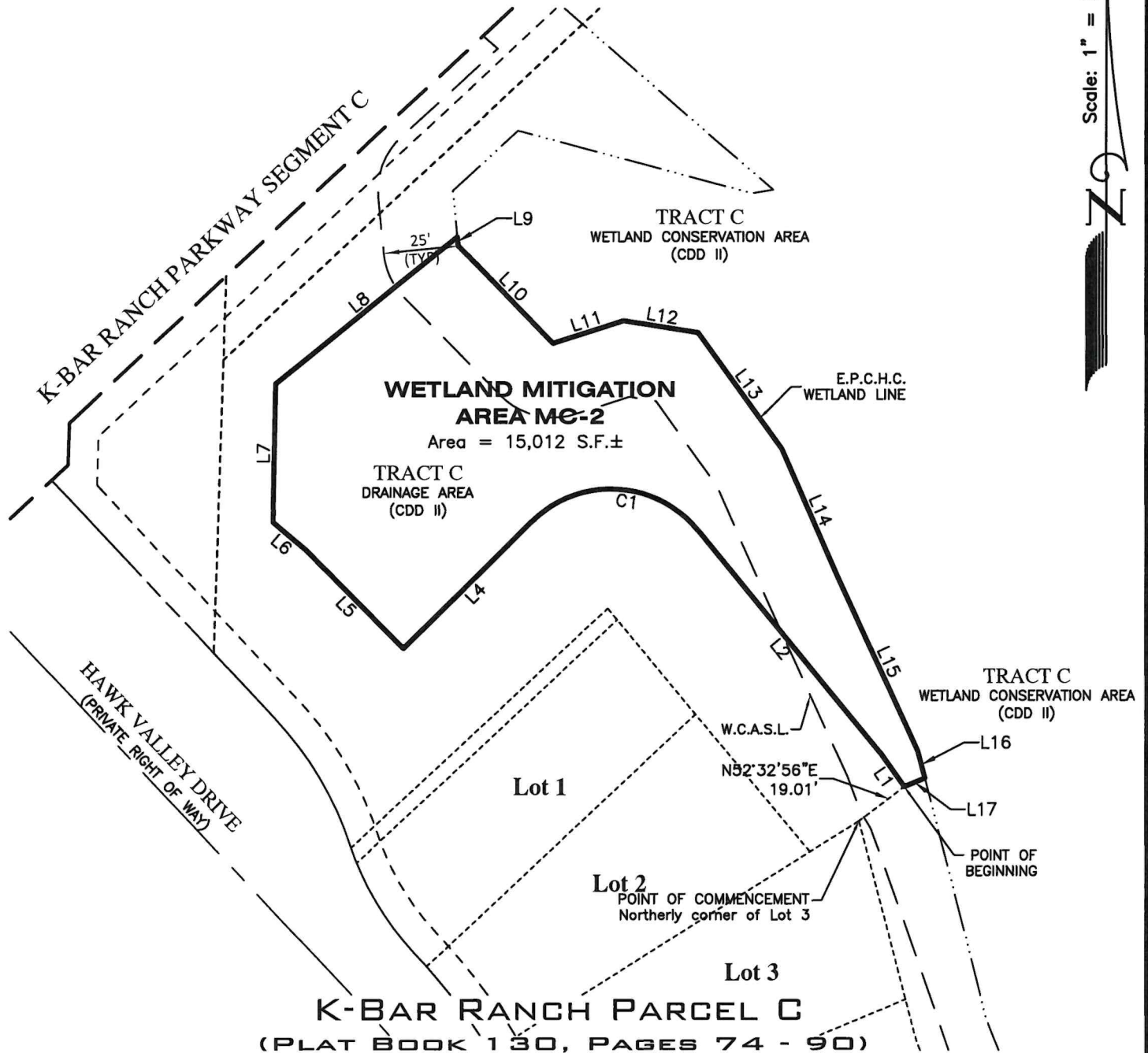
PROJECT: K-BAR RANCH - MITIGATION AREAS			Prepared For: Horner Environmental Professionals, Inc.		
PHASE: Mitigation Area MC-2					
DRAWN: JMG	DATE: 04/22/23	CHECKED BY: MC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
Jack M. Greene FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		

DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 50'

GC



NOTE:

1) SEE SHEET 1 FOR LEGAL DESCRIPTION AND LINE DATA TABLE.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area MC-2

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506
 Jack M. Greene
 FLORIDA PROFESSIONAL
 SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

K-BAR RANCH PARCEL K PHASE 1
WETLAND MITIGATION AREA WC-1

DESCRIPTION: ALL of TRACT B (Wetland Creation Area) as shown on the plat of K-BAR RANCH PARCEL K PHASE 1, recorded in Plat Book 129, Pages 40 through 51, inclusive, of the Public Records of Hillsborough County, Florida.

Containing 29,368 square feet, more or less.

NOTE:

- 1) SEE SHEET 2 FOR SKETCH.
- 2) INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

PROJECT: K-BAR RANCH - MITIGATION AREAS

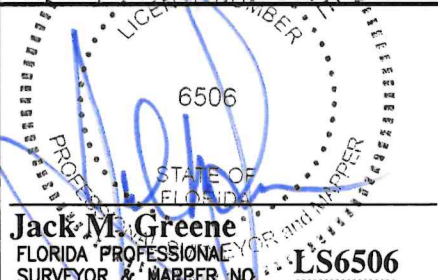
PHASE: Mitigation Area WC-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

DESCRIPTION SKETCH

(Not A Survey)

Scale: 1" = 60'

**K-BAR RANCH
PARCEL K
PHASE 1**
(PLAT BOOK 129,
PAGES 40 - 51)

TRACT B
WETLAND CONSERVATION AREA
(HOA)

**WETLAND MITIGATION
AREA WC-1**

Area = 29,368 S.F.±

TRACT B
WETLAND CREATION AREA
(HOA)

NOTE:

1) SEE SHEET 1 FOR LEGAL DESCRIPTION.

PROJECT: K-BAR RANCH - MITIGATION AREAS

PHASE: Mitigation Area WC-1

DRAWN: JMG DATE: 04/22/23 CHECKED BY: MC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: Horner Environmental Professionals, Inc.

6506
STATE OF FLORIDA
Jack M. Greene
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6506

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Tab 10



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

January 18, 2024

Board of Supervisors
K-Bar Ranch II Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the K-Bar Ranch II Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of the series of bonds anticipated to be issued in 2024 (the "Bonds") to acquire and/or construct certain recreational facilities for the District. This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

- Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.



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2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the maximum of \$25,000 or 2% of the par amount of Bonds issued.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



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This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,

MBS Capital Markets, LLC

Ed Bulleit
Managing Partner

Approved and Accepted By:

Title:

Date:



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EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



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Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.