



Rizzetta & Company

# **K-Bar Ranch II Community Development District**

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## **Board of Supervisors Meeting March 21, 2024**

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

**[www.kbarranchiicdd.org](http://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

<b>Board of Supervisors</b>	Michele Emery	Chair
	Duzianthan Mohan	Vice Chair
	Greg Halstead	Assistant Secretary
	James Finley	Assistant Secretary
	Chloe Firebaugh	Assistant Secretary
<b>District Manager</b>	Matt O'Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson Cohen Mooney Fernandez & Jackson, P.A.
<b>District Engineer</b>	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](http://WWW.KBARRANCHIICDD.ORG)

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

3/18/2024

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, March 21 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 Report and Responses ..... Tab 1
    1. Consideration of Landscape Proposals ..... Tab 2
  - B. Presentation of Aquatics Report ..... Tab 3
  - C. Clubhouse Manager Report..... Tab 4
  - D. District Counsel
  - E. District Engineer
    1. Consideration of SWFWMD Transfer ..... Tab 5
    2. Consideration of Parcel G Conveyance ..... Tab 6
    3. Consideration of Stantec Change Order 2024-1 ..... Tab 7
  - F. District Manager Report ..... Tab 8
    1. Review of Financial Statement ..... Tab 9
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 15, 2024 ..... Tab 10
  - B. Consideration of Operation and Maintenance Expenditures for January and February 2024 ..... Tab 11
- 5. BUSINESS ITEMS**
  - A. Consideration of Pool Maintenance Proposals ..... Tab 12
  - B. Consideration of Pool Deck Paver Maintenance Proposals ..... Tab 13
  - C. Consideration of Tennis & Pickle Ball Lighting Proposal..... Tab 14
  - D. Consideration of Amazon Access ..... Tab 15
  - E. Discussion of Bike Racks by Mailbox Kiosks
  - F. Discussion of Resident Usage of Common Areas
  - G. Consideration of Grant of Easement..... Tab 16
  - H. Discussion on impacts of Future Amenity Improvements to Surrounding Residents.
- 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



February 7, 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

### ❖ Work on moss removal throughout the district

feet (15') over roadways and ROW's. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles (and other small trees) shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat raked" at any time. Pencil pruning and seed pod removal are the preferred methods of Crape Myrtle

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. Remove the moss from the oak trees along the fence line at the main entrance to Hawk Valley.(pic 1)



6. Treat the turf weeds in the Saint Augustine on the outbound side of the Briar Brook entrance before you exit the gate.
7. Treat the turf weeds on the outbound side of the Briar Brook entrance.
8. Improve the turf color throughout the Old Spanish entrance.
9. During my inspection I am not seeing changes in the turf color throughout Mistflower Lane. Continue to work on the turf color..
10. Treat the turf weed son the outbound side of Mistflower lane from the Winsome manor entrance to the traffic circle.

2. Remove the moss from the oak trees on the outbound side of the Hawk Valley entrance.
3. Remove the moss from the trees at the Redwood Pointe Mail Kiosk area in the oak trees. (Pic 3>)
4. Remove the moss from the oak trees in the redwood Pointe Frontage oak trees on the inbound and outbound side.
5. Make sure the Copper Leaf on the outbound side of Redwood Pointe is getting adequate water.



# Kbar Ranch II

11. Eradicate the ant mounds in the center island as you enter Mistflower Lane from Kbar Ranch Parkway.
12. Treat the bed weeds in the Jasmine Minima beds on the outbound side of Mistflower Lane before Kbar Ranch Parkway.
13. Improve the turf color throughout the Eagle Creek Main entrance. It has a very yellow look.



14. We are now in Weekly mowing services. If anything changes make sure it is approved by management.
15. Schedule for the month of March the application of 40-0-0 Soluble N to the Saint Augustine per the scope.
16. Schedule in the month of March 24-2-11 to the Ornamentals throughout the district.
17. Schedule in the month of March 8-2-12 to be applied to the palm trees throughout the district.
18. Make sure that irrigation in the Bahia turf of Kbar Ranch Parkway is turned off.



## Tab 2



## Proposal #3400

### KBar II Repalce Damaged Turf Sundrift 2-24

**Date** 2/27/2024  
**Customer** Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647  
**Property** KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

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.com](mailto:projects@pinelakenurseryinc.com) or (813) 948-4736.

### Sod Replacement

#### Grading and Install

Items	Quantity	Unit	Price
Labor Enhancement	18.00	Hr	\$1,260.01
Sod St. Augustine	500.00	sqft	\$460.00
Sod, Bahia	400.00	sqft	\$304.00
Grading and Install:			\$2,024.01
PROJECT TOTAL:			<b>\$2,024.01</b>

### Terms & Conditions

# Terms & Conditions

## Payment Terms

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

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

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

## Exclusions

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

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

### Backflow Connection

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

### Procedure for Extra Work, Changes and Escalation

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

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

current market prices

### **Escalation Clause**

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

## **Warranty and Tolerances**

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

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

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

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

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

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

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

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

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



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

## Material Tolerances

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

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

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

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

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

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

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

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

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

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

By \_\_\_\_\_  
Epifanio Carvajal Ulloa  
Date 2/27/2024  
\_\_\_\_\_  
Pine Lake Services, LLC

By \_\_\_\_\_  
Matthew Nolan  
Date \_\_\_\_\_  
Rizzetta & Co.

## **Tab 3**

Chris Thompson

Blue Water Aquatics, Inc.

2/29/2024 | 9 Photos



# K-Bar Ranch CDD II Aquatics Report



# February Aquatics Report

Winter is coming to a close and the native vegetation and trees will begin their Spring transition. You can expect to see the shoreline natives like Pickerel and Jointed Spikerush begin to green and multiply. The Cypress and Maple trees will begin producing new leaves as well. With an increase in sun, rain, and runoff, we can expect nutrient loading to begin soon. Fertilizer, animal waste and dying vegetation all contribute to nutrient loading. High levels of phosphorous will lead to algae blooms in the Spring and Summer. We are excited to begin utilizing EutroSORB in K-Bar Ranch II. We are confident this product will lower algae blooms and allow us to move away from treating algae with copper sulfate.

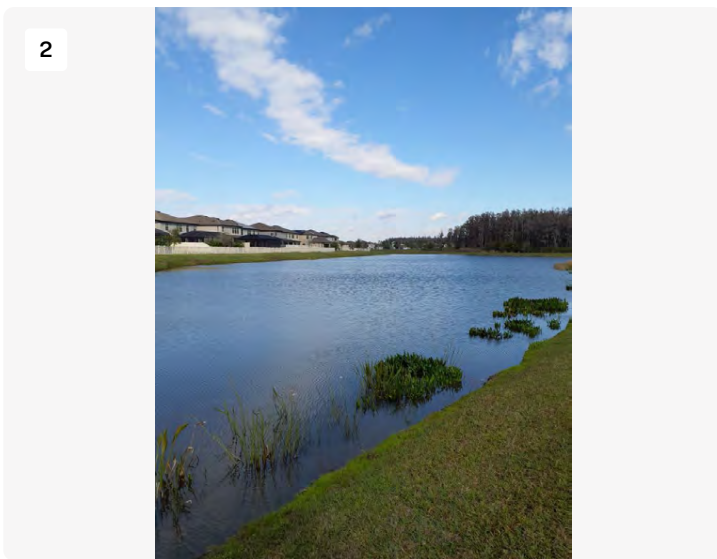


Pond A13- Located across the street from the amenities center. This pond was treated for minor emergent vegetation this month. It will continue to be treated for any invasive plants as needed. There haven't been any algae issues this year.

Project: K-Bar Ranch II CDD

Date: 2/23/2024, 9:51am

Creator: Darren Maio



Pond 201- Small clusters of floating pennywort and small emerging creeping water primrose were treated around the perimeter of the pond this month. These plants are easy to eliminate and will be treated when seen.

Project: K-Bar Ranch II CDD

Date: 2/23/2024, 9:59am

Creator: Darren Maio



Pond FC242B- This month, the pond was treated for newly emerging torpedo grass. The grass had sprouted away from the banks and was easily treated with an aquatic herbicide. The pond will continue to be monitored and treated monthly nuisance plants.

Project: K-Bar Ranch II CDD

Date: 2/23/2024, 10:14am

Creator: Darren Maio

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Pond 122-This small pond was treated for newly emerging torpedo grass shoots and creeping water primrose this month. They have since begun to turn brown and wilt. The pond will continue to be treated as needed.

Project: K-Bar Ranch II CDD

Date: 2/23/2024, 10:32am

Creator: Darren Maio

5



Pond 212-Torpedo grass and alligator weed were recently treated here. The plants have since died and will soon sink and decompose underwater. We will continue to identify and treat unwanted aquatic vegetation in this pond.

Project: K-Bar Ranch II CDD

Date: 2/23/2024, 10:43am

Creator: Darren Maio

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Pond 230-This pond was treated for planktonic algae during the initial treatment in February. The algaecide treatment was a success. This pond will continue to be monitored for algae growth and unwanted aquatic vegetation.

Project: K-Bar Ranch II CDD

Date: 2/23/2024, 11:01am

Creator: Darren Maio





Pond 230 resident.

Project: K-Bar Ranch II CDD  
Date: 2/23/2024, 11:06am  
Creator: Darren Maio



Pond 190 - Emergent vegetation on the banks such as torpedo grass, sedge, and creeping water primrose are identified and treated when present. Also, torpedo grass growing in the pond is targeted during inspections.

Project: K-Bar Ranch II CDD  
Date: 2/23/2024, 11:16am  
Creator: Darren Maio



Pond EC2 - Torpedo grass and alligator weed were treated on this pond at the beginning of February. The vegetation has begun to turn brown and is dying. It will soon sink into the pond and decompose. The pond will continue to be monitored and treated when unwanted aquatic vegetation emerges.

Project: K-Bar Ranch II CDD  
Date: 2/23/2024, 11:24am  
Creator: Darren Maio



# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

Service Date

2/2/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

2e

Temperature

65

Multiple Sites Treated

Yes



## Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

Ewr3v121 122 102 101 100 fc105 104 103  
fc40 ec1 ec2 ec5 ec6 ec3 ec8 ec9 s1 a10  
200 202 204 203 205 201 192 190 191a  
191 193 242

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 3

Pond Numbers

203

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal



## Aquatic Services Report

Restrictions	None
Observations/Recommendations	Site treated for planktonic algae with dye
3 of 3	
Pond Numbers	121 ewr3 100 193 104 204 200 ec1 ec6 ec8 sdii2
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	Sites treated for algae



# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date

2/8/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

11 MPH SW

Temperature

72\*

Multiple Sites Treated

Yes



## Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

210, 212, 213, 211, 212, C3, C2, 223, 222, 221, FC220, 232, 230, FC230, FC231, 231, A13, 240, WCA, 243, FC242A, 244, FC242B, FC630151, FC670250A, SDII1, SDII2, SDII3, SDII4

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

- ☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Treated ponds for torpedo grass, pennywort, alligator weed, duckweed, creeping water primrose, sedge, slender spikerush, spatterdock, and red ludwigia. A lot of the ponds were in great shape and only needed very little treatment.

2 of 2



## Aquatic Services Report

Pond Numbers	SDII2, SDII3, 230, 210, 223, SDII5,
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Treated ponds for filamentous algae and planktonic algae.



# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date

2/16/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

5 MPH W

Temperature

71\*

Multiple Sites Treated

Yes



## Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

210, SSDI2, SSDI3, 230

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Treated remnants of remaining algae from first treatment. With warmer temperatures and more frequent big rain events, you might see some algae growth. Feel free to contact our office with any concerns. 727-842-2100

2 of 2

Pond Numbers

FC242B, FC630151, FC670250A, SDII5, SDII3, SDII4, 243, FC230, C3, C2, 223

Service Performed

Inspection

Water Level

Normal



# Aquatic Services Report

## Observations/Recommendations

Ponds were in good condition free of algae and emergent vegetation



# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date	2/23/2024
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	9 MPH ENE
Temperature	63*
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	SDII2, SDII3, FC670250A, FC242B, 244, 210, 212, SDII4, 243, 230, 221, 222, 204, 205, 201, S1, EC2, 122, 121, A13, 240, 241
Service Performed	Inspection
Water Level	High
Observations/Recommendations	The ponds were in good condition. The ponds that had been treated for algae earlier this month responded great to the treatment and are still algae free. With warmer temperatures and more frequent big rain events, you might see some algae growth. Feel free to contact our office with any questions or concerns. 727-842-2100



## Tab 4

# K-BAR RANCH II

## COMMUNITY DEVELOPMENT DISTRICT

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

### Clubhouse Manager's Report March 2023 Meeting

#### Operations and Maintenance Report

##### Amenities Center

- Got new proposals that include downspouts being attached directly to existing drains in the front building
- Contacted Secureteam to talk about Amazon Key and if it would be a coast to the District
- Ordering a total of 30 Fishing signs
- Ordered three dog waste stations out of six to go on the Roundabout area on Mistflower/K-Bar Parkway
- Got two proposals for new pool maintenance from Cooper Pools and Cosmic Pools
- Got two proposals for pool pavers to be repaired.

##### Rental Agreement Need To add

- Do not block the doors at any point with tables, chairs or props it is a fire hazard.

##### Gates.

- New gate hinges needed all falling apart on all gates I have proposal for them
- Hawk Valley Gate Stuck open-Securitean reset
- Sundrift 1 Gate half closed-Securitean reset
- Winsome Manor Gate stuck half open-Securitean fixed
- Sundrift 1 Exit barrier arm down-rehung arm
- Hawk Valley Remote antenna adjusted
- Briarbrook entrance gate repair with cement slab completed
- Briarbrook pedestrian maglock repaired
- Winsome Manor Entrance Vehicle gate hinges replaced
- The kiosk is offline at Old Spanish Tech was sent out to fix.

All the NVRs (Network Video Recorder) at the gates went offline at 11:45 pm

- Out of ten gates only eight NVRs came back on Teck had to be sent out to fix Eagle Creek and Old Spanish

##### Events/Activities

- Every Wednesday Coffee Day

##### Resident Request

- A resident would like to know if a gym would ever be considered on property
- We consider using a key pad to enter gates and stop using clickers and barcodes

## **Tab 5**

# Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43029347.052

Application No(s): 832807

Project Name: K-Bar Ranch

Phase (if applicable): Parcel G

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: \_\_\_\_\_

Signature of Permittee  
M/I Homes of Tampa, LLC

Company Name  
813-290-9683 / sgriffith@mihomes.com

Phone/email address

R. Scott Griffith, VP of Land Development

Name and Title  
4343 Anchor Plaza Parkway, S -200

Company Address  
Tampa, FL 33634

City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: \_\_\_\_\_

Signature of Representative of O&M Entity  
Michele Emery Chairman

Name and Title  
kbar2cddmemery@gmail.com

Email Address  
813-533-2950 ext. 9475

Phone

K-Bar Ranch II CDD c/o Rizzetta & Co. Inc.

Name of Entity for O&M  
2700 S. Falkenburg Rd., Suite 2745

Address  
Riverview, FL 33578

City, State, Zip

Date

**Enclosed are the following documents, as applicable:**

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☒ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)
- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



## **Tab 6**

## ENGINEER'S CERTIFICATE

I, Tonja Stewart, a Registered Professional Engineer in the State of Florida, Registration No. 47704, hereby certify the following associated completed work within the K-Bar Ranch II Community Development District (District) Capital Improvement Project for Assessment Area Two:

1. The infrastructure and/or improvements contained within Tracts A, B-1, B-2, B-3, B-4, M-1 and M-2, and the Drainage and Maintenance Access Easements, Retaining Wall Easements and Irrigation Easements, as described in K-BAR RANCH PARCEL G, according to the map or plat thereof recorded in Plat Book 144, Pages 138-162 of the Public Records of Hillsborough County, Florida.

To the best of my knowledge, the constructed improvements have been installed in conformance with project plans and specifications and are otherwise in conformance with applicable rules, regulations, laws, ordinances, and construction permits and approvals and specifically benefits property within the boundaries of the District as described in the Engineer's Report.

The permits necessary to operate and maintain the improvements have been obtained or if not obtained, we know of no reason that such permits cannot be obtained in a timely fashion in due course, which can be assignable to the District if necessary.

The improvements have been installed or constructed on lands owned by the District, lands owned by another governmental entity, lands to be conveyed to the District, or upon lands which the District has an easement, license or other similar legal right to construct, operate and/or maintain the constructed improvements.

Signed and sealed this \_\_\_\_ day of March, 2024.

---

Tonja L. Stewart, P.E.  
Senior Project Manager  
Stantec Consulting Services Inc.

### 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 as and Tracts A, B-1, B-2, B-3, B-4, M-1 and M-2, and the Drainage and Maintenance Access Easements, Retaining Wall Easements and Irrigation Easements, as described in K-BAR RANCH PARCEL G, according to the map or plat thereof recorded in Plat Book 144, Pages 138-162 of the Public Records of Hillsborough County, Florida (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: \_\_\_\_\_, 2024

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 \_\_\_\_\_, 2024, 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:



## **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 March, 2024 the following described property, assets and rights, to-wit:

All infrastructure and improvements (excluding water facilities and wastewater facilities owned by the City of Tampa), including but not limited to roadways, sidewalks, curbs, stormwater facilities, storm pipes, inlets and manholes, landscaping, signage, mail kiosks, and retaining walls, all as included in and on the Property attached as Exhibit “A.”

TO HAVE AND 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 March, 2024, 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]**

## **EXHIBIT A**

### **Legal Description**

Tracts A, B-1, B-2, B-3, B-4, M-1 and M-2, and the Drainage and Maintenance Access Easements, Retaining Wall Easements and Irrigation Easements, as described in K-BAR RANCH PARCEL G, according to the map or plat thereof recorded in Plat Book 144, Pages 138-162 of the Public Records of Hillsborough County, Florida.

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 March, 2024, 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:

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

M/I HOMES OF TAMPA, LLC,  
a Florida limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Vice President

“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 \_\_\_\_\_, 2024, 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 Description**

Tracts A, B-1, B-2, B-3, B-4, M-1 and M-2, and the Drainage and Maintenance Access Easements, Retaining Wall Easements and Irrigation Easements, as described in K-BAR RANCH PARCEL G, according to the map or plat thereof recorded in Plat Book 144, Pages 138-162 of the Public Records of Hillsborough County, Florida.

## **Tab 7**





## PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2024-1 Date March 8, 2024

"Stantec" Stantec Consulting Services, Inc.  
Stantec Project # 215615296  
777 S. Harbour Island Blvd., Suite 600  
Tampa, FL 33602  
Ph: (813) 223-9500  
email: tonja.stewart@stantec.com

Client K-Bar Ranch II CDD  
Client Project # 307943  
3435 Colwell Ave, Suite 200  
Tampa, FL 33614  
Ph: (813) 533-2950  
email: cddinvoice@rizzetta.com

Project Name and Location: K-Bar Ranch II CDD (Tampa, Florida)

In accordance with the original Professional Services Agreement dated July 27, 2019 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2024-1 to be added to Task 2024 (FY 2024 Budget)

Total fees this Change Order	\$ 6,000.00
Original agreement amount	\$ 11,000.00
Change Order Number	\$ -
Change Order Number	\$ -
Change Order Number	\$ -
Change Order Number	\$ -
<b>Total Agreement</b>	<b>\$ 17,000.00</b>

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

**Stantec Consulting Services, Inc.**

**K-Bar Ranch II CDD**

Signature Tonja L. Stewart, P/E.  
Print Name and Title

Date Signed: March 8, 2024

Signature \_\_\_\_\_  
Print Name and Title

Date Signed: \_\_\_\_\_

## **Tab 8**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** April 18 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

## District Manager's Report

March 21

# 2024

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II

#### FINANCIAL SUMMARY

12/31/2023

General Fund Cash & Investment Balance: \$1,904,023

Reserve Fund Cash & Investment Balance: \$203,232

Debt Service Fund Investment Balance: \$1,443,622

**Total Cash and Investment Balances: \$3,550,877**

**General Fund Expense Variance: \$139,051 Under Budget**

## Tab 9



Rizzetta & Company

# **K-Bar Ranch II Community Development District**

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**Financial Statements  
(Unaudited)**

**February 29, 2024**

**Prepared by: Rizzetta & Company, Inc.**

[kbarranchiicdd.org](http://kbarranchiicdd.org)  
[rizzetta.com](http://rizzetta.com)

**K-Bar Ranch II Community Development District**

Balance Sheet

As of 02/29/2024

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	374,874	0	12,482	0	387,356	0	0
Investments	1,529,149	203,232	1,443,622	45,256	3,221,259	0	0
Accounts Receivable	124,870	0	64,050	0	188,920	0	0
Prepaid Expenses	1,167	0	0	0	1,167	0	0
Refundable Deposits	9,110	0	0	0	9,110	0	0
Fixed Assets	0	0	0	0	0	22,369,328	0
Amount Available in Debt Service	0	0	0	0	0	0	1,520,154
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,549,846
Total Assets	2,039,170	203,232	1,520,154	45,256	3,807,812	22,369,328	15,070,000
Liabilities							
Accounts Payable	26,077	0	0	0	26,077	0	0
Accrued Expenses	16,920	0	0	0	16,920	0	0
Other Current Liabilities	182	0	0	0	182	0	0
Due To Other	20	0	0	0	20	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,070,000
Deposits Payable	7,110	0	0	0	7,110	0	0
Total Liabilities	50,309	0	0	0	50,309	0	15,070,000
Fund Equity & Other Credits							
Beginning Fund Balance	808,310	101,964	831,872	38,064	1,780,210	0	0
Investment In General Fixed Assets	0	0	0	0	0	22,369,328	0
Net Change in Fund Balance	1,180,551	101,268	688,282	7,192	1,977,293	0	0
Total Fund Equity & Other Credits	1,988,861	203,232	1,520,154	45,256	3,757,503	22,369,328	0
Total Liabilities & Fund Equity	2,039,170	203,232	1,520,154	45,256	3,807,812	22,369,328	15,070,000

**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	8,093	(8,093)
Special Assessments				
Off Roll	277,477	277,477	277,477	0
Tax Roll	1,579,164	1,579,164	1,585,839	(6,675)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	11,894	(11,894)
Total Revenues	<u>1,856,641</u>	<u>1,856,641</u>	<u>1,883,303</u>	<u>(26,662)</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	5,417	3,000	2,417
Total Legislative	<u>13,000</u>	<u>5,417</u>	<u>3,000</u>	<u>2,417</u>
Financial & Administrative				
Accounting Services	20,246	8,436	8,436	0
Administrative Services	5,061	2,108	2,109	0
Arbitrage Rebate Calculation	900	0	450	(450)
Assessment Roll	5,460	5,460	5,460	0
Auditing Services	4,700	0	140	(140)
Bank Fees	750	313	658	(346)
Disclosure Report	5,000	5,000	6,000	(1,000)
District Engineer	11,000	4,583	5,935	(1,352)
District Management	22,352	9,314	9,313	0
Dues, Licenses & Fees	500	208	175	34
Financial & Revenue Collections	5,460	2,275	2,275	0
Legal Advertising	7,000	2,917	0	2,916
Public Officials Liability Insurance	3,143	3,143	2,829	314
Trustees Fees	10,040	5,999	9,950	(3,951)
Website Hosting, Maintenance, Backup & E	3,002	2,148	2,038	110
Total Financial & Administrative	<u>104,614</u>	<u>51,904</u>	<u>55,768</u>	<u>(3,864)</u>
Legal Counsel				
District Counsel	30,000	12,500	19,840	(7,340)
Total Legal Counsel	<u>30,000</u>	<u>12,500</u>	<u>19,840</u>	<u>(7,340)</u>
Security Operations				
Gate Maintenance & Repair	40,000	16,667	26,264	(9,598)
Security Monitoring Services	115,000	47,916	79,520	(31,603)
Total Security Operations	<u>155,000</u>	<u>64,583</u>	<u>105,784</u>	<u>(41,201)</u>

See Notes to Unaudited Financial Statements

**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Electric Utility Services				
Utility - Recreation Facilities	35,000	14,584	10,024	4,559
Utility - Street Lights	169,000	70,416	54,068	16,349
Utility Services	89,488	37,287	48,163	(10,877)
Total Electric Utility Services	293,488	122,287	112,255	10,031
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	2,083	1,337	747
Total Garbage/Solid Waste Control Services	5,000	2,083	1,337	747
Water-Sewer Combination Services				
Utility Services	2,500	1,042	819	223
Total Water-Sewer Combination Services	2,500	1,042	819	223
Stormwater Control				
Aquatic Maintenance	59,090	24,621	18,698	5,923
Lake/Pond Bank Maintenance & Repair	18,000	7,500	0	7,500
Wetland Monitoring & Maintenance	5,200	2,167	2,154	13
Total Stormwater Control	82,290	34,287	20,852	13,435
Other Physical Environment				
Entry & Walls Maintenance & Repair	8,000	3,334	0	3,334
Fire Ant Treatment	1,000	416	8,125	(7,709)
General Liability Insurance	3,842	3,842	3,458	384
Holiday Decorations	20,000	20,000	19,148	852
Irrigation Maintenance & Repair	35,000	14,583	7,046	7,537
Landscape - Annuals/Flowers	47,093	11,774	2,500	9,274
Landscape - Mulch	50,025	50,025	0	50,025
Landscape Inspection Services	10,800	4,500	4,500	0
Landscape Maintenance	551,885	229,952	142,629	87,323
Landscape Replacement Plants, Shrubs, Tr	40,000	16,667	20,980	(4,313)
Property Insurance	42,450	42,450	42,791	(341)
Rust Prevention	19,140	7,975	7,750	225
Well Maintenance	10,000	4,167	1,325	2,841
Wildlife Management Services	15,000	6,250	0	6,250
Total Other Physical Environment	854,235	415,934	260,252	155,682
Road & Street Facilities				
Parking Lot Repair & Maintenance	500	208	0	208
Roadway Repair & Maintenance	500	209	0	208
Sidewalk Maintenance & Repair	2,500	1,041	0	1,042
Street Sign Repair & Replacement	500	209	0	208
Total Road & Street Facilities	4,000	1,667	0	1,666

See Notes to Unaudited Financial Statements



**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Parks &amp; Recreation</b>				
Athletic Court/Field/Playground Maintena	1,000	416	4,277	(3,859)
Clubhouse Maintenance & Repair	2,500	1,042	5,198	(4,157)
Clubhouse Supplies	3,000	1,250	974	276
Dog Waste Station Supplies & Maintenance	1,500	625	0	625
Facility A/C & Heating Maintenance & Rep	1,500	625	0	625
Furniture Repair & Replacement	2,500	1,042	0	1,042
Lighting Replacement	1,000	416	3,997	(3,580)
Management Contract	208,966	87,069	75,619	11,449
Office Supplies	2,000	834	1,606	(772)
Pest Control & Termite Bond	2,873	1,197	258	939
Playground Equipment & Maintenance	500	208	0	208
Pool Permits	275	0	0	0
Pool Repair & Maintenance	2,000	834	1,659	(825)
Pool Service Contract	20,400	8,500	8,500	0
Telephone, Internet, Cable	4,500	1,875	1,450	425
Utility Golf Cart Maintenance	15,000	6,250	0	6,250
Total Parks & Recreation	269,514	112,183	103,538	8,646
<b>Special Events</b>				
Clubhouse Programs/Events	8,000	3,333	4,841	(1,508)
Total Special Events	8,000	3,333	4,841	(1,508)
<b>Contingency</b>				
Capital Outlay	30,000	12,500	12,000	500
Miscellaneous Contingency	5,000	2,083	2,466	(383)
Total Contingency	35,000	14,583	14,466	117
Total Expenditures	1,856,641	841,803	702,752	139,051
<b>Total Excess of Revenues Over(Under) Expenditures</b>				
	0	1,014,838	1,180,551	(165,713)
<b>Fund Balance, Beginning of Period</b>				
	0	0	808,310	(808,310)
<b>Total Fund Balance, End of Period</b>				
	0	1,014,838	1,988,861	(974,023)

See Notes to Unaudited Financial Statements

**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,269	(1,269)
Special Assessments				
Tax Roll	100,000	100,000	100,000	0
Total Revenues	<u>100,000</u>	<u>100,000</u>	<u>101,269</u>	<u>(1,269)</u>
Expenditures				
Contingency				
Capital Reserve	100,000	100,000	0	100,000
Total Contingency	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100,000</u>
Total Expenditures	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>101,269</u>	<u>(101,269)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>101,963</u>	<u>(101,963)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>203,232</u>	<u>(203,232)</u>

**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	10,890	(10,890)
Special Assessments				
Tax Roll	667,172	667,172	673,364	(6,192)
Total Revenues	667,172	667,172	684,254	(17,082)
<b>Expenditures</b>				
Debt Service				
Interest	472,172	472,172	233,541	238,632
Principal	195,000	195,000	0	195,000
Total Debt Service	667,172	667,172	233,541	433,632
Total Expenditures	667,172	667,172	233,541	433,632
Total Excess of Revenues Over(Under) Expenditures	0	0	450,713	(450,713)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(2,841)	2,841
Total Other Financing Sources(Uses)	0	0	(2,841)	2,841
Fund Balance, Beginning of Period	0	0	552,275	(552,275)
Total Fund Balance, End of Period	0	0	1,000,147	(1,000,147)

**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,787	(5,787)
Special Assessments				
Off Roll	141,537	141,537	141,537	0
Tax Roll	195,534	195,534	197,349	(1,815)
Total Revenues	<u>337,071</u>	<u>337,071</u>	<u>344,673</u>	<u>(7,602)</u>
<b>Expenditures</b>				
Debt Service				
Interest	202,071	202,071	100,760	101,312
Principal	135,000	135,000	0	135,000
Total Debt Service	<u>337,071</u>	<u>337,071</u>	<u>100,760</u>	<u>236,312</u>
Total Expenditures	<u>337,071</u>	<u>337,071</u>	<u>100,760</u>	<u>236,312</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>243,913</u>	<u>(243,913)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(3,504)	3,504
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(3,504)</u>	<u>3,504</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>279,598</u>	<u>(279,598)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>520,007</u>	<u>(520,007)</u>

**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	493	(493)
Total Revenues	<u>0</u>	<u>0</u>	<u>493</u>	<u>(493)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>493</u>	<u>(493)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	2,841	(2,841)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>2,841</u>	<u>(2,841)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>22,452</u>	<u>(22,452)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>25,786</u>	<u>(25,786)</u>

**K-Bar Ranch II Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	355	(355)
Total Revenues	<u>0</u>	<u>0</u>	<u>355</u>	<u>(355)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>355</u>	<u>(355)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	3,503	(3,503)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3,503</u>	<u>(3,503)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>15,612</u>	<u>(15,612)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>19,470</u>	<u>(19,470)</u>

**K-Bar Ranch II CDD****Investment Summary****February 29, 2024**

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of</u></b> <b><u>February 29, 2024</u></b>
The Bank of Tampa	Money Market Account	\$ 249,860
The Bank of Tampa ICS Operating		
EverBank	Money Market Account	245,312
First Horizon Bank	Money Market Account	247,442
Nexbank	Money Market Account	247,442
Pinnacle Bank	Money Market Account	247,442
Western Alliance Bank	Money Market Account	44,209
Zions Bancorporation, N.A.	Money Market Account	247,442
<b>Total General Fund Investments</b>		<b><u>\$ 1,529,149</u></b>
The Bank of Tampa ICS Capital Reserve		
Western Alliance Bank	Money Market Account	\$ 203,232
<b>Total Reserve Fund Investments</b>		<b><u>\$ 203,232</u></b>
US Bank Series 2017 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 309,706
US Bank Series 2017 A-1 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	136,794
US Bank Series 2017 A-1 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	2,959
US Bank Series 2017 A-3 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	413,836
US Bank Series 2017 A-3 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	105,030
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	306,597
US Bank Series 2021 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	168,700
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 1,443,622</u></b>
US Bank Series 2017 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 15,972
US Bank Series 2017 A 2/3 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	9,814
US Bank Series 2021 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	19,470
<b>Total Capital Projects Fund Investments</b>		<b><u>\$ 45,256</u></b>

**K-Bar Ranch II Community Development District**  
**Summary A/R Ledger**  
**From 02/1/2024 to 02/29/2024**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
<b>221, 2226</b>							
	221-001	221 General Fund	Hillsborough County Tax Collector	AR00001193	12110	10/01/2023	55,500.85
	221-001	221 General Fund	M/I Homes	AR00001370	12109	10/01/2023	69,369.25
<b>Sum for 221, 2226</b>							<b>124,870.10</b>
<b>221, 2228</b>							
	221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collector	AR00001193	12110	10/01/2023	9,056.37
	221-200	221 Debt Service Fund S2017	Hillsborough County Tax Collector	AR00001193	12110	10/01/2023	13,111.98
<b>Sum for 221, 2228</b>							<b>22,168.35</b>
<b>221, 2229</b>							
	221-201	221 Debt Service Fund S2021	Hillsborough County Tax Collector	AR00001193	12110	10/01/2023	6,497.09
	221-201	221 Debt Service Fund S2021	M/I Homes	AR00001370	12109	10/01/2023	35,384.11
<b>Sum for 221, 2229</b>							<b>41,881.20</b>
<b>Sum for 221</b>							<b>188,919.65</b>
<b>Sum Total</b>							<b>188,919.65</b>

See Notes to Unaudited Financial Statements



**K-Bar Ranch II Community Development District  
Summary A/P Ledger  
From 02/1/2024 to 02/29/2024**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>221, 2226</b>						
	221 General Fund	02/29/2024	Blue Water Aquatics, Inc.	31405	Aquatic Service - Pond Treatment 02/24	3,705.00
	221 General Fund	02/27/2024	Securiteam, Inc.	17997	50% Deposit- Sensor Upgrade 02/24	3,255.00
	221 General Fund	02/17/2024	Spectrum	1779814021724 - 9814 AUTO PAY	19302 Eagle Creek LN SB 02/24	84.98
	221 General Fund	02/19/2024	Spectrum	1736988021924 - 6988 AUTO PAY	10541 K-Bar Ranch Pkwy 02/24	149.97
	221 General Fund	02/19/2024	Spectrum	1736970021924 - 6970 AUTO PAY	10711 Mistflower Lane 02/24	149.97
	221 General Fund	02/22/2024	Spectrum	2736809022224 - 6809 AUTO PAY	19292 Mossy Pine Dr 02/24	169.98
	221 General Fund	02/21/2024	Spectrum	1752167022124 - 2167 AUTO PAY	10820 Mistflower Lane - Amenity Center 02/24	289.95
	221 General Fund	02/29/2024	Suncoast Rust Control, Inc.	06727	Monthly Rust Control 02/24	1,525.00
	221 General Fund	02/28/2024	TECO	321000017111	02/24 Electric Summary 02/24	16,747.40
<b>Sum for 221, 2226</b>						<b>26,077.25</b>
<b>Sum for 221</b>						<b>26,077.25</b>
<b>Sum Total</b>						<b>26,077.25</b>

K-Bar Ranch II Community Development District  
13 Month Trend Report  
As of 02/29/2024

	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023	Month Ending 10/31/2023	Month Ending 11/30/2023	Month Ending 12/31/2023	Month Ending 01/31/2024	Month Ending 02/29/2024
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues													
36100 - Interest Earnings													
1011 - Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,676.40	1,284.14	1,173.13	1,247.83	1,992.68	2,395.08
No Department	494.34	1,145.07	1,646.76	1,751.78	1,684.47	1,660.69	1,530.65	(11,251.33)	0.00	0.00	0.00	0.00	0.00
36310 - Special Assessments													
1002 - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,278.11	277,477.00	0.00	0.00	0.00	0.00
1001 - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,257.53	1,583,985.56	0.00	0.00	0.00	1,853.47
No Department	0.00	0.00	46.16	0.00	4,672.21	46.96	0.00	(31,535.64)	0.00	0.00	0.00	0.00	0.00
36900 - Other Misc. Revenues													
1013 - Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,681.74	1,543.97	2,730.73	2,796.81	2,399.33	2,423.26
No Department	3,620.49	2,371.43	4,216.35	4,843.99	2,317.20	4,482.42	4,499.84	(35,742.85)	0.00	0.00	0.00	0.00	0.00
Total Revenues	4,114.83	3,516.50	5,909.27	6,595.77	8,673.88	6,190.07	6,030.49	3,363.96	1,864,290.67	3,903.86	4,044.64	4,392.01	6,671.81
Expenditures													
51100 - Legislative													
1101 - Supervisor Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,341.87	800.00	0.00	800.00	800.00	600.00
No Department	600.00	400.00	1,200.00	1,600.00	0.00	600.00	800.00	(7,541.87)	0.00	0.00	0.00	0.00	0.00
Total Legislative	600.00	400.00	1,200.00	1,600.00	0.00	600.00	800.00	800.00	800.00	0.00	800.00	800.00	600.00
51300 - Financial & Administrative													
3201 - Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,281.93	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17
3100 - Administrative Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,820.07	421.75	421.75	421.75	421.75	421.75
3203 - Arbitrage Rebate Calculation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	450.00	0.00
3106 - Assessment Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,200.00	5,460.00	0.00	0.00	0.00	0.00
3202 - Auditing Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	140.00	0.00	0.00	0.00	0.00
4901 - Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,466.34	117.96	68.28	139.90	214.67	117.29
3104 - Disclosure Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00
3103 - District Engineer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,997.50	300.00	557.00	5,578.00	500.00	(1,000.00)
3101 - District Management	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,563.07	1,862.67	1,862.67	1,862.67	1,862.67	1,862.67
4902 - Dues, Licenses & Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	242.90	0.00	175.00	0.00	0.00	0.00
3111 - Financial & Revenue Collections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,199.96	455.00	455.00	455.00	455.00	455.00
4801 - Legal Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,633.35	0.00	0.00	0.00	0.00	0.00
4903 - Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	995.06	0.00	0.00	0.00	0.00	0.00
4501 - Public Officials Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,733.00	2,829.00	0.00	0.00	0.00	0.00
3105 - Trustees Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,926.86	4,113.77	0.00	5,836.47	0.00	0.00
5102 - Website Hosting, Maintenance, Backup & E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,001.50	1,637.50	100.00	100.00	100.00	100.00
No Department	5,641.85	6,635.00	5,875.24	6,644.05	7,064.39	11,847.64	5,772.99	(94,717.54)	0.00	0.00	0.00	0.00	0.00
Total Financial & Administrative	5,641.85	6,635.00	5,875.24	6,644.05	7,064.39	11,847.64	5,772.99	8,244.00	19,024.82	5,326.87	16,080.96	11,691.26	3,643.88
51400 - Legal Counsel													
3107 - District Counsel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,135.40	500.00	4,183.50	6,976.53	500.00	7,680.00
No Department	3,080.50	2,000.00	3,461.40	1,000.00	2,126.25	800.00	6,740.50	(35,449.90)	0.00	0.00	0.00	0.00	0.00
Total Legal Counsel	3,080.50	2,000.00	3,461.40	1,000.00	2,126.25	800.00	6,740.50	8,685.50	500.00	4,183.50	6,976.53	500.00	7,680.00
52900 - Security Operations													
4612 - Gate Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,144.71	1,662.78	6,293.32	2,990.53	10,498.55	4,818.69
3330 - Security Camera Clubhouse	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,492.82	0.00	0.00	0.00	0.00	0.00
3329 - Security Monitoring Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	141,999.92	10,992.00	29,279.92	10,992.00	14,009.32	14,247.00
No Department	8,707.00	11,960.00	14,424.61	8,973.74	13,107.46	11,954.50	15,499.82	(131,601.46)	0.00	0.00	0.00	0.00	0.00
Total Security Operations	8,707.00	11,960.00	14,424.61	8,973.74	13,107.46	11,954.50	15,499.82	33,035.99	12,654.78	35,573.24	13,982.53	24,507.87	19,065.69

K-Bar Ranch II Community Development District  
13 Month Trend Report  
As of 02/29/2024

	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023	Month Ending 10/31/2023	Month Ending 11/30/2023	Month Ending 12/31/2023	Month Ending 01/31/2024	Month Ending 02/29/2024
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
53100 - Electric Utility Services													
4304 - Utility - Recreation Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,997.85	1,000.00	1,662.02	1,791.51	1,000.00	4,570.53
4307 - Utility - Street Lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149,049.34	10,723.40	14,467.54	16,831.34	13,537.66	(1,492.15)
4301 - Utility Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80,312.72	5,364.87	6,932.79	9,076.13	5,326.70	21,462.80
No Department	20,801.44	16,943.03	24,859.10	19,065.57	24,048.29	20,121.01	22,915.51	(226,063.09)	0.00	0.00	0.00	0.00	0.00
Total Electric Utility Services	20,801.44	16,943.03	24,859.10	19,065.57	24,048.29	20,121.01	22,915.51	21,296.82	17,088.27	23,062.35	27,698.98	19,864.36	24,541.18
53400 - Garbage/Solid Waste Control Services													
4325 - Garbage - Recreation Facility	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,924.62	267.36	267.36	267.36	267.36	267.36
No Department	241.81	483.62	0.00	241.81	241.81	241.81	253.26	(2,671.36)	0.00	0.00	0.00	0.00	0.00
Total Garbage/Solid Waste Control Services	241.81	483.62	0.00	241.81	241.81	241.81	253.26	253.26	267.36	267.36	267.36	267.36	267.36
53600 - Water-Sewer Combination Services													
4301 - Utility Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,912.55	199.32	195.32	156.64	141.16	126.45
No Department	163.63	100.00	283.06	100.00	84.56	170.61	285.02	(1,734.36)	0.00	0.00	0.00	0.00	0.00
Total Water-Sewer Combination Services	163.63	100.00	283.06	100.00	84.56	170.61	285.02	178.19	199.32	195.32	156.64	141.16	126.45
53800 - Stormwater Control													
4601 - Aquatic Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,460.00	3,705.00	3,931.00	3,652.00	3,705.00	3,705.00
4606 - Lake/Pond Bank Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,600.00	0.00	0.00	0.00	0.00	0.00
4633 - Wetland Monitoring & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,738.58	430.78	430.78	430.78	430.78	430.78
No Department	8,735.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	(49,662.80)	0.00	0.00	0.00	0.00	0.00
Total Stormwater Control	8,735.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,361.78	4,082.78	4,135.78	4,135.78
53900 - Other Physical Environment													
4603 - Entry & Walls Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,375.00	0.00	0.00	0.00	0.00	0.00
4655 - Field Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,800.00	0.00	0.00	0.00	0.00	0.00
4658 - Fire Ant Treatment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,125.01	0.00
4504 - General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,341.00	3,458.00	0.00	0.00	0.00	0.00
4680 - Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,750.00	9,574.00	0.00	0.00	9,574.00	0.00
4609 - Irrigation Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,591.98	0.00	2,161.30	0.00	200.00	4,685.04
4656 - Landscape - Annuals/Flowers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,648.44	0.00	0.00	0.00	2,499.75	0.00
4686 - Landscape - Mulch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,455.83	0.00	0.00	0.00	0.00	0.00
4653 - Landscape Inspection Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00	800.00	1,200.00	900.00
4604 - Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	426,805.56	26,578.66	35,391.17	28,827.66	29,003.67	22,827.66
4650 - Landscape Replacement Plants, Shrubs, Tr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,748.82	2,969.12	16,951.12	1,460.96	(400.95)	0.00
4503 - Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,300.00	42,791.00	0.00	0.00	0.00	0.00
6433 - Rust Prevention	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,700.00	1,525.00	1,525.00	1,650.00	1,525.00	1,525.00
4628 - Well Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,924.00	0.00	0.00	0.00	1,325.47	0.00
No Department	72,762.75	56,778.23	51,666.22	29,062.67	33,366.17	30,364.63	54,805.72	(599,707.53)	0.00	0.00	0.00	0.00	0.00
Total Other Physical Environment	72,762.75	56,778.23	51,666.22	29,062.67	33,366.17	30,364.63	54,805.72	67,733.10	87,695.78	56,828.59	32,738.62	53,051.95	29,937.70
54100 - Road & Street Facilities													
4612 - Gate Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,430.86	0.00	0.00	0.00	0.00	0.00
No Department	0.00	1,267.80	1,437.78	2,584.49	1,287.80	1,287.80	1,287.80	(15,229.59)	0.00	0.00	0.00	0.00	0.00
Total Road & Street Facilities	0.00	1,267.80	1,437.78	2,584.49	1,287.80	1,287.80	1,287.80	3,201.27	0.00	0.00	0.00	0.00	0.00
57200 - Parks & Recreation													
4764 - Athletic Court/Field/Playground Main-tena	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.98	134.94	54.00	3,805.78	54.00	227.77
4704 - Clubhouse Janitorial Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,727.90	0.00	0.00	0.00	0.00	0.00
4705 - Clubhouse Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,528.19	649.55	634.52	2,069.10	1,240.34	604.84
4734 - Clubhouse Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,423.28	177.02	321.55	115.69	301.32	58.47

K-Bar Ranch II Community Development District  
13 Month Trend Report  
As of 02/29/2024

	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023	Month Ending 10/31/2023	Month Ending 11/30/2023	Month Ending 12/31/2023	Month Ending 01/31/2024	Month Ending 02/29/2024
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
4906 - Dog Waste Station Supplies & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.82	0.00	0.00	0.00	0.00	0.00
4620 - Facility A/C & Heating Maintenance & Rep	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,314.79	0.00	0.00	0.00	0.00	0.00
4533 - Furniture Repair & Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139.98	0.00	0.00	0.00	0.00	0.00
4612 - Gate Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,691.69	0.00	0.00	0.00	0.00	0.00
4722 - Lighting Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	626.72	0.00	3,017.32	889.06	0.00	90.00
3300 - Management Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180,821.90	14,726.94	16,004.72	15,653.45	15,021.60	14,213.20
5101 - Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,139.04	147.60	288.19	675.03	131.40	363.34
4529 - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,165.00	0.00	0.00	0.00	0.00	0.00
4714 - Pest Control & Termite Bond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.00	0.00	129.00	0.00
4500 - Pool Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00
4717 - Pool Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.27	0.00	0.00	0.00	0.00	1,659.00
4625 - Pool Service Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,800.00	1,700.00	3,400.00	0.00	1,700.00	1,700.00
4103 - Telephone, Internet, Cable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,939.33	289.95	289.95	289.95	289.95	289.95
4763 - Tennis Court Maintenance & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	868.33	0.00	0.00	0.00	0.00	0.00
No Department	17,075.27	23,598.68	18,556.57	19,834.04	19,152.99	19,076.11	19,694.74	(204,737.56)	0.00	0.00	0.00	0.00	0.00
Total Parks & Recreation	17,075.27	23,598.68	18,556.57	19,834.04	19,152.99	19,076.11	19,694.74	26,413.66	17,826.00	24,139.25	23,498.06	18,867.61	19,206.57
57400 - Special Events													
4731 - Clubhouse Programs/Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,967.87	664.17	3,025.52	996.13	19.61	135.62
No Department	401.79	697.83	226.88	500.96	52.64	0.00	265.15	(4,884.71)	0.00	0.00	0.00	0.00	0.00
Total Special Events	401.79	697.83	226.88	500.96	52.64	0.00	265.15	83.16	664.17	3,025.52	996.13	19.61	135.62
57900 - Contingency													
6401 - Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00	0.00	0.00	0.00	0.00
6409 - Miscellaneous Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,568.62	1,815.41	221.99	0.00	429.00	0.00
No Department	257.50	1,083.00	300.00	3,005.99	6,130.53	1,998.40	2,697.10	(27,474.62)	0.00	0.00	0.00	0.00	0.00
Total Contingency	257.50	1,083.00	300.00	3,005.99	6,130.53	1,998.40	2,697.10	94.00	13,815.41	221.99	0.00	429.00	0.00
Total Expenditures	138,469.32	126,082.97	126,426.64	96,749.10	110,798.67	102,598.29	135,153.39	174,154.73	174,671.69	157,185.77	127,278.59	134,275.96	109,340.23
Total Excess of Revenues Over(Under) Expenditures	(134,354.49)	(122,566.47)	(120,517.37)	(90,153.33)	(102,124.79)	(96,408.22)	(129,122.90)	(170,790.77)	1,689,618.98	(153,281.91)	(123,233.95)	(129,883.95)	(102,668.42)
Fund Balance, Beginning of Period	1,774,348.78	1,639,994.29	1,517,427.82	1,396,910.45	1,306,757.12	1,204,632.33	1,108,224.11	979,101.21	808,310.44	2,497,929.42	2,344,647.51	2,221,413.56	2,091,529.61
Fund Balance, End of Period	1,639,994.29	1,517,427.82	1,396,910.45	1,306,757.12	1,204,632.33	1,108,224.11	979,101.21	808,310.44	2,497,929.42	2,344,647.51	2,221,413.56	2,091,529.61	1,988,861.19

**K-Bar Ranch II Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 29, 2024**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/29/24.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 10**

**MINUTES OF MEETING**

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

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, February 15, 2024 at 6:35 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	<b>Board Supervisor, Chairman</b>
Greg Halstead	<b>Board Supervisor, Assistant Secretary</b>
Chloe Firebaugh	<b>Board Supervisor, Assistant Secretary (phone)</b>
James Finley	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jason Liggett	<b>Field Services Manager, Rizzetta &amp; Company, Inc. (phone)</b>
Dan Lewis	<b>District Counsel, Persson, Cohen &amp; Mooney (phone)</b>
Tonja Stewart	<b>Representative, Stantec (phone)</b>
Epifanio Carvajal	<b>Representative, Pine Lake Nursery, Inc.</b>
Chris Thompson	<b>Representative, Blue Water Aquatics</b>
Amy Linen	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
Hailey Blackbaugh	<b>Clubhouse Assistant, Rizzetta &amp; Company, Inc.</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

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.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard comments on the Sundrift entrance being blocked with school traffic.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report**

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

**1. Consideration of Landscape Proposals**

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Pine Lake mulch proposal. In the amount of \$26,100, for K-Bar Ranch II Community Development District.

**B. Presentation of Aquatics Report**

Mr. Thompson presented his report to the Board.

The contract is being questioned by Blue Water Aquatics.

The Board tabled the gutter proposals, District Engineer requested new proposals that include downspouts being attached directly to existing drains.

**1. Consideration of Irrigation Proposal**

Pine Lake Proposal #3275 was previously approved outside of the meeting.

**C. Clubhouse Manager**

Ms. Linen and Ms. Blackbaugh introduced themselves to the Board.

**D. District Counsel**

Mr. Lewis discussed the HOA office as well as the CDD office.

Mr. Lewis explained that the CDD manager will have access to the HOA office.

The Board requested Staff reach out to City Council and School Administrators to discuss potential School bus stop traffic solutions.



**E. District Engineer**

Ms. Stewart spoke about her communication with the city of Tampa in regard to the traffic enforcement.

Ms. Lewis also discussed resolutions on a possible drainage easement issue.

**F. District Manager Report**

Mr. O’Nolan advised of the upcoming meeting to be held on March 21, 2024 at 6:00 pm for the Board of Supervisors meeting.

**1. Review of Financial Statement**

Mr. O’Nolan advised the Board that as of 1/31/24 the District was \$59,851 under budget.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors Meeting held on January 18, 2024**

On a Motion by Mr. Finley, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on January 18, 2024, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures for December 2023**

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors Ratified the Operation and Maintenance Expenditures for December (\$99,395.23), for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pickle Ball Solar Lighting**

A solar proposal was compiled by Teco. But it was determined that it would not be a sufficient amount of lighting.

Mr. O’Nolan is waiting for an idea on costs for normal powered lighting.

**SEVENTH ORDER OF BUSINESS****Consideration of Key for Business Services**

Mr. Lewis expressed some concerns with the Amazon contract and was skeptical about them changing the verbiage.

Mr. O'Nolan was directed to verify with Securiteam that their system could work with Amazon Key, and to see if there would be any costs to the district from Securiteam.

**EIGHTH ORDER OF BUSINESS****Consideration of Petition for Rule Making**

The Board denied the petition for Rule Making, as there is already a mechanism in place for what was petitioned.

**NINETH ORDER OF BUSINESS****Consideration of Fence Estimate**

The Board tabled the fencing proposals pending review from Ms. Stewart

**TENTH ORDER OF BUSINESS****Consideration of Sensor Upgrade**

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the purchase of 6 SOS sensors, at \$1,085 per sensor, for the K-Bar Ranch II Community Development District.

**ELEVENTH ORDER OF BUSINESS****Consideration of Amenity Services Addendum**

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

**TWELFTH ORDER OF BUSINESS****Presentation of 4th Quarter Website Audit**

Mr. O'Nolan presented the 4th Quarter Website Audit to the Board. It was a clean audit with no adverse findings.

**THIRTEENTH ORDER OF BUSINESS****SUPERVISOR REQUESTS**

The Board directed Mr. Lewis draft 30 day notice to terminate with Suncoast pools.

The Board approved a NTE of \$2,500 to order more no fishing signs.

The Board requested Mr. Lewis to verify if any enforcement options exist for the CDD regarding no fishing signs.

Ms. Emery requested a proposal for adding 6 dog waste stations to the Roundabout area on Mistflower/K-Bar Parkway.

**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 8:57 p.m., for K-Bar Ranch II Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 11**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

[www.kbarranchiicdd.org](http://www.kbarranchiicdd.org)

## **Operations and Maintenance Expenditures January 2024 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$161,559.07**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Affordable Backflow Testing	100467	20679	Backflow Prevention Tests 01/23	\$ 200.00
AMTEC	100476	1796288	Arbitrage Rebate Calculation S2017 A1,A2,A3	\$ 450.00
Anti-Pesto Bugkillers	100463	417347	Bimonthly Pest Control 01/24	\$ 129.00
Blossom N Bloom LLC	100449	15	Holiday Party Cancellation 12/23	\$ 390.00
Blue Water Aquatics, Inc.	100440	31118	Aquatic Service - Pond Treatment 12/23	\$ 3,765.00
Blue Water Aquatics, Inc.	100450	30984	Aquatic Service - Pond Treatment 11/23	\$ 3,705.00
Calvin Lonfo	100461	122123 Lonfo	Rental Deposit Refund	\$ 50.00
Cintas Fire Protection	100468	0F32687564	Annual Fire Extinguisher Inspection 12/23	\$ 316.56
City of Tampa Utilities	100458	2282015	10352 K Bar Ranch Pkwy - Account #2282015 01/24	\$ 6.60
City of Tampa Utilities	100458	2287182	10820 Mistflower Ln - Account #2287182 01/24	\$ 96.98
City of Tampa Utilities	100458	2333386	19339 Eagle Creek Ln - Account #2333386 01/24	\$ 37.58
Duzianthan Mohanadoss	100441	DM122123	Board of Supervisors Meeting 12/21/23	\$ 200.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Duzianthan Mohanadoss	100469	DM011824	Board of Supervisors Meeting 01/18/24	\$ 200.00
Florida Department of Revenue	100435	39-8017923158-4 11/23	Sales and Use Tax 11/23	\$ 164.87
Florida Department of Revenue	100435	39-8017923158-4 11/23 (Revised)	Sales and Use Tax 11/23	\$ 15.00
Florida Department of Revenue	100457	39-8017923158-4 12/23	Sales and Use Tax 12/23	\$ 176.49
Gregory Halstead	100442	GH122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
Gregory Halstead	100470	GH011824	Board of Supervisors Meeting 01/18/24	\$ 200.00
Horner Environmental Professionals, Inc.	100443	219467	Aquatic Maintenance - Parcels A,C,K,L,M 11/23	\$ 430.78
Illuminations Holiday Lighting, LLC	100477	112124	Balance Due - Holiday Lighting 01/24	\$ 9,574.00
James E Finley Jr	100444	JF122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
James E Finley Jr	100471	JF011824	Board of Supervisors Meeting 01/18/24	\$ 200.00
Jeffrey LaFlamme	100451	010324 LaFlamme	Reimburse Debit Card Expense - Holiday Party 12/23	\$ 152.97
KBAR RANCH II CDD	DC 01/05/24	DC 01/05/24	Debit Card Replenishment	\$ 2,258.44

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Michele Emery	100445	ME122123	Board of Supervisors Meeting 12/21/23	\$ 200.00
Michele Emery	100447	ME081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Michele Emery	100472	ME011824	Board of Supervisors Meeting 01/18/24	\$ 200.00
Persson, Cohen & Mooney, P.A.	100452	4558	Legal Services 12/23	\$ 4,720.00
Pine Lake Services, LLC	100453	3380	Valley Common Areas 12/23	\$ 1,099.00
Pine Lake Services, LLC	100464	3354	Monthly Landscape Maintenance 01/24	\$ 26,578.67
Pine Lake Services, LLC	100473	3402	Install Annuals 01/24	\$ 2,499.75
Pine Lake Services, LLC	100478	3514	Replace Sod - Winsome Manor (Truck Damage) 01/24	\$ 1,060.01
Rizzetta & Company, Inc.	100436	INV0000086334	Personnel Reimbursement 12/22/23	\$ 7,491.64
Rizzetta & Company, Inc.	100437	INV0000086357	Annual Dissemination Services FY23/24	\$ 6,000.00
Rizzetta & Company, Inc.	100438	INV0000086432	District Management Fees 01/24	\$ 5,426.59
Rizzetta & Company, Inc.	100448	INV0000086557	Amenity Management & Oversight 01/24	\$ 8,156.09



## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100459	INV0000086578	Out of Pocket Expense 12/23	\$ 220.70
Rizzetta & Company, Inc.	100460	INV0000085711	District Management Services 12/23	\$ 5,626.59
Rizzetta & Company, Inc.	100475	INV0000086858	Personnel Reimbursement 01/19/24	\$ 6,644.81
Securiteam, Inc.	100446	14096121323	Service Call - Amenity 12/23	\$ 612.50
Securiteam, Inc.	100454	17729	Service Call - Sundrift II Entry 01/24	\$ 468.18
Securiteam, Inc.	100454	17741	Service Call - Old Spanish Entry 01/24	\$ 770.00
Securiteam, Inc.	100454	14106122123	Service Call - Windsome Manor 01/24	\$ 2,618.18
Securiteam, Inc.	100465	17760	Gate Video Monitoring Services 01/24	\$ 10,992.00
Securiteam, Inc.	100474	17804	(60) Remotes 01/24	\$ 1,868.40
Securiteam, Inc.	100474	14152122923	Service Call - Amenity 01/24	\$ 175.00
Securiteam, Inc.	100479	17688	Camera Surge - Lightning Repair 01/24	\$ 3,017.32

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	100479	14055120823	(2) Card Readers 01/24	\$ 2,580.56
Spectrum	ACH	1736970121923 - 6970 AUTO PAY	10711 Mistflower Lane 12/23	\$ 149.97
Spectrum	ACH	1736988121923 - 6988 AUTO PAY	10541 K-Bar Ranch Pkwy 12/23	\$ 149.97
Spectrum	ACH	1736996011224 - 6996 AUTO PAY	10339 K-BAR RANCH PKWY BLDG GATE 01/24	\$ 149.97
Spectrum	ACH	1744362122923 - 4362 AUTO PAY	10340 K-Bar Ranch Pkwy 12/23	\$ 149.97
Spectrum	ACH	1752167122123 - 2167 AUTO PAY	10820 Mistflower Lane - Amenity Center 12/23	\$ 289.95
Spectrum	ACH	1754981010124 - 4981 AUTO PAY	10528 Mistflower Ln 01/24	\$ 169.98
Spectrum	ACH	1758297011024 - 8297 AUTO PAY	10821 MISTFLOWER LN - Gate Phone 01/24	\$ 169.98
Spectrum	ACH	1779814121723 - 9814 AUTO PAY	19302 Eagle Creek LN SB 12/23	\$ 84.98
Spectrum	ACH	2736809122223 - 6809 AUTO PAY	19292 Mossy Pine Dr 12/23	\$ 169.98
Spectrum	ACH	2756559011024 - 6559 AUTO PAY	10841 Mistflower Ln - Gate Phone 01/24	\$ 77.98
Stantec Consulting Services, Inc.	100455	2177258	Engineering Services 11/23	\$ 5,578.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Suncoast Rust Control, Inc.	100466	6512	Monthly Rust Control 12/23	\$ 1,525.00
TECO	ACH	211025392658	10841 Mistflower Lane, Gate 01/24	\$ 61.76
TECO	ACH	211025490809	10611 K-Bar Ranch Pkwy 01/24	\$ 92.22
TECO	ACH	221005600376	10598 K Bar Ranch Pkwy, Entry Light/Gate 01/24	\$ 61.26
TECO	ACH	221008392039	Parcel I - Street Lights 01/24	\$ 1,761.11
TECO	ACH	221008498422	19301 Eagle Creek LN - Entry Sign/Gate 01/24	\$ 70.17
TECO	ACH	221008728984	Parcel G - Streetlights 01/24	\$ 2,276.55
TECO	ACH	221008777825	10580 K-Bar Ranch Pkwy 01/24	\$ 41.29
TECO	ACH	321000017112	Electric Summary 12/23	\$ 18,912.59
U.S. Bank	100456	7168396	Trustee Fees Series 2017 A3 12/01/2023-11/30/2024	\$ 2,963.14
U.S. Bank	100456	7170967	Trustee Fees Series 2017 A1 12/01/2023-11/30/2024	\$ 4,040.63

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Waste Management Inc. of Florida	ACH	9990969-2206-0 01/24	Waste Management - Clubhouse 01/24	\$ 267.36
Total Report				\$ 161,559.07

RECEIVED  
1/15/24**Affordable Backflow Testing**3423 Holland Dr.  
Brandon, FL 33511  
(813) 684-3386

affordablebackflowtesting@aol.com

NAME <i>K-Bar Ranch II CDD c/o Rizzetta</i>		DATE OF ORDER <i>01-11-24</i>	
ADDRESS		PHONE <i>(813) 533-2950</i>	
JOB NAME / LOCATION <i>10820 Mistflower Lane</i>		DATE PROMISED <i>ext. 2928</i>	
DESCRIPTION OF WORK <i>Tampa, FL. 33647</i>		ORDER TAKEN BY	
QTY.	DESCRIPTION	PRICE	AMOUNT
<i>4</i>	<i>Backflow Preventer Tests</i>	<i>\$50</i>	<i>\$200.00</i>
<i>monolan@rizzetta.com</i>			
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY <i>Matt O'Nolan</i>	TOTAL LABOR		TAX
JOB INVOICE <i>20679</i>	DATE COMPLETED	<i>Thank You</i>	TOTAL <i>\$200.00</i>
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)			



# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

**Client:** K-Bar Ranch II Community Development District  
c/o Ms. Shandra Torres  
District Compliance Associate  
Rizzetta & Company  
3434 Colwell Ave, Ste 200  
Tampa, FL 33614

**Invoice No.** 6818-01-24

**Date:** January 25, 2024

**RECEIVED**  
1/25/2024

For Professional Services:

Issue	Service	Fee
K-Bar Ranch II Community Development District (Orange County, Florida) \$4,395,000 Special Assessment Revenue Bonds, Series 2017 A-1 \$7,135,000 Special Assessment Revenue Bonds, Series 2017 A-2 \$5,420,000 Special Assessment Revenue Bonds, Series 2017 A-3	Rebate Report & Opinion	\$450
<b>Total</b>		<b>\$450</b>

**PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.**

**Please remit the total due to AMTEC (Tax ID: 06-1308917):**

**ACH/Wiring Instructions : Webster Bank**  
**ABA Routing Number : 211170101**  
**AMTEC Account Number : 4776372200**

**Please notify AMTEC at [info@amteccorp.com](mailto:info@amteccorp.com) upon completing the transaction.**

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

**Invoice # 417347**

**Invoice Date:** 1/15/2024  
Monday

**Time:** 06:51 AM

**Bill-To:** 21891

**Location:** 21891

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

Service Description	Quantity	Price
COMMERCIAL PEST MANAGEMENT	1.00	\$140.00
		<b>SUBTOTAL</b> \$140.00
		<b>TAX</b> \$0.00
		<b>AMT PAID</b> \$0.00
		<b>TOTAL</b> \$140.00
		<b>PRIOR BAL</b> \$11.00
		<b>AMOUNT DUE</b> \$151.00

**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: 1/15/2024  
PO Number: Invoice #: 417347  
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 #: 453310**

WORK DATE: 01/15/2024



**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:** 1/15/2024 6:51:32 AM  
**Time Out:** 1/15/2024 7:35:05 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
<b>Subtotal</b>				140.00
<b>Tax</b>				0.00
<b>Total Due:</b>				<b>140.00</b>

### GENERAL COMMENTS / INSTRUCTIONS

Today I spread granules around the building and sprayed the perimeter as well to help prevent pests. I also brushed off windows, doors and eaves to remove cobwebs, wasp nests, etc. And I checked the rodent boxes, none of which had activity, and I refreshed the bait.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
American Brand Permethrin Granules		n/a	0.0000%	n/a	n/a	0.5000 Pint	
<b>Target Pests:</b> (None)							
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
<b>Target Pests:</b> (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
<b>Target Pests:</b> (None)							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

### DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
-------------	-------------	----------------------	-----------	------------





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

## Service Inspection Report

**ORDER #: 453310**

WORK DATE: 01/15/2024

### DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
Rodent Bait Station	4 of 4 (100.00%)	0 of 4 (0.00%)	0	0
<b>-Totals:</b>	4 of 4 (100.00%)	0 of 4 (0.00%)	0	0

### DEVICE INSPECTION EXCEPTIONS

*None Noted.*

### INSPECTION DETAIL

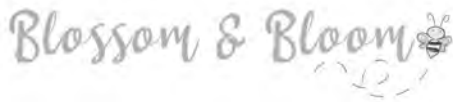
Area	Time	Device	Type	Status	Pest Findings
	7:20:48 AM	2	Rodent Bait Station	No Activity	
	7:21:57 AM	3	Rodent Bait Station	No Activity	
	7:22:33 AM	RBS 1	Rodent Bait Station	No Activity	
	7:19:10 AM	RBS 3	Rodent Bait Station	No Activity	

### PRODUCTS APPLIED

Material	Sq/Cu/L Ft
American Brand Permethrin Granules	

Fendona CS

INTICE 10 PERIMETER BAIT



**Blossom & Bloom**  
19230 Mossy Pine Dr  
Tampa, FL 33647 United States  
customerservice@blossomnblooms.com | 813-428-0768

Invoice #000015

Issue date  
Dec 22, 2023



## Canceled Attendance for Holiday Party

The invoice is for canceling agreed-upon services at the time of service date and time.

### Customer

Matt O'Nolan  
K-Bar Ranch II CDD  
monolan@rizzetta.com  
813-533-2950  
2700 S. Falkenburg Road  
Suite 2745  
Riverview, FL 33578

### Invoice Details

PDF created December 27, 2023  
\$390.00  
Service date December 3, 2023

### Payment

Due December 22, 2023  
\$390.00

Items	Quantity	Price	Amount
Cost of Goods To Be Sold	1	\$390.00	\$390.00
Subtotal			\$390.00

**Total Due** **\$390.00**



### Pay online

To pay your invoice go to <https://squareup.com/u/Z3XIAB2w>  
Or open the camera on your mobile device and place the QR code in the camera's view.

Blue Water Aquatics, Inc.

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



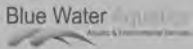
INVOICE

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

INVOICE 31118  
DATE 12/29/2023  
TERMS Net 45  
DUE DATE 02/12/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
12/05/2023	Special Service Agreement	Removal of deceased Sandhill Crane in front of Amenities Center - Approved in advanced	1	60.00	60.00
12/05/2023	Pond / Waterway Treatment	Aquatic Services - 2 Technicians on Site (Included) Treatment Reports Attached	1	0.00	0.00
12/18/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
12/20/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,705.00	3,705.00
12/29/2023	Monthly Management Report	Monthly Management Report (No Charge) Attached	1	0.00	0.00

SUBTOTAL	3,765.00
TAX	0.00
TOTAL	3,765.00
BALANCE DUE	<b>\$3,765.00</b>



# 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	12/18/2023
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	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Submersed
Equipment Used	<input checked="" type="checkbox"/> 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	12/5/2023
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	12/20/2023
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

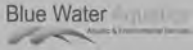
1 of 2

Pond Numbers	K BAR 2 TRASH PICK UP
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> 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.

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	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low





## Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae

Blue Water Aquatics, Inc.

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



INVOICE

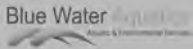
BILL TO  
K-Bar Ranch CDD II  
c/o Rizzetta & Co.  
3434 Colwell Ave, Ste 200  
Tampa, FL 33614

INVOICE 30984  
DATE 11/30/2023  
TERMS Net 45  
DUE DATE 01/14/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
11/06/2023	Pond / Waterway Treatment	Aquatic Services - 2 Techs on Site (Included) Treatment Reports Attached	1	3,705.00	3,705.00
11/17/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
11/24/2023	Trash Pick Up	Trash Pick Up Around Ponds (Included)	1	0.00	0.00

SUBTOTAL	3,705.00
TAX	0.00
TOTAL	3,705.00

BALANCE DUE **\$3,705.00**



# Aquatic Services Report

**Technician**

Darren Maio

**Job Details**

Service Date	11/24/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Rainy
Wind	10 MPH SW
Temperature	56*
Multiple Sites Treated	Yes

**Ponds Treated Information**

Repeatable - 1 Count

1 of 1

Pond Numbers	Trash Pick Up ALL PONDS
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Trash removal from all ponds and banks.

**Chris Thompson**

Blue Water Aquatics, Inc.

11/29/2023 | 9 Photos



# K-Bar Ranch CDD II Aquatics Report



# November Aquatics Report

October and November have been very dry months. Even with the recent rain, Hillsborough County is at 51% of it's annual rainfall for October. As of November 16th, Hillsborough received .94" of rain according to SWFWMD.

***Q: What are stormwater ponds and why do we need them?***

**A:** A stormwater pond is designed to collect and manage runoff from rainwater. When rainwater lands on rooftops, parking lots, streets, driveways and other hard surfaces, the rainfall that doesn't soak into the ground (stormwater runoff) flows into your neighborhood stormwater pond through grates, pipes, shallow swales or ditches. Stormwater ponds are required for most new development (since the 1980s) and are specifically designed to help prevent flooding and remove pollutants from the water. Without these ponds, stormwater would carry pollutants like litter, motor oil, gasoline, fertilizers, pesticides, pet wastes, sediments and anything else that can float, into nearby streams, rivers, lakes, wetlands, estuaries or the Gulf of Mexico.

1



Pond **EC9** - At the beginning of the month, the pond was treated for grasses with our boat and spray tank system for hard to reach and hard to kill West Indian Marsh grass. It can be seen here dead about 25 feet out into the water.

Project: K-Bar Ranch II CDD  
Date: 11/17/2023, 10:41am  
Creator: Darren Maio

2



Pond **EWR3** - This is the first pond seen when coming into K BAR RANCH. It has a decent amount of native aquatic plants. It also has torpedo grass that sprouts up some awkward and hard to reach places just out of reach. With a good wind, the erratic grasses can be eliminated.

Project: K-Bar Ranch II CDD  
Date: 11/17/2023, 10:49am  
Creator: Darren Maio

3



**Pond 100** -This pond continuously transforming throughout the year. It has a large elevated shelf at one corner that is exposed and out of the water for most of the year. If not maintained correctly, unwanted vegetation can quickly take over.

Project: K-Bar Ranch II CDD

Date: 11/17/2023, 10:55am

Creator: Darren Maio

4



**Pond 231** -There is a decent population of several species of native aquatic plants in this well established pond. The biggest issue for this body of water is unwanted growth from vegetation coming from the shorelines.

Project: K-Bar Ranch II CDD

Date: 11/17/2023, 11:19am

Creator: Darren Maio

5



Pond 222 - This pond practically dries up for part of the year. Seeing it full is rare. It has a small population of desirable Duck Potato plants around the perimeter.

Project: K-Bar Ranch II CDD  
Date: 11/17/2023, 11:28am  
Creator: Darren Maio

6



Pond 202 - This pond is in a very high visibility intersection of K BAR RANCH PKWY. Residents sometimes confuse the native Jointed Spikerush population with undesired vegetation.

Project: K-Bar Ranch II CDD  
Date: 11/17/2023, 11:42am  
Creator: Darren Maio



7



Pond **190** - This pond is relatively small and easy to care for year round. When the banks are exposed, it does produce quite a bit of vegetation.

Project: K-Bar Ranch II CDD

Date: 11/17/2023, 11:58am

Creator: Darren Maio

8



Pond **WCA** - This is a small water collection area that is connected to a few other small bodies of water with water levels that can rapidly change.

Project: K-Bar Ranch II CDD

Date: 11/17/2023, 12:09pm

Creator: Darren Maio

9



Pond **FC670250A** - The pond is in great condition. There is a small population of crested floating heart near the outfall into the woodland that needs to be monitored for growth.

Project: K-Bar Ranch II CDD  
Date: 11/17/2023, 12:46pm  
Creator: Darren Maio



# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

Service Date	11/6/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	2e
Temperature	74
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers	193 242 sdii2 sdii3 sdii4 sdii5 sdii1 fc670250a fc630151 243 fc242a 241 240 a13wca 231 243 fc231 232 fc230 230 221 fc220 213 211 c2 c3 223 222 212 220
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 3

Pond Numbers	Sdii3
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Submersed
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low



## Aquatic Services Report

Restrictions	None
Observations/Recommendations	Site treated for niad
3 of 3	
Pond Numbers	210 sdii2
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for algae



# Aquatic Services Report

**Technician**

Darren Maio

**Job Details**

Service Date	11/6/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	4 MPH NE
Temperature	81*
Multiple Sites Treated	Yes

**Ponds Treated Information**

Repeatable - 2 Count

1 of 2

Pond Numbers	EWR3, 121, 122, EWR2, 101, 102, 103, 104, 100, FC40, 200, 201, 202, 203, 204, 205, 190, 192, 191A, 193, EC1, EC2, EC3, EC4, EC6, EC7, EC8, EC9, A10
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Cattails <input checked="" type="checkbox"/> Floating <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	The ponds are in pretty good condition. The water levels are very low. Treated mainly for grasses, alligator weed, brush, creeping water primrose, pennywort, crested floating heart, and sedge.

2 of 2



## Aquatic Services Report

Pond Numbers	EC5, 202, 100
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated ponds for filamentous algae.



# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date	11/17/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Cloudy
Wind	5 MPH N
Temperature	75*
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	EWR3, 121, 122, 102, 101, 100, FC105, 103, 100, FC40, 104, 202, 210, 212, C3, C2, 223, 213, 211, 222, 221, FC220, 230, FC230, 211, 232, FC231, 231, 243, WCA, FC242A, 244, A13, 240, FC630151, FC670250A, FC242B, SDII5, SDII4, SDII3, SDII2, SDII1, 191, 193, 242, 191A, 190, 192, 204, 205, 201, EC1-9, 203, A10, S1, 241, A13
Service Performed	Inspection
Water Level	Normal
Observations/Recommendations	KBAR 2 neighborhoods waterways are looking great; especially with the solid day of rain on 11/16/23. During my inspection, I removed trash from several ponds. Also, I fulfilled the service call today.

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane, Tampa, Florida 33647 [manager@kbarii.com](mailto:manager@kbarii.com) 813-388-9646

## Check Request

Amount: \$50.00

Date: 12/21/2023

Made Payable To: Calvin Lonfo

Description: security deposit refund minus carpet cleaning/pavers  
powerwashed

Requested By: Jeffrey LaFlamme

Approved by: Jeffrey LaFlamme

Special Instructions: Check may be mailed to the following:

Calvin Lonfo  
10318 Stallion Fields Way  
Tampa, FL 33647

.



# Service Receipt

**Location:** CINTAS FIRE 636525  
**LOC:** 00F32  
**Route:** 05  
**Acct#:** 38413  
**Acct zip:** 33647

**Receipt No:** 0F32687564  
**Receipt Date:** 12/05/2023  
**Payment Term:** NET 10 DAYS  
**Customer No:** 38413  
**Receipt Type:** CHG-S  
**PO Number:**  
**Service Visit No:** 9649653

**Remit To:**  
CINTAS FIRE 636525  
P.O. BOX 636525,  
CINCINNATI, OH 452636525  
8136216094

**Bill To:**  
K-BAR RANCH II CDD  
10820 MISTFLOWER LANE,  
TAMPA, FL 33647

**Serviced:**  
K-BAR RANCH II CDD  
10820 MISTFLOWER LANE,  
TAMPA, FL 33647

Item	Qty	Description	Unit Price	Net Amount	Tax
INPTT	7	INSP, ELIGHT PUSH TO TEST	13.95	97.65	Y
IN	6	INSPECTION, EXTINGUISHER ANNUAL	11.45	68.70	Y
EESEAL	6	FLAG SEAL/TAMPER INDICATOR	3.95	23.70	Y
SC	1	Service Charge	126.51	126.51	Y

Sub Total: 316.56

Tax: 0.00

Total: 316.56

Amount

Received: 0.00

Please pay =====>

Balance Due: 316.56

Work Authorized By: JEFFREY LAFLAMME  
Work Signed By: JEFFREY LAFLAMME

Work Performed By: Gray, Wyatt  
Date Completed: 12/05/2023




Signature: X \_\_\_\_\_

# Service Receipt

**Location:** CINTAS FIRE 636525  
**LOC:** 00F32  
**Route:** 05  
**Acct#:** 38413  
**Acct zip:** 33647

**Receipt No:** 0F32687564  
**Receipt Date:** 12/05/2023  
**Payment Term:** NET 10 DAYS  
**Customer No:** 38413  
**Receipt Type:** CHG-S  
**PO Number:**  
**Service Visit No:** 9649653

**Remit To:**  
CINTAS FIRE 636525  
P.O. BOX 636525,  
CINCINNATI, OH 452636525  
8136216094

**Bill To:**  
K-BAR RANCH II CDD  
10820 MISTFLOWER LANE,  
TAMPA, FL 33647

**Serviced:**  
K-BAR RANCH II CDD  
10820 MISTFLOWER LANE,  
TAMPA, FL 33647

LICENSE NUMBERS: #EF20000872  
#FPC20-000134 #94476600012007 #94476600022007  
PLEASE PAY FROM THIS INVOICE.  
WE ACCEPT VISA/MC/AMEX AND DISCOVER.  
TO MAKE A PAYMENT BY PHONE: 570.891.0467 OR EMAIL  
REAPA@CINTAS.COM

## Fire Protection Service Report

CINTAS FIRE 636525 TAMPA, FL -453718498

Cintas is your single source for all your fire protection needs - [www.cintas.com](http://www.cintas.com). Fire Extinguishers - Fire Alarms - Sprinkler Systems - Emergency & Exit Lighting - Kitchen Suppression Systems - Special Hazards Suppression Systems

### CUSTOMER INFORMATION

K-BAR RANCH II CDD	38413	SERVICE DATE: 12/05/2023		
10820 MISTFLOWER LANE	TAMPA	FL	33647	
	FIRE TECHNICIAN: Gray, Wyatt			
SERVICED BY: Gray, Wyatt		ACCEPTED BY: JEFFREY LAFLAMME		

### PORTABLE EQUIPMENT - SERVICED: (6)

EQUIPMENT-SERVICES	Monthly	Annual	Recharge	Internal	Hydro-Test	Other
5 LB ABC DRY CHEM	0	6	0	0	0	0

### EMERGENCY LIGHTS - SERVICED: (7)

EQUIPMENT-SERVICES	Monthly Visual Inspection and 30 Second Functional Test		Annual Visual Inspection & Battery Load Test		Annual Visual Inspection and Certified 90 Minute Functional Test	
	Pass	Fail	Pass	Fail	Pass	Fail
COMBO EXIT/EMERGENCY LT	5	0	0	0	0	0
EMERG LIGHT - DC BACKUP	2	0	0	0	0	0

During our inspection of your fire safety equipment, our fire service technician noted the above deficiencies with the current condition of your fire safety equipment. These deficiencies result in your equipment not complying with current national fire codes (NFPA).

This condition poses or may pose an immediate risk to life safety. We recommend you take immediate action to upgrade, repair, or replace your equipment to assure adequate fire protection and life safety

We urge you to contact our office to obtain a quotation for upgrading, repairing, or replacing your fire safety equipment to help assure it will function as needed in the event of a fire.

ACCEPTED BY: JEFFREY LAFLAMME

# Site Survey Report

**Location:** CINTAS FIRE 636525  
**LOC:** 00F32  
**Route:** 05

**Receipt No:** 0F32687564  
**Receipt Date:** 12/05/2023  
**Customer:** K-BAR RANCH II CDD  
**Customer No:** 38413

Seq	Description	Location	Mfg	Mfg Year	Next Exch	Serial No
0	HYDRANT	EDIT		1	1	
10	5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	MAIN HALL W.	BADGER	2020	2026	F74574393
20	5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	MAIN HALL E.	BADGER	2020	2026	F74574404
30	5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	PORCH WALL W.	BADGER	2020	2026	F74574378
40	5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	PORCH MIDDLE	BADGER	2020	2026	F74574392
50	5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	PORCH WALL NEAR TENNIS COURTS	BADGER	2020	2026	F74574406
60	COMBO EXIT/EMERGENCY LT	MAIN HALL E. ENTRANCE S.		1900	1900	
70	INSP, ELIGHT PUSH TO TEST COMBO EXIT/EMERGENCY LT	MAIN HALL E. ENTRANCE N.		1900	1900	
80	INSP, ELIGHT PUSH TO TEST COMBO EXIT/EMERGENCY LT	MAIN HALL NE EXIT		1900	1900	
90	INSP, ELIGHT PUSH TO TEST COMBO EXIT/EMERGENCY LT	MAIN HALL NW EXIT		1900	1900	
100	INSP, ELIGHT PUSH TO TEST COMBO EXIT/EMERGENCY LT	MAIN HALL W. EXIT		1900	1900	
110	EMERG LIGHT - DC BACKUP	POOL RESTROOM MENS		1900	1900	
120	INSP, ELIGHT PUSH TO TEST EMERG LIGHT - DC BACKUP	POOL RESTROOM LADIES		1900	1900	
130	INSP, ELIGHT PUSH TO TEST 5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	OFFICE	BADGER	2020	2026	F74574368

**Date Completed:** 12/05/2023

***Maintain With Your Fire and Safety Records - Thank You for Your Business***

## FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

The terms and conditions below are excerpts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S.) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,

OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY: LIQUIDATED DAMAGES. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000 AS LIQUIDATED DAMAGES. If Customer wishes to increase the limitation of liability, Customer may, as of right, enter into a supplemental agreement with Cintas to obtain a higher limit by paying an additional amount consistent with the increase in liability; such a payment, however, shall in no way be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio arbitration law. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in Warren County, Ohio. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.









K-Bar Ranch II CDD  
Meeting Date: December 21, 2023

RECEIVED  
12/23/2023

**SUPERVISOR PAY REQUEST**

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

DO NOT PAY

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:00
Meeting End Time:	8:22
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: January 18, 2023**

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
**1/22/2024**

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:	8:37
Total Meeting Time:	

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_





# Sales and Use Tax Return

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

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

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

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at [floridarevenue.com/forms](http://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	\$2,921.33	.	2,921.33	219.10
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 219.10
			6. Less Lawful Deductions	.
			7. Net Tax Due	219.10
			8. Less Est Tax Pd / DOR Cr Memo	54.23
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	164.87
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	164.87

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](http://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.

_____ Signature of Taxpayer	_____ Date	<u>Tiffany Judd</u> _____ Signature of Preparer	_____ Date
(_____) _____ Telephone Number		(_____) <u>813-793-8806</u> 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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	43.82
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (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**

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](http://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](http://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](http://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.

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	
□	□	□	□	□	□	□	□	□	□	□	□



FLORIDA

2071517315

**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](http://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.



# 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](http://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	\$2,921.33	.	2,921.33	219.10
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 NOV 2023	5. Total Amount of Tax Due 219.10
			6. Less Lawful Deductions	.
			7. Net Tax Due	219.10
			8. Less Est Tax Pd / DOR Cr Memo	54.23
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	164.87
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	15.00
			13. Plus Interest	.
			14. Amount Due with Return	179.87

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](http://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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	43.82
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (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 DEMAND FOR PAYMENT

12/19/2023

DEC 21 2023

DR-122L  
R. 06/20

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS TRIC  
T  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Tax: Sales and Use Tax  
Business Partner # : 5232935  
Contract Object # : 17923158  
Certificate # : 39-8017923158-4  
Collection Period : 11/30/2023

Your bank has notified us your payment for the tax and the period referenced above in the amount of \$ 164.87 has not been honored due to Invalid Account Number.

The total amount now due, including a returned item fee of \$ 15.00 is as follows:

Tax:	\$	168.99
Penalty:	\$	0.00
Interest:	\$	0.00
Fee(s):	\$	15.00
<b>Total Due:</b>	<b>\$</b>	<b>183.99</b>

Failure to make a timely tax payment and issuing a dishonored draft is evidence that state monies may be in jeopardy.

Failure to resolve this matter immediately may result in additional collection activity, including but not limited to:

- Referring your account to a collection agency
- Issuing a Notice of Final Assessment
- Filing a tax warrant
- Referring your account for criminal prosecution
- Steps being taken to cancel your sales and use tax certificate, thereby eliminating your ability to make sales or tax-exempt purchases.

A 10% Administrative Collection Processing Fee (ACP Fee), or \$10, whichever is greater, will be charged on the total amount due on this notice if not paid within 90 days of initial notification for the reporting period above.

To speak with a Department representative about this bill, call Taxpayer Services at 850-488-6800, Monday through Friday (excluding holidays).

## Florida Department of Revenue Bill Payment Coupon

T

Detach and return this portion with your payment.  
If you are paying more than one bill, enclose all bill payment coupons.

DR-100  
R. 03/17

Date of Notice : 12/19/2023  
Collection Period : 11/30/2023  
Tax : Sales and Use Tax  
Certificate # : 39-8017923158-4  
Business Partner # : 5232935  
Contract Object # : 17923158  
Make check or money order payable to:

K-BAR RANCH II COMMUNITY DEVELOPMENT DIS TRIC  
T  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

See back for payment options and instructions for completing a machine-readable form.

Total Due : \$ 183.99  
Additional Interest/Penalty : \$

Florida Department of Revenue  
5050 W Tennessee St  
Tallahassee FL 32399-0125

Amount Enclosed: 

US Dollars						Cents
1	8	3	9	9	0	0



# 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](http://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		\$2,353.20		.		2,353.20		176.49	
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		DEC 2023		5. Total Amount of Tax Due		176.49	
						6. Less Lawful Deductions		.	
						7. Net Tax Due		176.49	
						8. Less Est Tax Pd / DOR Cr Memo		.	
						9. Plus Est Tax Due Current Month		.	
						10. Amount Due		176.49	
						11. Less Collection Allowance		E-file/E-pay Only	
						12. Plus Penalty		.	
						13. Plus Interest		.	
						14. Amount Due with Return		176.49	

Name: K-Bar Ranch II Community Development District  
Address: 3434 Colwell Ave., Ste 200  
City/St: Tampa, FL 33614  
ZIP: 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: K-Bar Ranch II Community Development District  
Address: 3434 Colwell Ave., Ste 200  
City/St: Tampa, FL 33614  
ZIP: 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](http://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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	35.29
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (included in Line A)	19.	
20.	Rural or Urban High Crime Area Job Tax Credits	20.	
21.	Other Authorized Credits	21.	



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

# Invoice

Date	Invoice No.
12/6/2023	219467

RECEIVED  
12/27/2023

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: November 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 112124

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827



**TO:**

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

(813) 994-1001

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

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
<b>Clubhouse</b> Install permanent track lighting outlining front edge of clubhouse; 5' on north side and end to end of the south side		\$16,500.00
<b>Main Entrance - Kinnan St and Kbar Ranch Parkway</b>  Install permanent track lighting outlining top edge of entrance sign and columns		\$5,995.00
<b>Community Entrances</b> 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
<b>TOTAL TRACK LIGHTING</b>		\$64,490.00
<b>5 YEAR TERM</b>		\$12,898.00
<b>Wreaths</b>		
<b>Main Entrance</b>	Install 2 x 36" wreaths with lights and bows on monument columns	<b>PER YEAR</b> \$6,250.00
<b>Community Entrances</b>	Install 2 x 36" wreaths with lights and bows on monument columns	
<b>Clubhouse</b>	Install 1 x 36" wreath with lights and bows on center peak of clubhouse	
<b>TOTAL</b>		\$19,148.00
50% Deposit		<b>DEPOSIT PAID</b> \$9,574.00
<b>BALANCE DUE</b>		<b>\$9,574.00</b>

\* 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

1/29/2024  
DATE

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Amount: \$152.97

Date: 1/3/2024

Made Payable To: Jeffrey LaFlamme

Description: reimbursement for holiday party supplies/receipts  
included in scan

Requested By: Jeffrey LaFlamme

Approved by: Jeffrey LaFlamme /

Special Instructions: Check may be mailed to the following:

Jeffrey LaFlamme  
39432 Ringwood Ave.  
Zephyrhills, FL 33542

CODE TO: 57400-4731

*holiday client*  
**Publix**

Summitree Plaza  
32765 Emerald Drive  
Zephyrhills, FL 33515  
Store Manager: Jason Bradley  
813-779 2368

*reimburse*



1196 C3N 055 334

PR DHS TASTER PLTR	72.99	T F
GM ROUND CRACKER		
1 @ 2 FOR 6.00	3.00	F
You Saved	0.79	
GW ALMOND CRACKER	3.49	
GW WHEAT CRACKERS		
1 @ 2 FOR 6.00	3.00	F
You Saved	0.79	
GW ROUND CRACKER		
1 @ 2 FOR 6.00		
You Saved	0.79	
TOWN HSE PITA SLT	4.50	
TOWN HSE PITA SLT	4.50	
TAX EXEMPT		

Order Total	94.48
Grand Total	94.48
Debit	94.48
Change	0.00

TAX FORGIVEN 5.11

Savings Summary

Special Price Savings 2.37

\*\*\*\*\*

\*\*\*\*\*

Receipt ID: 1196 C3N 055 334

PRESTO!

Trace #: 050316

Reference #: 0512972612

Acct #: XXXXXXXXXXXX7466

Debit Purchase FROM CHECKING

Amount: \$94.48

Auth #: 690940

*Jeffrey  
PA  
w/ personal  
debit*

*reimburse*

DEBIT CARD

A0000000980840

Entry Method:

Mode:

PURCHASE

US DEBIT

Chip Read

Issuer-PIN Verified

einburs



K-Bar II CDD  
Clubhouse Debit Card  
Date:

Limit \$1,500.00  
1/5/2024

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	Lighting Replacement	Athletic/Park Court Playground	Office Supplies
				001-57400-4731	001-57200-4734	001-57200-4705	001-57200-4722	57200-4764	001-57200-5101
Date	Vendor Name	Description	Amount						
12/04/23	Publix	Event - Christmas	(12.19)	(12.19)					
12/05/23	Amazon	Pet Waste Bags, Janitorial Supplies	(147.23)		(93.23)			(54.00)	
12/05/23	Amazon	Toner Cartridges - Printer	(470.78)						(470.78)
12/05/23	Home Depot	Maintenance & Repairs	(131.51)			(131.51)			
12/05/24	Lowe's	Maintenance & Repairs	(43.94)			(43.94)			
12/08/23	Home Depot	Maintenance & Repairs	(87.33)			(87.33)			
12/08/23	LED King Tampa	LED Lighting	(199.98)				(199.98)		
12/11/23	Amazon	USB Cord	(9.99)						(9.99)
12/14/23	LED King Tampa	LED Lighting	(269.98)				(269.98)		
12/14/23	Amazon	HP Ink Cartridge	(57.89)						(57.89)
12/14/23	Amazon	HP Ink Cartridges	(79.89)						(79.89)
12/20/23	LED King Tampa	LED Lighting	(179.99)				(179.99)		
12/06/23	Walmart	Storage Bins	(22.46)		(22.46)				
12/20/23	Winn Dixie	Event - Coffee Day	(12.77)	(12.77)					
12/22/24	Amazon	Janitorial Supplies	(153.58)		(153.58)				
12/28/23	LED King Tampa	LED Lighting	(179.99)				(179.99)		
12/28/23	Home Depot	Maintenance & Repairs	(56.78)			(56.78)			
12/14/23	Home Depot	Maintenance & Repairs	(83.04)			(83.04)			
12/21/23	Home Depot	Monument Lights	(59.12)				(59.12)		
	TOTAL	001-10102	(2,258.44)	(24.96)	(269.27)	(402.60)	(889.06)	(54.00)	(618.55)

DM Approval: 

Date: 1.8.23

veinurse  
18

Order Placed: December 5, 2023  
 Amazon.com order number: 112-5917529-4192248  
 Order Total: \$147.23

**Shipped on December 6, 2023**

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 Sold by: UPGORILO ( <a href="#">seller profile</a> ) Supplied by: UPGORILO ( <a href="#">seller profile</a> ) Condition: New	\$54.00

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

**Shipping Speed:**  
 FREE Prime Delivery

**Shipped on December 5, 2023**

Items Ordered	Price
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, Inc Supplied by: Other Condition: New	\$53.26

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

**Shipping Speed:**  
 FREE Prime Delivery

**Shipped on December 6, 2023**

Items Ordered	Price
1 of: 55-60 Gallon Trash Bags Heavy Duty 3 Mil, Contractor Bags 3 Mil. 55-60 Gallon Heavy Duty X-Large Black Trash Bags 3 Mil 50 Gallon, 55 Gallon, 60 Gallon Garbage Bags (32 Bags w/Ties) Sold by: Simple ( <a href="#">seller profile</a> ) Supplied by: Simple ( <a href="#">seller profile</a> ) Condition: New	\$39.97

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

**Shipping Speed:**  
 FREE Prime Delivery

**Payment Information**

<b>Payment Method:</b> Visa ending in 1852	Item(s) Subtotal: \$147.23
	Shipping & Handling: \$0.00
	-----
<b>Billing address:</b> Jeffrey LaFlamme 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Total before tax: \$147.23
	Estimated tax to be collected: \$0.00
	-----
	<b>Grand Total: \$147.23</b>

Credit Card transactions

Visa ending in 1852: December 6, 2023: \$147.23

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

12/07

Final Details for Order #112-2270202-2483435  
Print this page for your records.

Order Placed: December 5, 2023  
Amazon.com order number: 112-2270202-2483435  
Order Total: \$470.78

Shipped on December 5, 2023

Items Ordered

	Price
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, Inc. Supplied by: Other	\$97.89
Condition: New	
1 of: HP 414A Magenta Toner Cartridge   Works with HP Color LaserJet Enterprise M455dn, MFP M480f; HP Color LaserJet Pro M454 Series, HP Color LaserJet Pro MFP M479 Series   W2023A Sold by: Amazon.com Services, Inc. Supplied by: Other	\$126.00
Condition: New	
1 of: HP 414A Yellow Toner Cartridge   Works with HP Color LaserJet Enterprise M455dn, MFP M480f; HP Color LaserJet Pro M454 Series, HP Color LaserJet Pro MFP M479 Series   W2022A Sold by: Amazon.com Services, Inc. Supplied by: Other	\$126.00
Condition: New	
1 of: HP 414A Cyan Toner Cartridge   Works with HP Color LaserJet Enterprise M455dn, MFP M480f; HP Color LaserJet Pro M454 Series, HP Color LaserJet Pro MFP M479 Series   W2021A Sold by: Amazon.com Services, Inc. Supplied by: Other	\$120.89
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:	\$470.78
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
-----	
Total before tax:	\$470.78
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$470.78</b>

Credit Card transactions

Visa ending in 1852: December 5, 2023: \$470.78

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

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*LIGHTS MENHANTS*  
*Home Depot*

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

6311 00052 78486 12/05/23 02:23 PM  
SALE CASHIER MINANSHU

017801728347 8' LED ROPE <A>  
FEIT 8FT ROPE OUTDR 5CCT PLUGIN LED  
3935.97 107.91N  
6970670970467 20L-EXTENDER <A>  
2-OUTLET EXTENDER 6 INCH BLK  
294.98 9.96N  
611942066551 1/2X10 CL315 <A>  
1/2"X10' PVC CLASS 315 PE PIPE  
295.24 10.48N  
611942112555 3/4INX2FT PV <A>  
3/4"X2' PVC PIPE 3.16N

SUBTOTAL 131.51  
SALES TAX 0.00

TAX EXEMPT  
TOTAL \$131.51

XXXXXXXXXXXX1852 DEBIT  
USD\$ 131.51

AUTH CODE 002601  
Chip Read Verified By PIN  
AID A0000000980840 US DEBIT

6311 12/05/23 02:23 PM



6311 52 78486 12/05/2023 5982

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 03/04/2024

\*\*\*\*\*  
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: H88 163572 157313  
PASSWORD: 23605 157261

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.



**How doers  
get more done.**

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

6311 00061 37350 12/08/23 01:53 PM  
SALE CASHIER MICHAEL

852944007573 RCTBLNKCVRBZ <A> 1.47N  
BLANK COVER RECTANGULAR BRONZE  
6970670970542 OUTTIME15AMP <A>  
OUTDOOR PLUG 15AMP  
3911.98 35.94N  
043180498274 OUT DUAL BLK <A> 19.98N  
DFT OUT PLGIN HEAVY DUTY TIMER BLK  
192968010631 ES50P20DL2PK <A>  
ECS (50W) PAR20 DL 2PK DIM ADJ  
399.98 29.94N

SUBTOTAL 87.33  
SALES TAX 0.00

TAX EXEMPT  
TOTAL \$87.33 12/11

XXXXXXXXXXXX1852 DEBIT  
USD\$ 87.33

AUTH CODE 001297  
Chip Read Verified By PIN  
AID A0000000980840 US DEBIT

6311 12/08/23 01:53 PM



6311 61 37350 12/08/2023 8289

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 03/07/2024

\*\*\*\*\*  
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: H88 81300 75050  
PASSWORD: 23608 74989

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.

*PARTS*



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

- SALE -

SALES#: FSTLAN01 4870773 TRANS#: 29885450 12-05-23

936918 LOWES PATRIOTIC PAIL 4.98  
737267 NS HD FLEXIBL FLOOR CORD 22.98  
144845 40-FT 16/3 DECK CORD WHIT 15.98

SUBTOTAL: 43.94

TOTAL TAX: 0.00

INVOICE 94480 TOTAL: 43.94

DEBITVISA: 43.94

CHANGE: 0.00

DEBITVISA: XXXXXXXXXXXX1852 AMOUNT: 43.94 AUTHCD: 060427  
CHIP REFID: 100324480832 12/05/23 14:03:34

\*PIN VERIFIED

TRACE : 480832 RETRIEVAL: 100324480832

PURCHASE CASH BACK TOTAL DEBIT

43.94 0.00 43.94

TUR : 8080048000

TSI : 6800 AID : A0000000980840

STORE: 1003 TERMINAL: 24 12/05/23 14:04:09

# OF ITEMS PURCHASED: 3  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT

12/8/2023 1:24:44 PM  
Store: 1

# Sales Receipt #14030

12/8/2023  
Cashier: MOE  
Page 1

## LED King Tampa

1727 E Fowler Ave  
Tampa, FL 33612  
813-533-0096  
LEDKingTampa@Gmail.com  
www.LEDKingTX.com

Bill To: K-BAR RANCH II CDD  
K-BAR RANCH II CDD

Item #	Item Name	Item Description	Orig Price	Qty	Price	Ext Price Tax
8022	COB LED 480LED/M CW	12W/M DC12V 10MM CRI>90	\$99.99	2	\$99.99	\$199.98 T
					Subtotal:	\$199.98
					0 % Tax	+ \$0.00
					RECEIPT TOTAL:	\$199.98

Credit Card: \$199.98 Visa

12/11

Thanks for shopping with us!  
All returns or exchanges must be within 30 days in original packaging with proof of receipt.

LED KING TAMPA  
1727 EAST FOWLER AVENUE  
TAMPA, FL 33612  
813-533-0096

12/08/2023 13:20

Sale

Trans Number: 4  
Batch #: 342001

VISA CHIP Contactless  
\*\*\*\*\*1852 \*\*/\*\*

AMOUNT: \$199.98

Resp: APPROVED  
Code: 080625  
Ref #: 40100004

App Name: US DEBIT  
AID: A00000000980840  
TVR: 0000000000

THANK YOU  
CUSTOMER COPY

Final Details for Order #112-3181262-8249050  
[Print this page for your records.](#)

Order Placed: December 11, 2023  
Amazon.com order number: 112-3181262-8249050  
Order Total: \$9.99

Shipped on December 11, 2023

Items Ordered

1 of: Jelly Tang USB 3.0 A to A Male Cable 15ft, USB to USB Cable USB Male to Male Cable USB Cord with Gold-Plated Connector for Hard Drive Enclosures, DVD Player, Laptop Cooler (15ft/5M)  
Sold by: DayDayUpShop ([seller profile](#))  
Supplied by: DayDayUpShop ([seller profile](#))  
Condition: New

Price  
\$9.99

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

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

Credit Card transactions

Visa ending in 1852: December 11, 2023: \$9.99

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

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Printed: 12/14/2023 3:27:39 PM  
Store: 1

*Monofant Lighting*

**Sales Receipt #14081**

12/14/2023  
Cashier: MOE  
Page 1

**LED King Tampa**

1727 E Fowler Ave  
Tampa, FL 33612  
813-533-0096  
LEDKingTampa@Gmail.com  
www.LEDKingTX.com

Bill To: K-BAR RANCH II CDD  
K-BAR RANCH II CDD

Item #	Item Name	Item Description	Orig Price	Qty	Price	Ext Price Tax
8022	COB LED 480LED/M CW	12W/M DC12V 10MM CRI>90	\$99.99	2	\$89.99	\$179.98 T
1942	300W POWER SUPPLY IP66 OUTD	DC12V, AC100-277V, UL 3 YEARS WARRANTY	\$155.00	1	\$90.00	\$90.00 T
					Subtotal:	\$269.98
					Exempt 0 % Tax:	+ \$0.00
					<b>RECEIPT TOTAL:</b>	<b>\$269.98</b>

Credit Card: \$269.98 Visa

12/15

Thanks for shopping with us!  
All returns or exchanges must be within 30 days in original packaging with proof of receipt.

**LED KING TAMPA**

1727 EAST FOWLER AVENUE  
TAMPA, FL 33612  
813-533-0096

12/14/2023 15:23

**Sale**

Trans Number: 4

Batch #: 348001

VISA CHIP Contactless  
\*\*\*\*\*1852 \*\*/\*\*

AMOUNT: \$269.98

Resp: APPROVED  
Code: 024682  
Ref #: 80100004

App Name: US DEBIT  
AID: A0000000980840  
TVR: 0000000000

THANK YOU



Order Placed: December 14, 2023  
Amazon.com order number: 112-0753520-2836221  
Order Total: \$57.89

Shipped on December 14, 2023	
<div>Items Ordered</div> <div>1 of: HP 952XL Black High-yield Ink Cartridge   Works with HP OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 Series   Eligible for Instant Ink   F6U19AN</div> <div>Sold by: Office Depot OfficeMax (seller profile)</div> <div>Supplied by: Other</div> <div>Condition: New</div>	Price \$57.89
<div>Shipping Address:</div> <div>Office Depot - Wesley Chapel <a href="#">Map</a></div> <div>1714 BRUCE B DOWNS BLVD</div> <div>Wesley Chapel, FL 33544-8640</div> <div>United States</div> <div>Recipient for Pick-Up:</div> <div>Jeffrey LaFlamme</div> <div>Shipping Speed:</div> <div>Pickup</div>	
Payment information	
<div>Payment Method:</div> <div>Visa ending in 1852</div> <div>Billing address</div> <div>Jeffrey LaFlamme</div> <div>10820 MISTFLOWER LN</div> <div>TAMPA, FL 33647-3781</div> <div>United States</div>	<div>Item(s) Subtotal: \$57.89</div> <div>Shipping &amp; Handling: \$0.00</div> <div>-----</div> <div>Total before tax: \$57.89</div> <div>Estimated tax to be collected: \$0.00</div> <div>-----</div> <div>Grand Total: \$57.89</div>
Credit Card transactions	Visa ending in 1852: December 14, 2023: \$57.89

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

Final Details for Order #112-4655684-4145845  
[Print this page for your records.](#)

Order Placed: December 14, 2023  
Amazon.com order number: 112-4655684-4145845  
Order Total: \$79.89

Shipped on December 14, 2023

Items Ordered

1 of: HP 952 Cyan, Magenta, Yellow Ink Cartridges (3-pack) | Works with HP OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 Series | Eligible for Instant Ink | N9K27AN  
Sold by: Amazon.com Services, Inc.  
Supplied by: Other

Price  
\$79.89

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: \$79.89  
Shipping & Handling: \$2.99  
Free Shipping: -\$2.99  
-----

Total before tax: \$79.89  
Estimated tax to be collected: \$0.00  
-----

Grand Total: \$79.89

Credit Card transactions

Visa ending in 1852: December 14, 2023: \$79.89

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

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F 12/20/2023 2:01:17 PM  
Store: 1

*Manuel Linares*

**Sales Receipt #14116**

12/20/2023  
Cashier: MOE  
Page 1

**LED King Tampa**

1727 E Fowler Ave  
Tampa, FL 33612  
813-533-0096  
LEDKingTampa@Gmail.com  
www.LEDKingTX.com

Bill To: K-BAR RANCH II CDD  
K-BAR RANCH II CDD

Item #	Item Name	Item Description	Orig Price	Qty	Price	Ext Price Tax
8022	COB LED 480LED/M CW	12W/M DC12V 10MM CRI>90	\$99.99	1	\$89.99	\$89.99 T
1942	300W POWER SUPPLY IP66 OUTD	DC12V, AC100-277V, UL 3 YEARS WARRANTY	\$155.00	1	\$90.00	\$90.00 T

Subtotal: \$179.99  
Exempt 0 % Tax: + \$0.00  
**RECEIPT TOTAL: \$179.99**

Credit Card: \$179.99 Visa

12/21

Thanks for shopping with us!  
All returns or exchanges must be within 30 days in original packaging with proof of receipt.

LED KING TAMPA  
1727 EAST FOWLER AVENUE  
TAMPA, FL 33612  
813-533-0096

12/20/2023 13:56

Sale

Trans Number: 6  
Batch #: 354001

VISA CHIP Contactless  
\*\*\*\*\*1852 \*\*/\*\*

AMOUNT: \$179.99

Resp: APPROVED  
Code: 065875  
Ref #: 30100005

App Name: US DEBIT  
AID: A00000000980840  
TVR: 0000000000

THANK YOU  
CUSTOMER COPY

*Storage bins*  
Give us feedback @ survey.walmart.com  
Thank you! ID #:7SLJGB7N1Q1

**Walmart** \*

812 /82-1957 Mgr:KEYLA  
7631 GALL BLVD  
ZEPHYRHILLS FL 33541

SIN 06 OP# 008488 TE# 19 TR# 02111  
S: /0 QT ECC 007314910860  
2 AT 1 FOR 11.23 22.46 0  
SUBTOTAL 22.46  
TOTAL 22.46  
DEBIT TEND 22.46  
CHANGE DUE 0.00

EFT 1.011  
22.46 TOTAL PURCHASE  
US DEBIT \*\*\*\* \* 1852 I 0  
REF # 334000223667  
NETWORK ID: 0056 APPR CODE 649830  
US DEBIT  
AID A0000000980840  
TC 7A048721 BA6281DC  
\*Pin Verified  
TERMINAL # 29797773

12/06/23 18:00:17

# ITEMS SOLD 2

TC# 2402 0232 1029 1943 6407



**Walmart** \*

become a member

Scan for free 30-day trial



12/06/23

18:00:43

*Wed Coffee*

**Winn-Dixie**

*It's a Winn Win*

38901 East, ZEPHYRHILLS, FL  
Store (813)782-6465  
12/20/23 8:44am 2487 032 15  
Store Manager: CHRISTOPHER  
Your Cashier: NORMA

44231220248703200936493001500000

	Reg	You Pay
Nature Valley Bars	\$4.79	\$4.79 F
SEG Muffin	\$6.99	\$3.99 F
You save (\$3.00)		
SEG Danish	\$5.99	\$3.99 F
You save (\$2.00)		

Total number of items sold = 3

Subtotal	\$12.77
Tax	\$0.00
Total due	\$12.77
Debit total	\$12.77

DEBIT \*\*\*\*\*1852

APPROVAL CODE 010245 SEQ #: 327227

AID A0000000980840

Change \$0.00

Winn-Dixie rewards (ending in 2251)  
rewards savings | Coupon savings | Total savings

12/20

Order Placed: December 22, 2023  
Amazon.com order number: 113-6042024-3789045  
Order Total: \$153.58

Shipped on December 29, 2023

Items Ordered

1 of: Softsoap Liquid Hand Soap Refill, Soothing Clean, Aloe Vera Fresh Scent - 1 gallon, Pack of 4  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
Condition: New

Price  
\$35.99

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Shipped on December 30, 2023

Items Ordered

1 of: Lysol Dual Action Disinfectant Wipes, Multi-Surface Antibacterial Scrubbing Wipes, For Disinfecting and Cleaning, Citrus Scent, 75ct (Pack of 4), Packaging May Vary  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
Condition: New  
1 of: Scotch Magic Tape, Invisible, Repair Christmas Cards and Use as Holiday Gift Wrap Supplies for Christmas, 6 Tape Rolls  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
Condition: New

Price  
\$32.76

\$14.85

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Shipped on December 30, 2023

Items Ordered

1 of: Bounty Quick-Size Paper Towels, White, 12 Family Rolls = 30 Regular Rolls  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
Condition: New  
1 of: CloroxPro Clorox Disinfecting Wipes, Fresh Scent, 75 Count, Pack of 6 (Package May Vary)  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
Condition: New

Price  
\$35.49

\$34.49

Shipping Address:

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

Shipping Speed:

Amazon Day 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: \$153.58  
Shipping & Handling: \$0.00  
-----

Total before tax: \$153.58  
Estimated tax to be collected: \$0.00  
-----

Grand Total: \$153.58

01/02

Printed: 12/28/2023 1:43:28 PM  
Store: 1

*Maxwell Parts*

Sales Receipt #14152

12/28/2023  
Cashier: MOE  
Page 1

**LED King Tampa**

1727 E Fowler Ave  
Tampa, FL 33612  
813-533-0096  
LEDKingTampa@Gmail.com  
www.LEDKingTX.com

Bill To: K-BAR RANCH II CDD  
K-BAR RANCH II CDD

Item #	Item Name	Item Description	Orig Price	Qty	Price	Ext Price Tax
8022	COB LED 480LED/M CW	12W/M DC12V 10MM CRI>90	\$99.99	1	\$89.99	\$89.99 T
1942	300W POWER SUPPLY IP66 OUTD	DC12V, AC100-277V, UL 3 YEARS WARRANTY	\$155.00	1	\$90.00	\$90.00 T

Subtotal: \$179.99  
Exempt 0 % Tax: + \$0.00  
**RECEIPT TOTAL: \$179.99**

Credit Card: \$179.99 Visa

12/29

Thanks for shopping with us!  
All returns or exchanges must be within 30 days in original packaging with proof of receipt.

**LED KING TAMPA**

1727 EAST FOWLER AVENUE  
TAMPA, FL 33612  
813-533-0096

12/28/2023 13:38

Sale

Trans Number: 3  
Batch #: 362001

VISA CHIP Contactless  
\*\*\*\*\*1852 \*\*/\*\*

AMOUNT: \$179.99

Resp: APPROVED  
Code: 047006  
Ref #: 70100002

App Name: US DEBIT  
AID: A00000000980840  
TVR: 0000000000

THANK YOU  
CUSTOMER COPY

*813 491 878 C*

*408  
05<sup>th</sup> Sept  
245*



**How doers  
get more done.**

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

6311 00052 50774 12/28/23 02:24 PM  
SALE CASHIER RICHARD

078275146303 1KW SS PCTRL <A> 20.98N  
1000W STEM & SWIVEL MOUNT PHOTO CTRL  
078477559567 PLUG <A> 3.88N  
15A 125V 3-WIRE PLUG, ORANGE  
0000-202-959 1/2 S40 10FT <A>  
1/2 SCHEDULE 40 X 10 FT  
407.98 31.92N

SUBTOTAL 56.78  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$56.78

XXXXXXXXXXXX1852 DEBIT

USD\$ 56.78 12/29

AUTH CODE 001182

Chip Read

AID A0000000980840

Verified By PIN  
US DEBIT

6311 12/28/23 02:24 PM



6311 52 50774 12/28/2023 6876

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 03/27/2024

\*\*\*\*\*  
DID WE NAIL IT?



**How doers  
get more done.**

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

6311 00051 22569 12/14/23 04:17 PM  
SALE CASHIER CAMRYN

037103346483 WEL 30W IRON <A> 25.48N  
WELLER 30W CORDED SOLDERING IRON KIT  
783250141944 TWISTER PROF <A> 6.48N  
TWISTER PROFLEX MINI (30 PACK)  
813848010021 60'TRTNVELTP <A> 1.98N  
CE VINYL ELECT TAPE ROLL 3/4"X10'FTX7  
783250300266 NAALOX <A> 9.88N  
NOALOX 40Z ANTI-OXIDANT COMPOUND  
4715409150398 CABLE TIE <A> 7.98N  
4 IN. AND 8 IN. CABLE TIE TUBE 200PK  
821454000749 11NATTIE100 <A> 15.52N  
11" NATURAL CABLE TIE 100PK  
611942066551 1/2X10 CL315 <A>  
1/2"X10' PVC CLASS 315 PE PIPE  
305.24 15.72N

SUBTOTAL 83.04  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$83.04

XXXXXXXXXXXX1852 DEBIT

USD\$ 83.04

AUTH CODE 001114

Chip Read

AID A0000000980840

Verified By PIN  
US DEBIT

6311 12/14/23 04:17 PM



6311 51 22569 12/14/2023 9742

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 03/13/2024

\*\*\*\*\*



**How doers  
get more done.**

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

6311 00052 30461 12/21/23 04:15 PM  
SALE CASHIER MINANSHU

078275146303 1KW SS PCTRL <A>  
1000W STEM & SWIVEL MOUNT PHOTO CTRL  
2020.98 41.96N  
638060079904 ELECTTAPE <A> 7.68N  
SCOTCH 35 ELECTRICAL TAPE RED 1PK  
078477107294 MED BSE SCKT <A> 4.36N  
660W BROWN PIN-TYPE LAMPHOLDER  
078477772997 1G BLNK WH <A> 0.74N  
1G WHT PLSTC BLANK WALLPLT  
078477560631 CONNECTOR <A> 4.38N  
15A 125V 3-WIRE LIGHT DUTY CONN, BLK

SUBTOTAL 59.12  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$59.12

XXXXXXXXXXXX1852 DEBIT

USD\$ 59.12

AUTH CODE 001955

Chip Read

AID A0000000980840

Verified By PIN  
US DEBIT

6311 12/21/23 04:15 PM



6311 52 30461 12/21/2023 2610

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 03/20/2024

\*\*\*\*\*  
DID WE NAIL IT?



**K-Bar Ranch II CDD**

Meeting Date: August 17, 2023

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Greg Halstead	<input checked="" type="checkbox"/>
Chloe Firebaugh	<input checked="" type="checkbox"/> Excluded
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.****RECEIVED**  
8/21/2023**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:00
Meeting End Time:	9:25
Total Meeting Time:	

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_





RECEIVED  
JAN - 8 2024



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

## INVOICE

Invoice # 4558  
Date: 01/03/2024  
Due On: 02/03/2024

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	+ \$4,720.00	) - ( \$0.00	) = <b>\$4,720.00</b>

### KBarRanch

### Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	12/01/2023	Exchange e-mails re: property conveyance from M/I Homes to CDD.	0.25	\$320.00	\$80.00
Service	AHC	12/05/2023	Tele-conv. with Chloe Firebaugh re: status of property purchase for pickleball amenity. Initial review of conveyance documents prepared by M/I counsel.	0.50	\$320.00	\$160.00
Service	DPL	12/06/2023	Initial preparation for CDD meeting.	0.20	\$320.00	\$64.00
Service	AHC	12/06/2023	Continued review of proposed M/I conveyance documents. Exchange e-mails with M/I and District management, and provide comments to documents.	0.75	\$320.00	\$240.00
Service	AHC	12/07/2023	Review e-mail exchange re: additional conveyances of property from M/I. Review tentative agenda for 12/21 CDD meeting. Review timeline and e-mail from finance team re: M/I land purchase.	0.50	\$320.00	\$160.00
Service	DPL	12/08/2023	Continued review and preparation for CDD meeting.	0.30	\$320.00	\$96.00
Service	DPL	12/09/2023	Scheduled meeting with district manager and reviewed complaint re: clubhouse vendor.	0.70	\$320.00	\$224.00
Service	AHC	12/10/2023	Review and reply to e-mail from Supervisor	0.25	\$320.00	\$80.00

Halstead re: agenda request from vendor.						
Service	DPL	12/11/2023	Prepare for call with District Manager to discuss vendor and additional pending items.	0.60	\$320.00	\$192.00
Service	DPL	12/12/2023	EASEMENTS: reviewed conservation easements and sent to AC to review.	0.20	\$320.00	\$64.00
Service	DPL	12/13/2023	Attend call with district manager, discuss meeting items, and review documents for meeting.	0.50	\$320.00	\$160.00
Service	AHC	12/13/2023	Review of agenda package for 12/21 CDD meeting. NO CHARGE.	0.25	\$0.00	\$0.00
Service	DPL	12/14/2023	Call with board chair to discuss upcoming meeting.	0.50	\$320.00	\$160.00
Service	DPL	12/16/2023	Continued review of agenda package and prep for meeting.	2.50	\$320.00	\$800.00
Service	AHC	12/18/2023	Exchange e-mails re: status of property conveyances. Review and reply to e-mail re: auditor question about property transfers.	0.25	\$320.00	\$80.00
Service	DPL	12/19/2023	Additional CDD meeting preparation. Confer with AC re: CDD meeting agenda items.	0.60	\$320.00	\$192.00
Service	AHC	12/19/2023	Confer with real estate special counsel re: land purchase from M/I and e-mail purchase terms and financing timeline. Exchange e-mails with District management re: auditor questions related to property conveyances and e-mail Parcel C conveyance documents.	0.75	\$320.00	\$240.00
Service	AHC	12/19/2023	Confer with associate counsel re: agenda items fro 12/21 CDD meeting. NO CHARGE.	0.25	\$0.00	\$0.00
Service	DPL	12/20/2023	Review of traffic study for CDD meeting.	0.30	\$320.00	\$96.00
Service	DPL	12/21/2023	Final preparation for CDD meeting and attend meeting.	4.60	\$320.00	\$1,472.00
Service	AHC	12/27/2023	Review draft Purchase/Sale Agreement prepared by real estate counsel for purchase of amenities parcel from M/I and provide comments.	0.50	\$320.00	\$160.00

Subtotal \$4,720.00

Total \$4,720.00

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4558	02/03/2024	\$4,720.00	\$0.00	\$4,720.00
Outstanding Balance				\$4,720.00
Total Amount Outstanding				\$4,720.00

**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  
1/5/2024



12980 Tarpon Springs Road  
Odessa, FL 33556

www.pinelakenurseryinc.com

# INVOICE

Date	Invoice No.
12/31/23	3380
Terms	Due Date
Net 30	01/30/24

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
\$1,099.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#3017 - Kbar Ranch II Hawk Valley Inside Common Areas 11- 23 January 2024		\$1,099.00	\$0.00	\$1,099.00
	Total		\$1,099.00	\$0.00	\$1,099.00

RECEIVED  
12/29/2024



12980 Tarpon Springs Road  
Odessa, FL 33556

www.pinelakenurseryinc.com

**INVOICE**

Date	Invoice No.
12/31/23	3354
Terms	Due Date
Net 30	01/30/24

**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 January 2024		\$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

RECEIVED  
1/17/2024

# INVOICE

Date	Invoice No.
01/17/24	3402
Terms	Due Date
Net 30	02/16/24

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
\$2,499.75	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,499.75	\$0.00	\$2,499.75

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.

Install 1111 Mix Annuals  
Through the Property

Demo and Prep	\$2,499.75	\$0.00	\$2,499.75
<b>Total</b>	<b>\$2,499.75</b>	<b>\$0.00</b>	<b>\$2,499.75</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
01/25/24	3514
Terms	Due Date
Net 30	02/24/24

RECEIVED  
1/29/2024

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
\$1,060.01	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,060.01	\$0.00	\$1,060.01

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.

Replace 500 Square feet of St  
Augustine Turf at the island on  
Winsome Manor & Briarbrook  
Damage done by a truck

Demo and Prep	\$1,060.01	\$0.00	\$1,060.01
<b>Total</b>	<b>\$1,060.01</b>	<b>\$0.00</b>	<b>\$1,060.01</b>

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

**RECEIVED**  
12/21/2023

## Invoice

Date	Invoice #
12/22/2023	INV0000086334

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,491.64	\$7,491.64
<div>Hours Worked:</div> <div>Hailey Blackwell - 46.75 Francisco Caldero - 43.50 David Eskra - 79.50 Jeffrey LaFlamme - 80 Regular .50 OT</div>			
Subtotal			\$7,491.64
Total			\$7,491.64



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

Invoice

RECEIVED  
12/22/2023

Date	Invoice #
1/1/2024	INV0000086357

Bill To:

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

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

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$6,000.00	\$6,000.00
		Subtotal	\$6,000.00
		Total	\$6,000.00

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



Invoice

Date	Invoice #
1/1/2024	INV0000086432

Bill To:

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

Services for the month of	Terms	Client Number
January	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	\$900.00	\$900.00
Management Services	1.00	\$1,862.67	\$1,862.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,426.59
		Total	\$5,426.59

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

Invoice

Date	Invoice #
1/5/2024	INV0000086557



Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$900.00	\$900.00
Personnel Reimbursement	1.00	\$7,256.09	\$7,256.09
<div>Hours Worked:</div> <div>Hailey Blackell - 49.75 Francisco Cordero - 24.25 David Eskra - 80.25 Jeffrey LaFlamme - 80</div>			
Subtotal			\$8,156.09
Total			\$8,156.09

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

RECEIVED  
1/8/2024

Invoice

Date	Invoice #
12/31/2023	INV0000086578

Bill To:

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

Services for the month of	Terms	Client Number
December	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	145.70	\$1.00	\$145.70
		Subtotal	\$220.70
		Total	\$220.70

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

# Invoice

Date	Invoice #
12/1/2023	INV0000085711

**Bill To:**

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

[illegible]

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

Invoice

Date	Invoice #
1/19/2024	INV0000086858

Bill To:

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



Services for the month of		Terms	Client Number
January		Upon Receipt	00056
Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,644.81	\$6,644.81
<div>Hours Worked:</div> <div>Hailey Blackwell - 66.75 Reg 1 OT</div> <div>Francisco Cordero - 33.25</div> <div>David Eskra - 81</div> <div>Jeffrey LaFlamme - 46</div>			
Subtotal			\$6,644.81
Total			\$6,644.81

A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

# Invoice

RECEIVED  
1/3/2024

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
01/03/2024	14096121323		Net 30	02/02/2024

QTY	Description
3.5	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Dec 13, 2023 12:25 PM  Tried to setup wifi extender. They had already tried to at Kbar and had issues. Attempted to factory default unit, but that didn't work. Eventually found the IP address of the unit and logged in using my work email</p> <p>Got the extender paired to the ssid of the spectrum router in the headend rack, but couldn't get network from it. Logged into router directly to see what was going on and found it in bridge mode so no wifi available.</p> <p>Attempted to connect to office wifi ssid kbar and got it paired, but still having issues with connection via the extender. Spoke to Michelle and she thinks the lighting people will have to get their panels connected themselves.</p> <p>DanielG - Daniel Gainza - 12/13/2023 8:21:09 AM -  help Jeffrey connect a Netgear wi-fi extender.)</p>

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



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

# Invoice

RECEIVED  
1/3/2024

Bill To

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

Ship To

Sundrift II Entry  
10901 Sundrift Dr  
Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
01/03/2024	17729		Net 30	02/02/2024

QTY	Description
1	SMART 4MP TwilightVision Bullet IP Camera 2.8mm
1	Service Labor - 1 hour minimum (ErikV - Erik Varno - Dec 20, 2023 11:03 AM Replaced exit lpr with turing bullet per shop. Installed on port 7 of nvr and setup and focused.  DanielG - Daniel Gainza - 12/20/2023 8:14:27 AM - Replace exit bound LPR camera.)

	<b>Subtotal</b>	\$468.18
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$468.18
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$468.18





A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

# Invoice

RECEIVED  
1/3/2024

**Bill To**

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

**Ship To**

K-Bar Ranch CDD II- Old Spanish Entry  
10820 Mistflower LN  
Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
01/03/2024	17741		Net 30	02/02/2024

QTY	Description
2	Service Labor - 1 hour minimum
1	Key Switch on Moutning Plate (ErikV - Erik Varno - Dec 26, 2023 1:31 PM Installed new knoxbox and silicon box and put a drain hole was rusty inside water got in  DanielG - Daniel Gainza - 12/14/2023 8:48:55 AM - Install new Knox Box. Part in stock)

	<b>Subtotal</b>	\$770.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$770.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$770.00



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

# Invoice

RECEIVED  
1/3/2024

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
01/03/2024	14106122123		Net 30	02/02/2024

QTY	Description
3	Service Labor - 1 hour minimum
1	2N IP Solo with Camera ? Flush Mounted, Black(ahartman - Andrew Hartman - Dec 21, 2023 2:20 PM Corrected all issues noted by previous tech. Replaced old 2N and sealed new one. Grabbed config file from old 2N and imported it into new 2N. Set static IP to old unit and tested with VSG. VSG had good audio and video and were able to trigger gate to open. Also tested remotes, window stickers and PED gates.  Tested and working.  DanielG - Daniel Gainza - 12/19/2023 2:18:26 PM - Morris mentioned that you have a 2N SOLO. Please replace intercom. See notes from previous service  ErikV - Erik Varno - Dec 18, 2023 1:19 PM Checked system found cat6 cable with burn mark at 2n replace wire with factory cable . Put new jumper cable on relay the relay is not changing status suggest replacement of intercom. I let office know. I can trip wires in back of intercom gateopens. Thewiring is finr . Suggest knock off the wire and proper surge. Also need to silicon intercom properly when replacement.  ErikV - Erik Varno - Dec 18, 2023 1:19 PM Checked system found cat6 cable with burn mark at 2n replace wire with factory cable . Put new jumper cable on relay the relay is not changing status suggest replacement of intercom. I let office know. I can trip wires in back of intercom gateopens. Thewiring is finr . Suggest knock off the wire and proper surge. Also need to silicon intercom properly when replacement.  DanielG - Daniel Gainza - 12/14/2023 3:32:30 PM - Swing Gate Stuck open.)

	<b>Subtotal</b>	\$2,618.18
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$2,618.18
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$2,618.18



Tampa, FL 33613  
Phone: 813-909-7775

RECEIVED  
01/04/2024

# Invoice

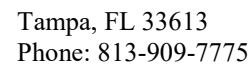
Bill To
K-Bar Ranch CDD II C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Installation Address
K-Bar Ranch CDD II Amenity 10820 Mistflower Lane Tampa, FL 33647

P.O. No.	Date	Invoice #	Due Date	Acct #
	01/01/2024	17760	01/31/2024	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

	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>
	<b>Balance Due</b>



# Invoice

Installation Address
K-Bar Ranch CDD II Amenity 10820 Mistflower Lane Tampa, FL 33647

Qty	Description
1	Eagle Creek Remote Gate Concierge Service with Visitor Management
1	Sundrift II Remote Gate Concierge Service with Visitor Management
<div>Subtotal\$10,992.00</div> <div>Sales Tax (0.0%)\$0.00</div> <div>Total\$10,992.00</div> <div>Balance Due\$10,992.00</div>	



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED  
1/15/2024

# 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
1/12/2024	17804		Net 30	2/11/2024

QTY	Description
60	DoorKing Micro-Plus 1-button Gate Remote 318mhz FC: 26 Range: 60957-61016
60	Credential Wallet Credit

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

<b>Subtotal</b>	\$1,868.40
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,868.40
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,868.40

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
01/12/2024	14152122923		Net 30	02/11/2024

QTY	Description
1	Service Labor - 1 hour minimum
1	5MP H6SL BULLET CAMERA WITH 3.4-10.5MM LENS (ahartman - Andrew Hartman - Dec 29, 2024 9:45 AM Replaced RMA camera and connected to ACC. Tested and working after positioning camera.  DanielG - Daniel Gainza - 12/28/2023 3:38:36 PM - Replace damaged camera. Please place bad camera inside the box for RMA.)

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

# 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
01/29/2024	17688		Net 30	02/28/2024

QTY	Description
	Camera Surges and Lightning Repairs
10	Ditek R45 Femaile In/Out PoE Surge Protector
1	HID Mini Proximaty Reader
0.3	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial
6	1/2 in. x 8 ft. Copper Ground Rod
0.3	500 ft.12 Gauge Green Solid CU THHN Wire
1	8 in. x 8 in. x 4 in. Gray PVC Junction Box
6	1/2 in. Grounding Rod Clamp
1	Misc. Cable and Hardware

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



A Security & Technology Company

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
01/29/2024	17688		Net 30	02/28/2024

QTY	Description
23	<p>Other Systems Installation (ahartman - Andrew Hartman - Dec 08, 2023 5:10 PM Had to pull wire back from north of the furthest poles to the pole with the AP on it to replace the box that was too small to house the surges and extenders. Painted the box black to match the rest and made new connections. Tried diagnosing the far camera but still had issues. Spent over an hour with avigilon but need to return to get camera working. It shows on the network, but went into zero configuration on its own and can't be reached or pinged.</p> <p>May have to RMA. Will need to return and try checklist avigilon sent in email and possibly RMA. Need to button up a few other things at amenity center also.</p> <p>Also had to replace far gate reader as the replacement was bad.</p> <p>ahartman - Andrew Hartman - Dec 05, 2023 5:30 PM Fixed issue with far reader and installed ground rod to protect equipment. Installed ground rods and camera poles and surges. Still having a communication issue with the farthest camera (playground 2 camera). Installed ground rod at headend and tied it into equipment. Need to return to fix that issue and to replace two of the junction boxes as one isn't big enough to house the surges and outdoor extenders and one is missing. Need to finish up with some loose ends.</p> <p>DanielG - Daniel Gainza - 11/29/2023 8:23:03 AM - By Morris: Andrew please stop and grab the misc items you'll need to complete the project. Finish the project.)</p>
	Previously Invoiced #17543

	<b>Subtotal</b>	\$3,017.32
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$3,017.32
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$3,017.32





A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED  
1/30/2024

# 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
01/29/2024	14055120823		Net 30	02/28/2024

QTY	Description
2	Veracity Outreach Outdoor Ethernet and POE Extender
8	PoE Surge Protection
2	Card Reader

	<b>Subtotal</b>	\$2,580.56
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$2,580.56
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$2,580.56



December 19, 2023

Invoice Number: 1736970121923

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](http://SpectrumBusiness.net)

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

#### Summary

Service from 12/19/23 through 01/18/24  
details on following pages

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 01/05/24	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

#### NEWS AND INFORMATION

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

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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  
8633 2390 NO RP 19 12202023 NNNNNNN 01 995861

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

December 19, 2023

**KBAR RANCH II CDD**

Invoice Number: 1736970121923

Account Number: 8337 12 032 1736970

Service At: 10711 MISTFLOWER LN  
TAMPA FL 33647-3667

**Total Due by Auto Pay**

**\$149.97**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032173697000149971

Invoice Number: 1736970121923  
 Account Number: 8337 12 032 1736970  
 Security Code:

**Contact Us**

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

8633 2390 NO RP 19 12202023 NNNNNNNN 01 995861

**Charge Details**

Previous Balance		149.97
EFT Payment	12/05	-149.97
Remaining Balance		\$0.00

Payments received after 12/19/23 will appear on your next bill.

Service from 12/19/23 through 01/18/24

**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
	<b>\$109.98</b>

Spectrum Business™ Internet Total \$109.98

**Spectrum Business™ Voice**

Phone number (813) 536-1076

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://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](http://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](http://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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)





Invoice Number: KBAR RANCH II CDD  
1736970121923  
Account Number: 8337 12 032 1736970  
Security Code:

**Contact Us**

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

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

8633 2390 NO RP 19 12202023 NNNNNNNN 01 995861

---

**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 1736970**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
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- ☒ Unlimited data, talk, and text
- ☒ No contracts

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Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer. \*Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. \*Free 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.



December 19, 2023

Invoice Number: 1736988121923

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](http://SpectrumBusiness.net)

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

**Summary**

*Service from 12/19/23 through 01/18/24  
details on following pages*

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
<i>YOUR AUTO PAY WILL BE PROCESSED 01/05/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

**NEWS AND INFORMATION**

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

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

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 19 12202023 NNNNNNNN 01 995860

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

December 19, 2023

**KBAR RANCH II CDD**

Invoice Number: 1736988121923

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**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032173698800149971

Invoice Number: KBAR RANCH II CDD  
 1736988121923  
 Account Number: 8337 12 032 1736988  
 Security Code:

**Contact Us**

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

8633 2390 NO RP 19 12202023 NNNNNNNN 01 995860

**Charge Details**

Previous Balance		149.97
EFT Payment	12/05	-149.97
Remaining Balance		\$0.00

Payments received after 12/19/23 will appear on your next bill.

Service from 12/19/23 through 01/18/24

**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
	<b>\$109.98</b>

Spectrum Business™ Internet Total \$109.98

**Spectrum Business™ Voice**

Phone number (813) 536-1073

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total \$39.99

Current Charges **\$149.97**

Total Due by Auto Pay **\$149.97**

**Billing Information**

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Continued on the next page....

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Invoice Number: KBAR RANCH II CDD  
1736988121923  
Account Number: 8337 12 032 1736988  
Security Code:

**Contact Us**

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

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

8633 2390 NO RP 19 12202023 NNNNNNNN 01 995860

---

**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 1736988



**Contact Us**

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8633 2390 NO RP 19 12202023 NNNNNNNN 01 995860



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/mo. per line  
with Internet\*

**NO CONTRACTS**



**CALL 1-855-743-9223**



**VISIT [spectrum.com/business](https://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. 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.



January 12, 2024  
Invoice Number: 1736996011224  
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](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary

Service from 01/12/24 through 02/11/24  
details on following pages

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 01/29/24	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

## 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  
8633 2390 NO RP 12 01132024 NNNNNNNN 01 995831

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

January 12, 2024

**KBAR RANCH II CDD**

Invoice Number: 1736996011224  
Account Number: 8337 12 032 1736996  
Service At: 10339 K-BAR RANCH PKWY  
BLDG GATE  
TAMPA FL 33647-3669

<b>Total Due by Auto Pay</b>	<b>\$149.97</b>
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CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032173699600149971

Invoice Number: KBAR RANCH II CDD  
 1736996011224  
 Account Number: 8337 12 032 1736996  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 12 01132024 NNNNNNNN 01 995831

**Charge Details**

Previous Balance		149.97
EFT Payment	12/29	-149.97
Remaining Balance		\$0.00

Payments received after 01/12/24 will appear on your next bill.

Service from 01/12/24 through 02/11/24

**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
	<b>\$109.98</b>

Spectrum Business™ Internet Total \$109.98

**Spectrum Business™ Voice**

Phone number (813) 536-1058

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://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](http://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](http://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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)





Invoice Number: KBAR RANCH II CDD  
1736996011224  
Account Number: 8337 12 032 1736996  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8633 2390 NO RP 12 01132024 NNNNNNNN 01 995831

---

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

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

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC



Account Number:  
Security Code:

KBAR RANCH II CDD  
8337 12 032 1736996

**Spectrum**  
BUSINESS®

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 12 01132024 NNNNNNNN 01 995831

**Spectrum**  
BUSINESS®

**MADE FOR  
VALUE**



**Buy 1 Mobile  
Line Get  
1 FREE  
for 1 year\***

**SPECTRUM MOBILE  
UNLIMITED DATA PLAN**

**\$29<sup>99</sup>** /mo. per line  
with Internet\*

**NO CONTRACTS**

- ☒ Reliable nationwide 5G<sup>+</sup>
- ☒ Unlimited data, talk, and text
- ☒ No contracts



**CALL 1-855-743-9224**



**VISIT [spectrum.com/business](https://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.



December 29, 2023

Invoice Number: 1744362122923

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](http://SpectrumBusiness.net)

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

#### Summary

*Service from 12/29/23 through 01/28/24  
details on following pages*

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
<i>YOUR AUTO PAY WILL BE PROCESSED 01/16/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

#### 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  
8633 2390 NO RP 29 12302023 NNNNNNNN 01 996208

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

December 29, 2023

**Envera KBar Ranch II CDD**

Invoice Number: 1744362122923

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: 1744362122923  
 Account Number: 8337 12 032 1744362  
 Security Code:

Envera KBar Ranch II CDD

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 29 12302023 NNNNNNNN 01 996208

### Charge Details

Previous Balance		149.97
EFT Payment	12/16	-149.97
Remaining Balance		\$0.00

Payments received after 12/29/23 will appear on your next bill.

Service from 12/29/23 through 01/28/24

### 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
	<b>\$109.98</b>

Spectrum Business™ Internet Total \$109.98

### Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://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](https://spectrum.net/taxesandfees) for more information.

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### Authorization to Convert your Check to an Electronic Funds

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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 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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)





Invoice Number: 1744362122923  
Account Number: 8337 12 032 1744362  
Security Code:

Envera KBar Ranch II CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8633 2390 NO RP 29 12302023 NNNNNNNN 01 996208

---

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

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

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC





Account Number:  
Security Code:

Envera KBar Ranch II CDD  
8337 12 032 1744362



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 29 12302023 NNNNNNNN 01 996208



# MADE FOR VALUE



**Buy 1 Mobile  
Line Get  
1 FREE  
for 1 year\***

**SPECTRUM MOBILE  
UNLIMITED DATA PLAN**

**\$29<sup>99</sup>** /mo. per line  
with Internet\*

**NO CONTRACTS**

- ☒ Reliable nationwide 5G<sup>+</sup>
- ☒ Unlimited data, talk, and text
- ☒ No contracts



**CALL 1-855-743-9224**



**VISIT [spectrum.com/business](https://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.



December 21, 2023

Invoice Number: 1752167122123

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](http://SpectrumBusiness.net)

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

**Summary**

*Service from 12/21/23 through 01/20/24  
details on following pages*

Previous Balance	289.95
Payments Received -Thank You!	-289.95
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Spectrum Business™ Voice	119.97
Current Charges	\$289.95
<i>YOUR AUTO PAY WILL BE PROCESSED 01/07/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$289.95</b>

**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 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!



**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  
8633 2390 NO RP 21 12222023 NNNNNNNN 01 995427

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

December 21, 2023

**K BAR RANCH II AMENITY**

Invoice Number: 1752167122123

Account Number: 8337 12 032 1752167

Service At: 10820 MISTFLOWER LN  
TAMPA FL 33647-3781

<b>Total Due by Auto Pay</b>	<b>\$289.95</b>
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CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032175216700289959



Invoice Number: 1752167122123  
 Account Number: 8337 12 032 1752167  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 21 12222023 NNNNNNNN 01 995427

**Charge Details**

Previous Balance		289.95
EFT Payment	12/07	-289.95
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 12/21/23 will appear on your next bill.

Service from 12/21/23 through 01/20/24

**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
	<b>\$169.98</b>

Spectrum Business™ Internet Total \$169.98

**Spectrum Business™ Voice**

Phone number (813) 388-9646

Spectrum Business Voice	39.99
	<b>\$39.99</b>

Phone number (813) 388-9713

Spectrum Business Voice	39.99
	<b>\$39.99</b>

Phone number (813) 388-9728

**Spectrum Business™ Voice Continued**

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total \$119.97

<b>Current Charges</b>	<b>\$289.95</b>
<b>Total Due by Auto Pay</b>	<b>\$289.95</b>

**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](http://spectrum.net/taxesandfees) for more information.

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Continued on the next page....

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



Invoice Number: 1752167122123  
Account Number: 8337 12 032 1752167  
Security Code:

K BAR RANCH II AMENITY

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8633 2390 NO RP 21 12222023 NNNNNNNN 01 995427

**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.

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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 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.

**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](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 21 12222023 NNNNNNNN 01 995427



# MADE TO ENTERTAIN



**\$49<sup>99</sup>** /mo. when  
bundled for  
1 year<sup>1</sup>

**NO CONTRACTS**



**CALL 1-855-820-3251**



**VISIT [spectrum.com/business](http://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



January 1, 2024  
Invoice Number: 1754981010124  
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](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary Service from 01/01/24 through 01/31/24 details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
<i>YOUR AUTO PAY WILL BE PROCESSED 01/18/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$169.98</b>



### 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  
8633 2390 NO RP 01 01052024 NNNNNNNN 01 992797

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

January 1, 2024

**K-BAR RANCH 2 GATE**

Invoice Number: 1754981010124  
Account Number: 8337 12 032 1754981  
Service At: 10528 MISTFLOWER LN  
TAMPA FL 33647-3544

<b>Total Due by Auto Pay</b>	<b>\$169.98</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032175498100169987

Invoice Number: 1754981010124  
Account Number: 8337 12 032 1754981  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 01 01052024 NNNNNNNN 01 992797

**Charge Details**

Previous Balance		169.98
EFT Payment	12/18	-169.98
Remaining Balance		<b>\$0.00</b>

Payments received after 01/01/24 will appear on your next bill.

Service from 01/01/24 through 01/31/24

**Spectrum Business<sup>™</sup> 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
	<b>\$169.98</b>

Spectrum Business<sup>™</sup> 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](http://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](http://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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)





January 10, 2024  
Invoice Number: 1758297011024  
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](http://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 01/10/24 through 02/09/24 details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
<i>YOUR AUTO PAY WILL BE PROCESSED 01/27/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$169.98</b>



### 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  
8633 2390 NO RP 10 01112024 NNNNNNNN 01 996003

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

January 10, 2024

**K BAR RANCH II CDD-GATE**

Invoice Number: 1758297011024  
Account Number: 8337 12 032 1758297  
Service At: 10821 MISTFLOWER LN  
TAMPA FL 33647-3667

<b>Total Due by Auto Pay</b>	<b>\$169.98</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032175829700169987



Invoice Number: 1758297011024  
Account Number: 8337 12 032 1758297  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 10 01112024 NNNNNNNN 01 996003

**Charge Details**

Previous Balance		169.98
EFT Payment	12/27	-169.98
Remaining Balance		\$0.00

Payments received after 01/10/24 will appear on your next bill.

Service from 01/10/24 through 02/09/24

**Spectrum Business<sup>™</sup> 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
	<b>\$169.98</b>

Spectrum Business<sup>™</sup> Internet Total \$169.98

Current Charges \$169.98

Total Due by Auto Pay \$169.98

**Billing Information**

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**Authorization to Convert your Check to an Electronic Funds**

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Account Number:  
Security Code:

K BAR RANCH II CDD-GATE  
8337 12 032 1758297

**Spectrum**  
BUSINESS®

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 10 01112024 NNNNNNNN 01 996003

**Spectrum**  
BUSINESS®

# MADE TO ENTERTAIN



**\$49<sup>99</sup>** /mo. when  
bundled for  
1 year<sup>1</sup>

**NO CONTRACTS**



**CALL 1-855-820-3251**



**VISIT [spectrum.com/business](http://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](https://SpectrumBusiness.net)

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

8633 2390 NO RP 10 01112024 NNNNNNNN 01 996003





December 17, 2023

Invoice Number: 1779814121723  
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](http://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 12/17/23 through 01/16/24  
details on following pages*

Previous Balance	84.98
Payments Received -Thank You!	-84.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	84.98
Current Charges	\$84.98
<i>YOUR AUTO PAY WILL BE PROCESSED 01/04/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$84.98</b>



**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  
8633 2390 NO RP 17 12182023 NNNNNNNN 01 996075

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

December 17, 2023

**K BAR RANCH CDD 2 EAGLE CREEK**

Invoice Number: 1779814121723  
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: 1779814121723  
 Account Number: 8337 12 032 1779814  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 17 12182023 NNNNNNNN 01 996075

**Charge Details**

Previous Balance		84.98
EFT Payment	12/04	-84.98
Remaining Balance		\$0.00

Payments received after 12/17/23 will appear on your next bill.

Service from 12/17/23 through 01/16/24

**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
	<b>\$84.98</b>

Spectrum Business™ Internet Total \$84.98

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

**Billing Information**

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Account Number:  
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK  
8337 12 032 1779814

**Spectrum**  
BUSINESS®

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8633 2390 NO RP 17 12182023 NNNNNNNN 01 996075

**Spectrum**  
BUSINESS®

# MADE TO ENTERTAIN



Add

**Entertainment  
TV**

**\$49<sup>99</sup>**  
/mo. when  
bundled for  
1 year<sup>1</sup>

**NO CONTRACTS**



**CALL 1-855-820-3251**



**VISIT [spectrum.com/business](http://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 CDD 2 EAGLE CREEK  
8337 12 032 1779814



**Contact Us**

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

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

8633 2390 NO RP 17 12182023 NNNNNNNN 01 996075





December 22, 2023

Invoice Number: 2736809122223

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](http://SpectrumBusiness.net)

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

### Summary

*Service from 12/22/23 through 01/21/24  
details on following pages*

Previous Balance	169.98
Payments Received -Thank You!	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
<i>YOUR AUTO PAY WILL BE PROCESSED 01/08/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$169.98</b>



### 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  
8633 2390 NO RP 22 12232023 NNNNNNNN 01 998599

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

December 22, 2023

**K-BAR RANCH II - MOSSY PINE-GATE**

Invoice Number: 2736809122223

Account Number: 8337 12 030 2736809

Service At: 19292 MOSSY PINE DR  
TAMPA FL 33647

<b>Total Due by Auto Pay</b>	<b>\$169.98</b>
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CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712030273680900169987





Invoice Number: 2736809122223  
 Account Number: 8337 12 030 2736809  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 22 12232023 NNNNNNNN 01 998599

**Charge Details**

Previous Balance		169.98
EFT Payment	12/08	-169.98
Remaining Balance		\$0.00

Payments received after 12/22/23 will appear on your next bill.

Service from 12/22/23 through 01/21/24

**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
	<b>\$169.98</b>

Spectrum Business™ Internet Total \$169.98

Current Charges **\$169.98**

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

**Billing Information**

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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.





January 10, 2024  
Invoice Number: 2756559011024  
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](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary Service from 01/10/24 through 02/09/24 details on following pages

Previous Balance	77.98
Payments Received -Thank You!	-77.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	77.98
Current Charges	\$77.98
<i>YOUR AUTO PAY WILL BE PROCESSED 01/27/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$77.98</b>

## 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  
8633 2390 NO RP 10 01112024 NNNNNNNN 01 996004

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

January 10, 2024

**KBAR RANCH II CDD**

Invoice Number: 2756559011024  
Account Number: 8337 12 030 2756559  
Service At: 10841 MISTFLOWER LN  
TAMPA FL 33647

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

833712030275655900077982

Invoice Number: 2756559011024  
Account Number: 8337 12 030 2756559  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 10 01112024 NNNNNNNN 01 996004

**Charge Details**

Previous Balance		77.98
EFT Payment	12/27	-77.98
Remaining Balance		\$0.00

Payments received after 01/10/24 will appear on your next bill.

Service from 01/10/24 through 02/09/24

**Spectrum Business<sup>™</sup> 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
	<b>\$77.98</b>

Spectrum Business<sup>™</sup> Internet Total \$77.98

**Current Charges \$77.98**

**Total Due by Auto Pay \$77.98**

**Billing Information**

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



Account Number:  
Security Code:

KBAR RANCH II CDD  
8337 12 030 2756559



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 10 01112024 NNNNNNNN 01 996004



# MADE TO CONNECT



**\$19<sup>99</sup>**  
/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](https://spectrum.com/business)**

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BAP-11CA  
SAANFWMA



Account Number:  
Security Code:

KBAR RANCH II CDD  
8337 12 030 2756559



**Contact Us**

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

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

8633 2390 NO RP 10 01112024 NNNNNNNN 01 996004





Invoice Number	2177258
Invoice Date	December 21, 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	<b>December 8, 2023</b>
Current Invoice Total (USD)	5,578.00		

---

SWFWMD observations for Parcels C and K; attend CDD meetings; revise community mapping; research and follow up with Chair regarding easement encroachments; review M/I Homes request for conveyances

**Top Task 2024 2024 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	8.00	152.00	1,216.00
Duquette, Timothy J	8.00	162.00	1,296.00
Stewart, Tonja L	14.00	219.00	3,066.00
<b>Subtotal Professional Services</b>	<u>30.00</u>		<u>5,578.00</u>

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Top Task Subtotal	2024 FY General Consulting	5,578.00
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<b>Total Fees &amp; Disbursements</b>	<u>5,578.00</u>
<b>INVOICE TOTAL (USD)</b>	<b>5,578.00</b>

---

**Due upon receipt or in accordance with terms of the contract**

---

Suncoast Rust Control, Inc.

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

RECEIVED  
01/04/2024

# INVOICE

Date	Invoice #
1/1/2024	06512
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
1/31/2024	

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: January 19, 2024

Amount Due: \$61.76

Due Date: February 09, 2024

Account #: 211025392658

## Account Summary

Current Service Period: December 13, 2023 - January 12, 2024

Previous Amount Due	\$72.40
Payment(s) Received Since Last Statement	-\$72.40
Miscellaneous Credits	-\$1.72
Credit balance after payments and credits	-\$1.72
<b>Current Month's Charges</b>	<b>\$63.48</b>

**Amount Due by February 09, 2024 \$61.76**

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 **16.67% higher** than the same period last year.

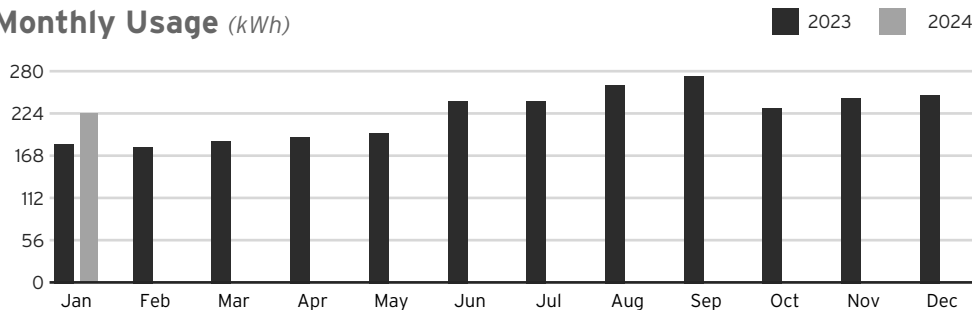


Your average daily kWh used was **12.5% lower** than it was in your previous period.



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](https://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](https://TampaElectric.com/PowerLineSafety)



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

Account #: 211025392658

Due Date: February 09, 2024



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$61.76

Payment Amount: \$ \_\_\_\_\_

639038447848

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.

6390384478482110253926580000000061767





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

**Account #:** 211025392658  
**Statement Date:** January 19, 2024  
**Charges Due:** February 09, 2024

## Meter Read

**Service Period:** Dec 13, 2023 - Jan 12, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	01/12/2024	3,202		2,978		224 kWh	1	31 Days

## Charge Details

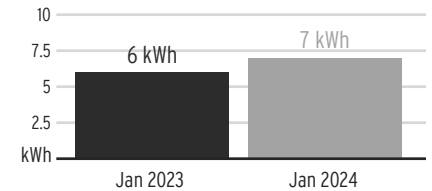
	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	224 kWh @ \$0.08192/kWh	\$18.35
	Fuel Charge	224 kWh @ \$0.03843/kWh	\$8.61
	Storm Protection Charge	224 kWh @ \$0.00775/kWh	\$1.74
	Clean Energy Transition Mechanism	224 kWh @ \$0.00427/kWh	\$0.96
	Storm Surcharge	224 kWh @ \$0.00225/kWh	\$0.50
	Florida Gross Receipt Tax		\$1.37
	<b>Electric Service Cost</b>		<b>\$54.78</b>
	Franchise Fee		\$3.59
	Municipal Public Service Tax		\$5.11
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$63.48</b>

**Total Current Month's Charges**

**\$63.48**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$1.72
	<b>Total Current Month's Credits</b>	<b>-\$1.72</b>

## 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.

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

## Ways To Pay Your Bill

	<b>Bank Draft</b> Visit <a href="https://TECOaccount.com">TECOaccount.com</a> for free recurring or one time payments via checking or savings account.		<b>In-Person</b> Find list of Payment Agents at <a href="https://TampaElectric.com">TampaElectric.com</a>		<b>Mail A Check</b> <b>Payments:</b> TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.
	<b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="https://TECOaccount.com">TECOaccount.com</a> . Convenience fee will be charged.		<b>Phone</b> Toll Free: <b>866-689-6469</b>		<b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](https://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: January 19, 2024

Amount Due: \$92.22

Due Date: February 09, 2024

Account #: 211025490809

## Account Summary

Current Service Period: December 13, 2023 - January 12, 2024

Previous Amount Due	\$95.95
Payment(s) Received Since Last Statement	-\$95.95
Miscellaneous Credits	-\$2.00
Credit balance after payments and credits	-\$2.00
<b>Current Month's Charges</b>	<b>\$94.22</b>

**Amount Due by February 09, 2024 \$92.22**

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

## Your Energy Insight



Your average daily kWh used was **116.67% higher** than the same period last year.

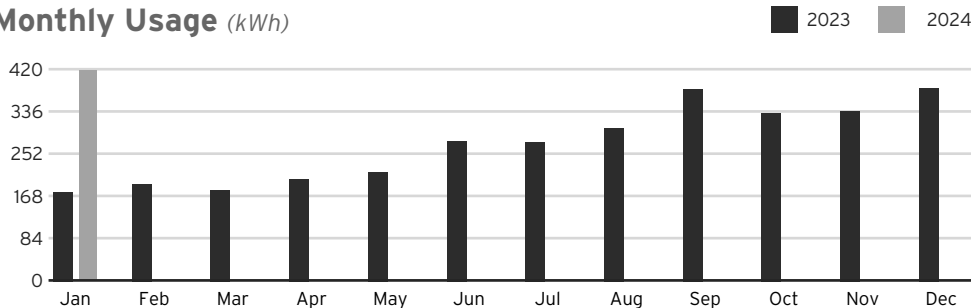


Your average daily kWh used was **8.33% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211025490809

Due Date: February 09, 2024



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$92.22

Payment Amount: \$ \_\_\_\_\_

655087737883

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.

6550877378832110254908090000000092228



**Service For:**  
10611 KBAR RANCH PKWY  
TAMPA, FL 33647

**Account #:** 211025490809  
**Statement Date:** January 19, 2024  
**Charges Due:** February 09, 2024

## Meter Read

**Service Period:** Dec 13, 2023 - Jan 12, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	01/12/2024	4,854		4,436		418 kWh	1	31 Days

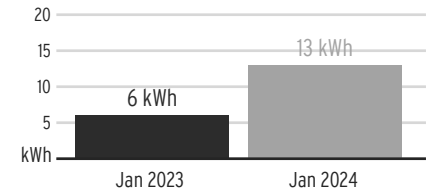
## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	418 kWh @ \$0.08192/kWh		\$34.24
Fuel Charge	418 kWh @ \$0.03843/kWh		\$16.06
Storm Protection Charge	418 kWh @ \$0.00775/kWh		\$3.24
Clean Energy Transition Mechanism	418 kWh @ \$0.00427/kWh		\$1.78
Storm Surcharge	418 kWh @ \$0.00225/kWh		\$0.94
Florida Gross Receipt Tax			\$2.04
<b>Electric Service Cost</b>			<b>\$81.55</b>
Franchise Fee			\$5.34
Municipal Public Service Tax			\$7.33
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$94.22</b>

**Total Current Month's Charges** **\$94.22**

	<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric		-\$2.00
<b>Total Current Month's Credits</b>		<b>-\$2.00</b>

## 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.

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## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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](https://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](https://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: January 19, 2024

Amount Due: \$61.26

Due Date: February 09, 2024

Account #: 221005600376

## Account Summary

Current Service Period: December 13, 2023 - January 12, 2024

Previous Amount Due	\$135.99
Payment(s) Received Since Last Statement	-\$135.99
Miscellaneous Credits	-\$3.45
Credit balance after payments and credits	-\$3.45
<b>Current Month's Charges</b>	<b>\$64.71</b>

**Amount Due by February 09, 2024 \$61.26**

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

## Your Energy Insight



Your average daily kWh used was **200% higher** than the same period last year.

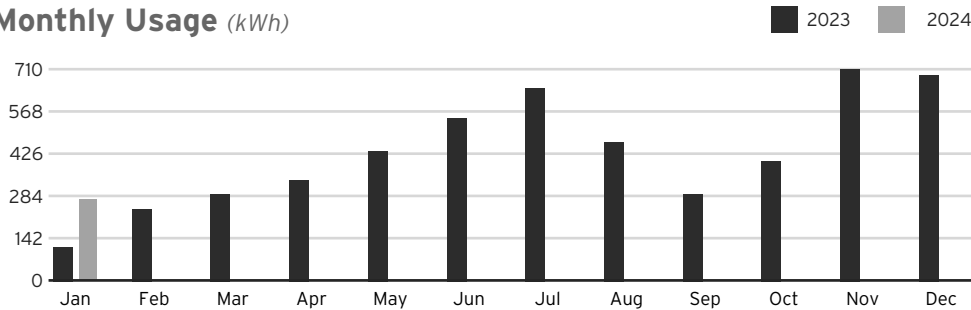


Your average daily kWh used was **57.14% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221005600376

Due Date: February 09, 2024



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$61.26

Payment Amount: \$ \_\_\_\_\_

639038448034

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.

6390384480342210056003760000000061265



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

**Account #:** 221005600376  
**Statement Date:** January 19, 2024  
**Charges Due:** February 09, 2024

## Meter Read

**Meter Location:** WELL

**Service Period:** Dec 13, 2023 - Jan 12, 2024

**Rate Schedule:** Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	01/12/2024	8,392		8,118		274 kWh	1	31 Days

## Charge Details

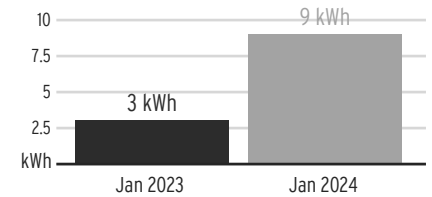
	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.71000	\$22.01
	Energy Charge	274 kWh @ \$0.07016/kWh	\$19.22
	Fuel Charge	274 kWh @ \$0.03536/kWh	\$9.69
	Storm Protection Charge	274 kWh @ \$0.00658/kWh	\$1.80
	Clean Energy Transition Mechanism	274 kWh @ \$0.00430/kWh	\$1.18
	Storm Surcharge	274 kWh @ \$0.00219/kWh	\$0.60
	Florida Gross Receipt Tax		\$1.40
	<b>Electric Service Cost</b>		<b>\$55.90</b>
	Franchise Fee		\$3.66
	Municipal Public Service Tax		\$5.15
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$64.71</b>

## Total Current Month's Charges

**\$64.71**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$3.45
	<b>Total Current Month's Credits</b>	<b>-\$3.45</b>

## Avg kWh Used Per Day



## Important Messages

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## Ways To Pay Your Bill

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	<b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="https://www.tecoaccount.com">TECOaccount.com</a> . Convenience fee will be charged.		<b>Phone</b> Toll Free: <b>866-689-6469</b>		<b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

## Contact Us

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[TampaElectric.com](https://www.tampaelectric.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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

Statement Date: January 22, 2024

Amount Due: \$1,761.11

Due Date: February 12, 2024

Account #: 221008392039

## Account Summary

Current Service Period: December 14, 2023 - January 16, 2024

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

Current Month's Charges	\$1,761.11
-------------------------	------------

Amount Due by February 12, 2024	\$1,761.11
---------------------------------	------------

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



Scan here to view  
your account online.



**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](http://TampaElectric.com/PowerLineSafety)

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



Account #: 221008392039

Due Date: February 12, 2024



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,761.11

Payment Amount: \$ \_\_\_\_\_

641507563439

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.

6415075634392210083920390000001761111



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

**Account #:** 221008392039  
**Statement Date:** January 22, 2024  
**Charges Due:** February 12, 2024

**Service Period:** Dec 14, 2023 - Jan 16, 2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	779 kWh @ \$0.03406/kWh	\$26.53
Fixture & Maintenance Charge	41 Fixtures	\$681.01
Lighting Pole / Wire	41 Poles	\$875.76
Lighting Fuel Charge	779 kWh @ \$0.03806/kWh	\$29.65
Storm Protection Charge	779 kWh @ \$0.03877/kWh	\$30.20
Clean Energy Transition Mechanism	779 kWh @ \$0.00036/kWh	\$0.28
Storm Surcharge	779 kWh @ \$0.00074/kWh	\$0.58
Florida Gross Receipt Tax		\$2.24
Franchise Fee		\$107.83
Municipal Public Service Tax		\$7.03

**Lighting Charges** **\$1,761.11**

**Total Current Month's Charges**

**\$1,761.11**

## Important Messages

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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](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: January 22, 2024

Amount Due: \$70.17

Due Date: February 12, 2024

Account #: 221008498422

## Account Summary

Current Service Period: December 14, 2023 - January 16, 2024

Previous Amount Due	\$65.10
Payment(s) Received Since Last Statement	-\$65.10
Miscellaneous Credits	-\$1.72
Credit balance after payments and credits	-\$1.72
<b>Current Month's Charges</b>	<b>\$71.89</b>

**Amount Due by February 12, 2024 \$70.17**

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 **1042.86% higher** than the same period last year.

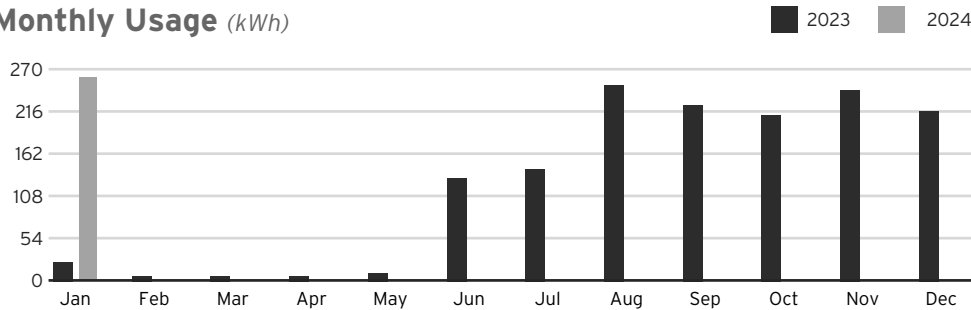


Your average daily kWh used was **14.29% higher** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221008498422

Due Date: February 12, 2024



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$70.17

Payment Amount: \$ \_\_\_\_\_

615581713616

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.

6155817136162210084984220000000070175





**Service For:**  
19301 EAGLE CREEK LN  
TAMPA, FL 33647

**Account #:** 221008498422  
**Statement Date:** January 22, 2024  
**Charges Due:** February 12, 2024

## Meter Read

**Meter Location:** ENTRY SIGN & GATE

**Service Period:** Dec 14, 2023 - Jan 16, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	01/16/2024	2,936		2,676		260 kWh	1	34 Days

## Charge Details

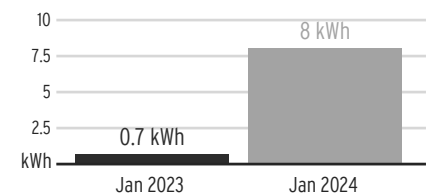
	<b>Electric Charges</b>		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Energy Charge	260 kWh @ \$0.08192/kWh	\$21.30
	Fuel Charge	260 kWh @ \$0.03843/kWh	\$9.99
	Storm Protection Charge	260 kWh @ \$0.00775/kWh	\$2.02
	Clean Energy Transition Mechanism	260 kWh @ \$0.00427/kWh	\$1.11
	Storm Surcharge	260 kWh @ \$0.00225/kWh	\$0.59
	Florida Gross Receipt Tax		\$1.55
	<b>Electric Service Cost</b>		<b>\$62.06</b>
	Franchise Fee		\$4.06
	Municipal Public Service Tax		\$5.77
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$71.89</b>

## Total Current Month's Charges

**\$71.89**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$1.72
	<b>Total Current Month's Credits</b>	<b>-\$1.72</b>

## Avg kWh Used Per Day



## Important Messages

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P.O. Box 31318  
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### Phone

Toll Free:  
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### 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 G  
TAMPA, FL 33647

Statement Date: January 22, 2024

Amount Due: \$2,276.55

Due Date: February 12, 2024

Account #: 221008728984

## Account Summary

Current Service Period: December 14, 2023 - January 16, 2024

Previous Amount Due	\$2,104.16
Payment(s) Received Since Last Statement	-\$2,104.16

Current Month's Charges	\$2,276.55
-------------------------	------------

Amount Due by February 12, 2024	\$2,276.55
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.



**DOWNED IS  
DANGEROUS!**

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a safe distance away and call 911.

For more safety tips, visit

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Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



Account #: 221008728984

Due Date: February 12, 2024



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,276.55

Payment Amount: \$ \_\_\_\_\_

615581713617

K BAR RANCH II CDD  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

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.

6155817136172210087289840000002276555



**Service For:**  
K BAR RANCH PARCEL G  
TAMPA, FL 33647

**Account #:** 221008728984  
**Statement Date:** January 22, 2024  
**Charges Due:** February 12, 2024

**Service Period:** Dec 14, 2023 - Jan 16, 2024

**Rate Schedule:** Lighting Service

### Charge Details

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
	Lighting Energy Charge	1007 kWh @ \$0.03406/kWh	\$34.30
	Fixture & Maintenance Charge	53 Fixtures	\$880.33
	Lighting Pole / Wire	53 Poles	\$1132.08
	Lighting Fuel Charge	1007 kWh @ \$0.03806/kWh	\$38.33
	Storm Protection Charge	1007 kWh @ \$0.03877/kWh	\$39.04
	Clean Energy Transition Mechanism	1007 kWh @ \$0.00036/kWh	\$0.36
	Storm Surcharge	1007 kWh @ \$0.00074/kWh	\$0.75
	Florida Gross Receipt Tax		\$2.89
	Franchise Fee		\$139.39
	Municipal Public Service Tax		\$9.08
	<b>Lighting Charges</b>		<b>\$2,276.55</b>

**Total Current Month's Charges** **\$2,276.55**

### Important Messages

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**Mail A Check**  
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**Phone**  
Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
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### Contact Us

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**Phone:**  
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**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: January 19, 2024

Amount Due: \$41.29

Due Date: February 09, 2024

Account #: 221008777825

## Account Summary

Current Service Period: December 13, 2023 - January 12, 2024

Previous Amount Due	\$90.81
Payment(s) Received Since Last Statement	-\$90.81
Miscellaneous Credits	-\$2.66
Credit balance after payments and credits	-\$2.66
<b>Current Month's Charges</b>	<b>\$43.95</b>

**Amount Due by February 09, 2024 \$41.29**

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 **50% lower** than the same period last year.

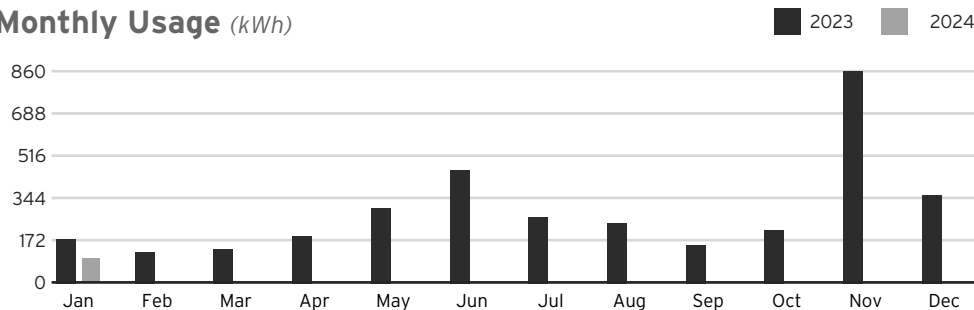


Your average daily kWh used was **72.73% lower** than it was in your previous period.



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](https://TECOaccount.com)



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Account #: 221008777825

Due Date: February 09, 2024



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Amount Due: \$41.29

Payment Amount: \$ \_\_\_\_\_

647680380755

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.

6476803807552210087778250000000041297



**Service For:**  
10580 KBAR RANCH PKWY  
TAMPA, FL 33647

**Account #:** 221008777825  
**Statement Date:** January 19, 2024  
**Charges Due:** February 09, 2024

## Meter Read


**Meter Location:** IRRIGATION

**Service Period:** Dec 13, 2023 - Jan 12, 2024

**Rate Schedule:** General Service - Non Demand


Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	01/12/2024	6,477		6,376		101 kWh	1	31 Days

## Charge Details

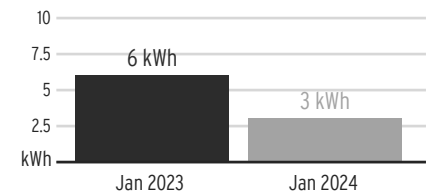
	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	101 kWh @ \$0.08192/kWh		\$8.27
Fuel Charge	101 kWh @ \$0.03843/kWh		\$3.88
Storm Protection Charge	101 kWh @ \$0.00775/kWh		\$0.78
Clean Energy Transition Mechanism	101 kWh @ \$0.00427/kWh		\$0.43
Storm Surcharge	101 kWh @ \$0.00225/kWh		\$0.23
Florida Gross Receipt Tax			\$0.94
<b>Electric Service Cost</b>			<b>\$37.78</b>
Franchise Fee			\$2.47
Municipal Public Service Tax			\$3.70
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$43.95</b>

## Total Current Month's Charges

**\$43.95**

	<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric		-\$2.66
<b>Total Current Month's Credits</b>		<b>-\$2.66</b>

## Avg kWh Used Per Day



## Important Messages

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

Toll Free:  
**866-689-6469**

### All Other

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

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**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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813-275-3909

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# K-Bar Ranch II CDD

1/8/2023

## Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,505.78	1/23/2023	19292 Mossy Pine Dr	53100	4301
211019281875	\$ 1,580.17	1/23/2023	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 58.41	1/23/2023	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 72.05	1/23/2023	10821 Mistflower LN	53100	4301
211023511093	\$ 671.80	1/23/2023	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 107.27	1/23/2023	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 65.49	1/23/2023	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 831.64	1/23/2023	10711 Mistflower Ln	53100	4301
221005599891	\$ 109.75	1/23/2023	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 174.73	1/23/2023	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,059.07	1/23/2023	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 40.72	1/23/2023	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,634.46	1/23/2023	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 169.38	1/23/2023	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 69.92	1/23/2023	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 872.76	1/23/2023	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,555.26	1/23/2023	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,050.85	1/23/2023	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,652.64	1/23/2023	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

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<b>Total</b>	<b>\$ 19,282.15</b>
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	\$ 6,712.36	<b>53100-4301</b>	<b>Utilities</b>
	\$ 1,580.17	<b>53100-4304</b>	<b>Recreation</b>
	\$ 10,989.62	<b>53100-4307</b>	<b>Street Lights</b>
	\$ 369.56	<b>53100-4304</b>	<b>TECO Credits</b>
<b>Total</b>	<b>\$ 18,912.59</b>		

---



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

Statement Date: January 08, 2024

Amount Due: \$18,912.59

Due Date: January 23, 2024

Account #: 321000017111

## Account Summary

Previous Amount Due	\$19,498.58
Payment(s) Received Since Last Statement	-\$19,498.58
Miscellaneous Credits	-\$369.56
Credit Balance After Payments and Credits	-\$369.56
<b>Current Month's Charges</b>	<b>\$19,282.15</b>

**Amount Due by January 23, 2024 \$18,912.59**

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

**14,322 KWH**



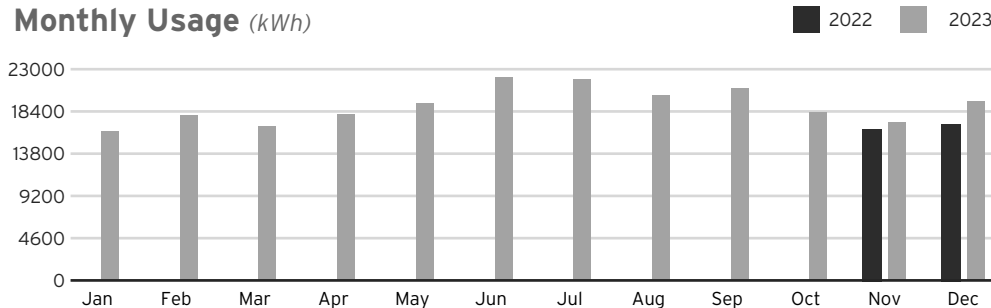
19290 BRIARBROOK DR, TAMPA, FL 33647

**1,056 KWH**



Scan here to interact with your bill online.

## Monthly Usage (kWh)



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

Account #: 321000017111

Due Date: January 23, 2024



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$18,912.59

Payment Amount: \$ \_\_\_\_\_

700375002925

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.

7003750029253210000171110000018912595

## 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	12/13/2023	13,959		13,679		280 kWh	1	30 Days	<b>\$1,505.78</b>
									▼ 11.9%

**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	12/12/2023	12,598		98,276		14,322 kWh	1	32 Days	<b>\$1,580.17</b>
1000778163	12/12/2023	25.95		0		25.95 kW	1	32 Days	▲ 12.3%

**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	12/12/2023	10,996		10,778		218 kWh	1	32 Days	<b>\$58.41</b>
									▲ 3.8%

**Service Address:** 10821 MISTFLOWER LN, TAMPA, FL 33647

**Sub-Account Number:** 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	12/12/2023	9,605		9,361		244 kWh	1	32 Days	<b>\$72.05</b>
									▲ 1.2%

**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](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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](https://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](https://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	12/12/2023	14,244		13,801		443 kWh	1	32 Days	\$107.27
									1.4%

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	12/12/2023	12,741		12,534		207 kWh	1	32 Days	\$65.49
									14.4%

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	12/12/2023	13,797		13,574		223 kWh	1	32 Days	\$831.64
									13.2%

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

Sub-Account Number: 221005599891

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143216	12/12/2023	16,422		15,965		457 kWh	1	32 Days	\$109.75
									13.4%

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	12/12/2023	30,526		29,702		824 kWh	1	32 Days	\$174.73
									25.0%

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	12/12/2023	2,052		1,985		67 kWh	1	32 Days	\$40.72
									21.8%

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	12/12/2023	33,873		32,817		1,056 kWh	1	32 Days	\$2,634.46
									42.5%

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	12/13/2023	33,799		32,995		804 kWh	1	30 Days	\$169.38
									34.4%

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	12/12/2023	11,304		11,072		232 kWh	1	32 Days	\$69.92
									25.4%

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	12/13/2023	9,749		9,548		201 kWh	1	29 Days	\$872.76
									11.8%

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

\$19,282.15



Sub-Account #: 211017791636  
Statement Date: 01/03/2024

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


## Meter Read

**Service Period:** 11/14/2023 - 12/13/2023

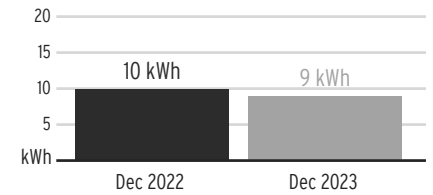
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	12/13/2023	13,959		13,679		280 kWh	1	30 Days

## Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	280 kWh @ \$0.07990/kWh	\$22.37
Fuel Charge	280 kWh @ \$0.05239/kWh	\$14.67
Storm Protection Charge	280 kWh @ \$0.00400/kWh	\$1.12
Clean Energy Transition Mechanism	280 kWh @ \$0.00427/kWh	\$1.20
Storm Surcharge	280 kWh @ \$0.01061/kWh	\$2.97
Florida Gross Receipt Tax		\$1.66
<b>Electric Service Cost</b>		<b>\$66.49</b>
Franchise Fee		\$4.36
Municipal Public Service Tax		\$5.77
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$76.62</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$76.62**

Billing information continues on next page →




Sub-Account #: 211017791636  
Statement Date: 01/03/2024


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

**Service Period:** 11/14/2023 - 12/13/2023      **Rate Schedule:** Lighting Service

**Charge Details**

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
	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
	<b>Lighting Charges</b>		<b>\$1,429.16</b>

<b>Current Month's Electric Charges</b>	<b>\$1,429.16</b>
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	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$2.91
	<b>Total Current Month's Credits</b>	<b>-\$2.91</b>

Billing information continues on next page →



Sub-Account #: 211019281875  
Statement Date: 01/03/2024

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


## Meter Read

**Service Period:** 11/11/2023 - 12/12/2023

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	12/12/2023	12,598		98,276		14,322 kWh	1	32 Days
1000778163	12/12/2023	25.95		0		25.95 kW	1	32 Days

## Charge Details

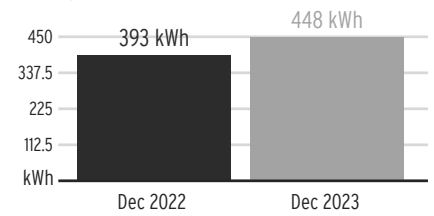
	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$1.08000		\$34.56
Billing Demand Charge	26 kW @ \$14.13000/kW		\$367.38
Energy Charge	14,322 kWh @ \$0.00736/kWh		\$105.41
Fuel Charge	14,322 kWh @ \$0.05239/kWh		\$750.33
Capacity Charge	26 kW @ -\$0.06000/kW		-\$1.56
Storm Protection Charge	26 kW @ \$0.62000/kW		\$16.12
Energy Conservation Charge	26 kW @ \$0.88000/kW		\$22.88
Environmental Cost Recovery	14,322 kWh @ \$0.00084/kWh		\$12.03
Clean Energy Transition Mechanism	26 kW @ \$1.12000/kW		\$29.12
Storm Surcharge	14,322 kWh @ \$0.00238/kWh		\$34.09
Florida Gross Receipt Tax			\$35.14
<b>Electric Service Cost</b>			<b>\$1,405.50</b>
Franchise Fee			\$92.06
Municipal Public Service Tax			\$82.61
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$1,580.17</b>

**Current Month's Electric Charges**

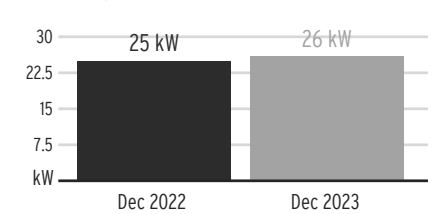
**\$1,580.17**

	<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit		-\$43.59
<b>Total Current Month's Credits</b>		<b>-\$43.59</b>

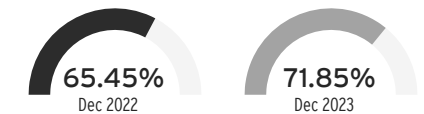
## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

Billing information continues on next page →



Sub-Account #: 211019923880  
Statement Date: 01/03/2024

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

## Meter Read


**Meter Location:** SIGN/GATE

**Service Period:** 11/11/2023 - 12/12/2023

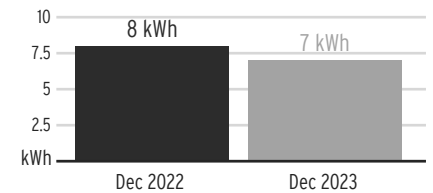
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	12/12/2023	10,996		10,778		218 kWh	1	32 Days

## Charge Details


	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	218 kWh @ \$0.07990/kWh	\$17.42
	Fuel Charge	218 kWh @ \$0.05239/kWh	\$11.42
	Storm Protection Charge	218 kWh @ \$0.00400/kWh	\$0.87
	Clean Energy Transition Mechanism	218 kWh @ \$0.00427/kWh	\$0.93
	Storm Surcharge	218 kWh @ \$0.01061/kWh	\$2.31
	Florida Gross Receipt Tax		\$1.46
	<b>Electric Service Cost</b>		<b>\$58.41</b>

## Avg kWh Used Per Day



## Current Month's Electric Charges

**\$58.41**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$1.89
	<b>Total Current Month's Credits</b>	<b>-\$1.89</b>

Billing information continues on next page →



Sub-Account #: 211020399740  
Statement Date: 01/03/2024

**Service Address:** 10821 MISTFLOWER LN, TAMPA, FL 33647

## Meter Read


**Meter Location:** ENTRY LIGHT & GATE

**Service Period:** 11/11/2023 - 12/12/2023

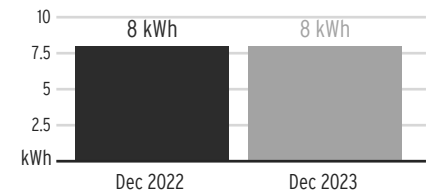
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	12/12/2023	9,605		9,361		244 kWh	1	32 Days

## Charge Details


	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	244 kWh @ \$0.07990/kWh	\$19.50
	Fuel Charge	244 kWh @ \$0.05239/kWh	\$12.78
	Storm Protection Charge	244 kWh @ \$0.00400/kWh	\$0.98
	Clean Energy Transition Mechanism	244 kWh @ \$0.00427/kWh	\$1.04
	Storm Surcharge	244 kWh @ \$0.01061/kWh	\$2.59
	Florida Gross Receipt Tax		\$1.56
	<b>Electric Service Cost</b>		<b>\$62.45</b>
	Franchise Fee		\$4.09
	Municipal Public Service Tax		\$5.51
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$72.05</b>

## Avg kWh Used Per Day



## Current Month's Electric Charges

**\$72.05**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$1.14
	<b>Total Current Month's Credits</b>	<b>-\$1.14</b>

Billing information continues on next page →




Sub-Account #: 211023511093  
Statement Date: 01/03/2024


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

**Service Period:** 11/11/2023 - 12/12/2023      **Rate Schedule:** Lighting Service

**Charge Details**

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
	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
	<b>Lighting Charges</b>		<b>\$671.80</b>

<b>Current Month's Electric Charges</b>	<b>\$671.80</b>
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	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$13.03
	<b>Total Current Month's Credits</b>	<b>-\$13.03</b>

Billing information continues on next page →





Sub-Account #: 21102351135  
Statement Date: 01/03/2024

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

## Meter Read


**Meter Location:** WELL/IRRIGATION

**Service Period:** 11/11/2023 - 12/12/2023

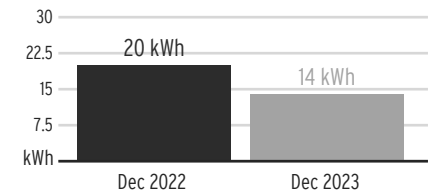
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	12/12/2023	14,244		13,801		443 kWh	1	32 Days

## Charge Details


 <b>Electric Charges</b>			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	443 kWh @ \$0.07990/kWh		\$35.40
Fuel Charge	443 kWh @ \$0.05239/kWh		\$23.21
Storm Protection Charge	443 kWh @ \$0.00400/kWh		\$1.77
Clean Energy Transition Mechanism	443 kWh @ \$0.00427/kWh		\$1.89
Storm Surcharge	443 kWh @ \$0.01061/kWh		\$4.70
Florida Gross Receipt Tax			\$2.33
<b>Electric Service Cost</b>			<b>\$93.30</b>
Franchise Fee			\$6.11
Municipal Public Service Tax			\$7.86
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$107.27</b>

## Avg kWh Used Per Day



## Current Month's Electric Charges

**\$107.27**

 <b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit	-\$2.95
<b>Total Current Month's Credits</b>	<b>-\$2.95</b>

Billing information continues on next page →



Sub-Account #: 221003321017  
Statement Date: 01/03/2024

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

## Meter Read

**Service Period:** 11/11/2023 - 12/12/2023

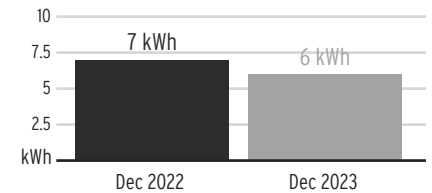
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	12/12/2023	12,741		12,534		207 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	207 kWh @ \$0.07990/kWh	\$16.54
Fuel Charge	207 kWh @ \$0.05239/kWh	\$10.84
Storm Protection Charge	207 kWh @ \$0.00400/kWh	\$0.83
Clean Energy Transition Mechanism	207 kWh @ \$0.00427/kWh	\$0.88
Storm Surcharge	207 kWh @ \$0.01061/kWh	\$2.20
Florida Gross Receipt Tax		\$1.42
<b>Electric Service Cost</b>		<b>\$56.71</b>
Franchise Fee		\$3.71
Municipal Public Service Tax		\$5.07
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$65.49</b>

## Avg kWh Used Per Day



## Current Month's Electric Charges

**\$65.49**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit	-\$2.91
<b>Total Current Month's Credits</b>	<b>-\$2.91</b>

Billing information continues on next page →



Sub-Account #: 221003637594  
Statement Date: 01/03/2024


**Service Address:** 10711 MISTFLOWER LN, TAMPA, FL 33647

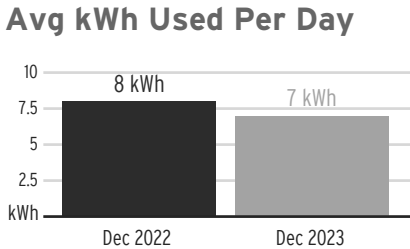
### Meter Read

**Service Period:** 11/11/2023 - 12/12/2023      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	12/12/2023	13,797		13,574		223 kWh	1	32 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
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		\$1.48
<b>Electric Service Cost</b>		<b>\$59.19</b>
Franchise Fee		\$3.88
Municipal Public Service Tax		\$5.26
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$68.33</b>



**Current Month's Electric Charges** **\$68.33**

Billing information continues on next page →




Sub-Account #: 221003637594  
Statement Date: 01/03/2024


**Service Address:** 10711 MISTFLOWER LN, TAMPA, FL 33647

**Service Period:** 11/11/2023 - 12/12/2023      **Rate Schedule:** Lighting Service

**Charge Details**

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
	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
	<b>Lighting Charges</b>		<b>\$763.31</b>

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

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$2.97
	<b>Total Current Month's Credits</b>	<b>-\$2.97</b>

Billing information continues on next page →



Sub-Account #: 221005599891  
Statement Date: 01/03/2024

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

## Meter Read


**Meter Location:** WELL

**Service Period:** 11/11/2023 - 12/12/2023

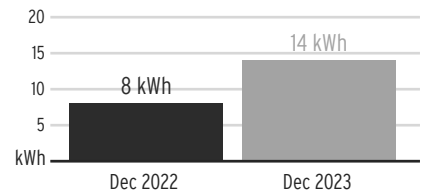
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	12/12/2023	16,422		15,965		457 kWh	1	32 Days

## Charge Details


 <b>Electric Charges</b>			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	457 kWh @ \$0.07990/kWh		\$36.51
Fuel Charge	457 kWh @ \$0.05239/kWh		\$23.94
Storm Protection Charge	457 kWh @ \$0.00400/kWh		\$1.83
Clean Energy Transition Mechanism	457 kWh @ \$0.00427/kWh		\$1.95
Storm Surcharge	457 kWh @ \$0.01061/kWh		\$4.85
Florida Gross Receipt Tax			\$2.39
<b>Electric Service Cost</b>			<b>\$95.47</b>
Franchise Fee			\$6.25
Municipal Public Service Tax			\$8.03
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$109.75</b>

## Avg kWh Used Per Day



## Current Month's Electric Charges

**\$109.75**

 <b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit	-\$2.91
<b>Total Current Month's Credits</b>	<b>-\$2.91</b>

Billing information continues on next page →



Sub-Account #: 221005600327  
Statement Date: 01/03/2024

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

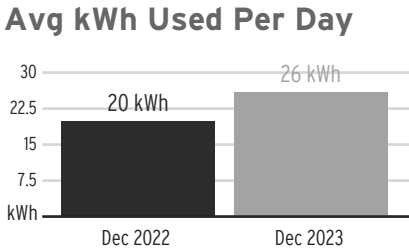
### Meter Read

**Service Period:** 11/11/2023 - 12/12/2023      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	12/12/2023	30,526		29,702		824 kWh	1	32 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	824 kWh @ \$0.07990/kWh	\$65.84
Fuel Charge	824 kWh @ \$0.05239/kWh	\$43.17
Storm Protection Charge	824 kWh @ \$0.00400/kWh	\$3.30
Clean Energy Transition Mechanism	824 kWh @ \$0.00427/kWh	\$3.52
Storm Surcharge	824 kWh @ \$0.01061/kWh	\$8.74
Florida Gross Receipt Tax		\$3.81
<b>Electric Service Cost</b>		<b>\$152.38</b>
Franchise Fee		\$9.98
Municipal Public Service Tax		\$12.37
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$174.73</b>



**Current Month's Electric Charges** **\$174.73**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit	-\$4.92
<b>Total Current Month's Credits</b>	<b>-\$4.92</b>

Billing information continues on next page →




Sub-Account #: 221005600335  
Statement Date: 01/03/2024


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

**Service Period:** 11/14/2023 - 12/13/2023      **Rate Schedule:** Lighting Service

**Charge Details**

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
	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
	<b>Lighting Charges</b>		<b>\$6,059.07</b>

<b>Current Month's Electric Charges</b>	<b>\$6,059.07</b>
---	-------------------

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$275.01
	<b>Total Current Month's Credits</b>	<b>-\$275.01</b>

Billing information continues on next page →



Sub-Account #: 221005600350  
Statement Date: 01/03/2024

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

### Meter Read


**Meter Location:** ENTRANCE

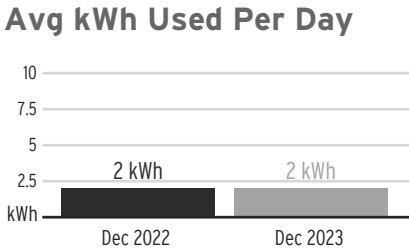
**Service Period:** 11/11/2023 - 12/12/2023

**Rate Schedule:** General Service - Non Demand


Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	12/12/2023	2,052		1,985		67 kWh	1	32 Days

### Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	67 kWh @ \$0.07990/kWh	\$5.35
	Fuel Charge	67 kWh @ \$0.05239/kWh	\$3.51
	Storm Protection Charge	67 kWh @ \$0.00400/kWh	\$0.27
	Clean Energy Transition Mechanism	67 kWh @ \$0.00427/kWh	\$0.29
	Storm Surcharge	67 kWh @ \$0.01061/kWh	\$0.71
	Florida Gross Receipt Tax		\$0.88
	<b>Electric Service Cost</b>		<b>\$35.01</b>
	Franchise Fee		\$2.29
	Municipal Public Service Tax		\$3.42
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$40.72</b>



**Current Month's Electric Charges** **\$40.72**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$1.47
	<b>Total Current Month's Credits</b>	<b>-\$1.47</b>

Billing information continues on next page →





Sub-Account #: 221005600368  
Statement Date: 01/03/2024

**Service Address:** 19290 BRIARBROOK DR, TAMPA, FL 33647

### Meter Read


**Meter Location:** IRRIGATION

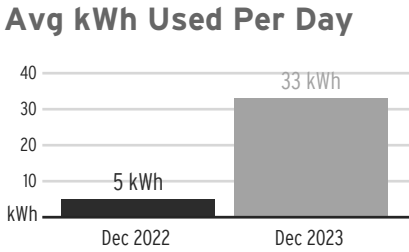
**Service Period:** 11/11/2023 - 12/12/2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	12/12/2023	33,873		32,817		1,056 kWh	1	32 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,056 kWh @ \$0.07990/kWh	\$84.37
Fuel Charge	1,056 kWh @ \$0.05239/kWh	\$55.32
Storm Protection Charge	1,056 kWh @ \$0.00400/kWh	\$4.22
Clean Energy Transition Mechanism	1,056 kWh @ \$0.00427/kWh	\$4.51
Storm Surcharge	1,056 kWh @ \$0.01061/kWh	\$11.20
Florida Gross Receipt Tax		\$4.71
<b>Electric Service Cost</b>		<b>\$188.33</b>
Franchise Fee		\$12.34
Municipal Public Service Tax		\$15.12
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$215.79</b>



**Current Month's Electric Charges** **\$215.79**

Billing information continues on next page →




Sub-Account #: 221005600368  
Statement Date: 01/03/2024


**Service Address:** 19290 BRIARBROOK DR, TAMPA, FL 33647

**Service Period:** 11/11/2023 - 12/12/2023      **Rate Schedule:** Lighting Service

Charge Details

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
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
<b>Lighting Charges</b>			<b>\$2,418.67</b>

<b>Current Month's Electric Charges</b>	<b>\$2,418.67</b>
---	-------------------

	<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit		-\$4.59
<b>Total Current Month's Credits</b>		<b>-\$4.59</b>

Billing information continues on next page →



Sub-Account #: 221005629565  
Statement Date: 01/03/2024

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


## Meter Read

**Service Period:** 11/14/2023 - 12/13/2023

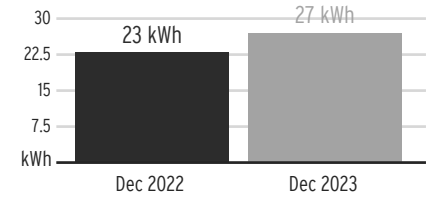
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	12/13/2023	33,799		32,995		804 kWh	1	30 Days

## Charge Details


 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	804 kWh @ \$0.07990/kWh	\$64.24
Fuel Charge	804 kWh @ \$0.05239/kWh	\$42.12
Storm Protection Charge	804 kWh @ \$0.00400/kWh	\$3.22
Clean Energy Transition Mechanism	804 kWh @ \$0.00427/kWh	\$3.43
Storm Surcharge	804 kWh @ \$0.01061/kWh	\$8.53
Florida Gross Receipt Tax		\$3.69
<b>Electric Service Cost</b>		<b>\$147.73</b>
Franchise Fee		\$9.68
Municipal Public Service Tax		\$11.97
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$169.38</b>

## Avg kWh Used Per Day



## Current Month's Electric Charges

**\$169.38**

 <b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit	-\$3.60
<b>Total Current Month's Credits</b>	<b>-\$3.60</b>

Billing information continues on next page →



Sub-Account #: 221007136783  
Statement Date: 01/03/2024

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

## Meter Read

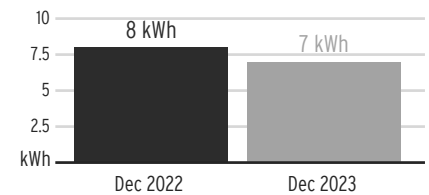
**Service Period:** 11/11/2023 - 12/12/2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	12/12/2023	11,304		11,072		232 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	232 kWh @ \$0.07990/kWh	\$18.54
Fuel Charge	232 kWh @ \$0.05239/kWh	\$12.15
Storm Protection Charge	232 kWh @ \$0.00400/kWh	\$0.93
Clean Energy Transition Mechanism	232 kWh @ \$0.00427/kWh	\$0.99
Storm Surcharge	232 kWh @ \$0.01061/kWh	\$2.46
Florida Gross Receipt Tax		\$1.51

**Electric Service Cost** **\$60.58**

Franchise Fee \$3.97

Municipal Public Service Tax \$5.37

**Total Electric Cost, Local Fees and Taxes** **\$69.92**

## Current Month's Electric Charges

**\$69.92**



### Miscellaneous Credits

Interest for Cash Security Deposit -\$2.85

**Total Current Month's Credits** **-\$2.85**

Billing information continues on next page →



Sub-Account #: 221007621776  
Statement Date: 01/03/2024

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


## Meter Read

**Service Period:** 11/15/2023 - 12/13/2023

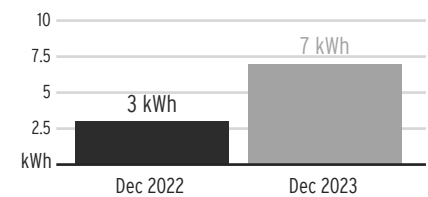
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	12/13/2023	9,749		9,548		201 kWh	1	29 Days

## Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
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		\$1.34
<b>Electric Service Cost</b>		<b>\$53.47</b>
Franchise Fee		\$3.50
Municipal Public Service Tax		\$4.76
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$61.73</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$61.73**

Billing information continues on next page →




Sub-Account #: 221007621776  
Statement Date: 01/03/2024


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

**Service Period:** 11/14/2023 - 12/13/2023      **Rate Schedule:** Lighting Service

**Charge Details**

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>	
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
	<b>Lighting Charges</b>	<b>\$811.03</b>

**Current Month's Electric Charges      \$811.03**

	<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit		-\$2.82
	<b>Total Current Month's Credits</b>	<b>-\$2.82</b>

Billing information continues on next page →




Sub-Account #: 221007993977  
Statement Date: 01/03/2024

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

**Service Period:** 11/14/2023 - 12/13/2023      **Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,555.26</b>

**Current Month's Electric Charges      \$1,555.26**

Billing information continues on next page →




Sub-Account #: 221008130249  
Statement Date: 01/03/2024

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

Service Period: 11/11/2023 - 12/12/2023      Rate Schedule: Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days			
Lighting Energy Charge	475 kWh @ \$0.03511/kWh		\$16.68
Fixture & Maintenance Charge	25 Fixtures		\$408.00
Lighting Pole / Wire	25 Poles		\$524.00
Lighting Fuel Charge	475 kWh @ \$0.05169/kWh		\$24.55
Storm Protection Charge	475 kWh @ \$0.01466/kWh		\$6.96
Clean Energy Transition Mechanism	475 kWh @ \$0.00036/kWh		\$0.17
Storm Surcharge	475 kWh @ \$0.00326/kWh		\$1.55
Florida Gross Receipt Tax			\$1.28
Franchise Fee			\$64.40
Municipal Public Service Tax			\$3.26
Lighting Charges			\$1,050.85

**Current Month's Electric Charges      \$1,050.85**

Billing information continues on next page →





Sub-Account #: 221008151583  
Statement Date: 01/03/2024

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

**Service Period:** 11/14/2023 - 12/13/2023      **Rate Schedule:** Lighting Service

**Charge Details**

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,652.64</b>

**Current Month's Electric Charges** **\$1,652.64**

**Total Current Month's Charges** **\$19,282.15**

**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

RECEIVED

JAN 3 2024

7168396



000003103 02 SP 106481922773228 P

K-Bar Ranch II Community Development Dis  
C/O Rizzetta & CO  
3434 Colwell Avenue, Ste 200  
Tampa, FL 33614  
United States





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

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

JAN 3 2024  
7168396  
267189000  
12/22/2023  
Duffy, Leanne M  
(407)-835-3807

K-Bar Ranch II Community Development District  
C/O Rizzetta & CO  
3434 Colwell Avenue, Ste 200  
Tampa, FL 33614  
United States

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES  
2017A-3 REVENUE FUND**

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**

**\$2,963.13**

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  
2017A-3 REVENUE FUND**

Invoice Number:	7168396
Account Number:	267189000
Current Due:	\$2,963.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

#### Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 267189000  
Invoice # 7168396  
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: 7168396  
Invoice Date: 12/22/2023  
Account Number: 267189000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**K-BAR RANCH II COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES  
2017A-3 REVENUE FUND**

Accounts Included 267189000 267189001 267189002 267189003 267189004 267189005  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
<b>Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024</b>				<b>\$2,750.00</b>
Incidental Expenses 12/01/2023 to 11/30/2024	2,750.00	0.0775		\$213.13
<b>Subtotal Incidental Expenses</b>				<b>\$213.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$2,963.13</b>





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

JAN 3 2024

7170967



000004100 02 SP 106481922774225 P

K-Bar Ranch II Community Development Dis  
C/O Rizzetta & CO  
3434 Colwell Avenue, Ste 200  
Tampa, FL 33614  
United States





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

JAN 3 2024

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7170967  
262142000  
12/22/2023  
Duffy, Leanne M  
(407)-835-3807

K-Bar Ranch II Community Development District  
C/O Rizzetta & CO  
3434 Colwell Avenue, Ste 200  
Tampa, FL 33614  
United States

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS,SERIES  
2017A-1 REVENUE FUND

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  
2017A-1 REVENUE FUND

Invoice Number:	7170967
Account Number:	262142000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 262142000  
Invoice # 7170967  
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: 7170967  
Invoice Date: 12/22/2023  
Account Number: 262142000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**K-BAR RANCH II COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES  
2017A-1 REVENUE FUND**

Accounts Included 262142000 262142001 262142002 262142003 262142004 262142005

In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 12/01/2023 to 11/30/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





# INVOICE

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

Customer Name:

K BAR RANCH II CDD

Service Period:

01/01/24-01/31/24

Invoice Date:

12/21/2023

Invoice Number:

9990969-2206-0

**How to Contact Us****Visit [wm.com/MyWM](http://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****Jan 20, 2024**

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  
01/20/2024: **\$ 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	01/01/24		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	01/01/24		1.00	190.36
8 Yard Dumpster 1X Week	01/01/24		1.00	57.25
<b>Total Current Charges</b>				<b>267.36</b>



----- 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)
12/21/2023	9990969-2206-0	<b>23-24608-23004</b>
Payment Terms		Amount
Total Due by 01/20/2024		\$267.36
If Received after 01/20/2024		\$274.04

2206000232460823004099909690000002673600000026736 5

I0290C69

**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](http://wm.com/myaccount)



### Online

Use [wm.com](http://wm.com) for quick and easy payments



### By Phone

Pay 24/7 by calling 866-964-2729

## HOW TO READ YOUR INVOICE

Visit <a href="http://wm.com/myWM">wm.com/myWM</a> 10/25/2022				
Your Total Due				
<b>\$123.45</b>				
If payment is received after 10/25/2022 \$123.45				
Previous Balance	+	Payments	+	Adjustments
\$123.45	+	(\$123.45)	+	0.00
				Current Invoice Charges
				\$123.45
				=
				Total Account Balance Due
				\$123.45
Description: MS Solid Waste Tax @ 0.25% MS 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](http://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 <b>WM</b> .	If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <a href="http://wm.com">wm.com</a> 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, 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](mailto: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

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

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

[www.kbarranchiicdd.org](http://www.kbarranchiicdd.org)

## **Operations and Maintenance Expenditures February 2024 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$110,804.76**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Accurate Drilling Solutions, LLC	100484	i4751	Well Maintenance 09/23	\$ 1,325.47
Blue Water Aquatics, Inc.	100489	31269	Aquatic Service - Pond Treatment 01/24	\$ 3,705.00
Calvin Lonfo	100495	021424 Lonfo	Rental Deposit Refund 02/24	\$ 150.00
City of Tampa Utilities	100490	2282015 1/12	10352 K Bar Ranch Pkwy - Account #2282015 02/24	\$ 6.60
City of Tampa Utilities	100490	2287182 1/12	10820 Mistflower Ln - Account #2287182 02/24	\$ 101.44
City of Tampa Utilities	100490	2333386 1/12	19339 Eagle Creek Ln - Account #2333386 02/24	\$ 18.41
Florida Department of Revenue	20240206-11	39-8017923158-4 01/24	Sales and Use Tax 01/24	\$ 264.06
Gregory Halstead	100496	GH021524	Board of Supervisors Meeting 02/15/24	\$ 200.00
Horner Environmental Professionals, Inc.	100485	219525	Aquatic Maintenance - Parcels A,C,K,L,M 12/23	\$ 430.78
Illuminations Holiday Lighting, LLC	100497	12223	Install Photo Sensor - Redwood Point 02/24	\$ 315.00
James E Finley Jr	100498	JF021524	Board of Supervisors Meeting 02/15/24	\$ 200.00

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
K-Bar Ranch II CDD	20240208 DC	20240208 DC	Debit Card Replenishment	\$ 1,841.27
Michele Emery	100499	ME021524	Board of Supervisors Meeting 02/15/24	\$ 200.00
PC Consultants	100491	108327	Annual Extended Warranty 03/24	\$ 179.00
PC Consultants	100504	108333	Service Call - Printer 02/24	\$ 35.00
Persson, Cohen & Mooney, P.A.	100488	4673	Legal Services 01/24	\$ 7,680.00
Pine Lake Services, LLC	100500	3448	Monthly Landscape Maintenance 02/24	\$ 27,677.66
Pine Lake Services, LLC	100481	3546	Pest Control - Fire Ants (Community) 01/24	\$ 6,484.38
Pine Lake Services, LLC	100481	3547	Pest Control - Fire Ants (Amenity, Playground, Pool) 01/24	\$ 1,640.63
Pine Lake Services, LLC	100492	3561	Irrigation Repairs 02/24	\$ 3,301.03
Pine Lake Services, LLC	100492	3564	Irrigation Repairs 02/24	\$ 1,384.01
Rizzetta & Company, Inc.	100480	INV0000087049	District Management Services 02/24	\$ 5,426.59

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100483	INV0000087166	Amenity Management & Oversight 02/24	\$ 5,969.15
Rizzetta & Company, Inc.	100487	INV0000087188	Out of Pocket Expense 01/24	\$ 258.11
Rizzetta & Company, Inc.	100494	INV0000087683	Personnel Reimbursement 02/16/24	\$ 7,985.94
Securiteam, Inc.	100486	13968102623	Service Call - Briarbrook 11/23	\$ 225.00
Securiteam, Inc.	100486	14014111023	Service Call - Briarbrook 11/23	\$ 175.00
Securiteam, Inc.	100486	14032111723	Service Call - Winsome Manor 11/23	\$ 175.00
Securiteam, Inc.	100486	14033111723	Service Call - Mossy Pine 11/23	\$ 190.46
Securiteam, Inc.	100501	14175010524	Service Call - Eagle Creek Entry 01/24	\$ 175.00
Securiteam, Inc.	100501	14179010924	Service Call - Redwood Point Entry 02/24	\$ 306.25
Securiteam, Inc.	100486	14186011124	Service Call - Briarbrook 02/24	\$ 565.00
Securiteam, Inc.	100486	14210011524	Service Call - Hawk Valley 02/24	\$ 320.73

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	100486	14223011224	Emergency Service Call - Sundrift II Entry 02/24	\$ 606.95
Securiteam, Inc.	100486	14239012224	Service Call - Redwood Point Entry 02/24	\$ 306.25
Securiteam, Inc.	100501	17802	Service Call - Sun Drift II Entry 01/24	\$ 930.72
Spectrum	20240205-1	1736970011924 - 6970	10711 Mistflower Lane 01/24 AUTO PAY	\$ 149.97
Spectrum	20240205-2	1736988011924 - 6988	10541 K-Bar Ranch Pkwy 01/24 AUTO PAY	\$ 149.97
Spectrum	20240129-3	1736996021224 - 6996	10339 K-BAR RANCH PKWY BLDG GATE 02/24 AUTO PAY	\$ 149.97
Spectrum	20240216-4	1744362012924 - 4362	10340 K-Bar Ranch Pkwy 01/24 AUTO PAY	\$ 149.97
Spectrum	20240207-5	1752167012124 - 2167	10820 Mistflower Lane - Amenity Center 01/24 AUTO PAY	\$ 289.95
Spectrum	20240218-6	1754981020124 - 4981	10528 Mistflower Ln 02/24 AUTO PAY	\$ 169.98
Spectrum	20240127-7	1758297021024 - 8297	10821 MISTFLOWER LN - Gate Phone 02/24 AUTO PAY	\$ 169.98
Spectrum	20240204-8	1779814011724 - 9814	19302 Eagle Creek LN SB 01/24 AUTO PAY	\$ 84.98

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	20240208-9	2736809012224 - 6809	19292 Mossy Pine Dr 01/24 AUTO PAY	\$ 169.98
Spectrum	20240127-10	2756559021024 - 6559	10841 Mistflower Ln - Gate Phone 02/24 AUTO PAY	\$ 77.98
Suncoast Pool Service, Inc.	100502	10046	Pool Service 02/24	\$ 1,700.00
Suncoast Pool Service, Inc.	100493	9969	Pool Service 01/24	\$ 1,700.00
Suncoast Rust Control, Inc.	100503	06619	Monthly Rust Control 02/24	\$ 1,525.00
TECO	20240226-1	21008392039 1/12	Parcel I - Street Lights 02/24	\$ 1,761.11
TECO	20240226-2	211025392658 1/12	10841 Mistflower Lane, Gate 02/24	\$ 68.01
TECO	20240226-3	211025490809 1/12	10611 K-Bar Ranch Pkwy 02/24	\$ 96.55
TECO	20240226-4	221005600376 1/12	10598 K Bar Ranch Pkwy, Entry Light/Gate 02/24	\$ 45.60
TECO	20240226-5	221008498422 1/12	19301 Eagle Creek LN - Entry Sign/Gate 02/24	\$ 67.53
TECO	20240226-6	221008728984 1/12	Parcel G - Streetlights 02/24	\$ 2,276.55

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	20240226-7	221008777825 1/12	10580 K-Bar Ranch Pkwy 02/24	\$ 42.81
TECO	20240209-8	321000017111 1/24	Electric Summary 01/24	\$ 18,935.62
Waste Management Inc. of Florida	20240201-9	9998971-2206-8 02/24	Waste Management - Clubhouse 02/24	\$ 267.36
TOTAL				\$ 110,804.76





Accurate Drilling Solutions  
9507 Palm River Road  
Tampa, FL 33619

Phone: (813) 643-6161  
accurate3drilling@gmail.com  
accurate4.com

**RECEIVED**  
2/1/2024

Bill to  
**K Bar Ranch II CDD**  
c/o Rizzetta & Company  
9428 Camden Field Pwy.  
Riverview, FL 33578

Ship to  
**Hawks Valley (Clubhouse)**  
19322 Hawk Valley Dr.  
Tampa, FL 33647

Work Order #: 8834

Transaction Date: 9/21/2023

Terms: Net 30

Invoice Due Date: 10/21/2023

**Invoice #: i4751**

Item	Description	Quantity	Price	Amount
Installation	Installation	2	\$150.00	\$300.00
44 Gal Press Tank	Challenger 44 Gal Press Tank	1	\$955.47	\$955.47
Misc Fee	Misc Fittings	1	\$45.00	\$45.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

Subtotal: \$1,325.47

Total: \$1,325.47

Balance Due: \$1,325.47

Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 31269  
DATE 01/31/2024  
TERMS Net 45  
DUE DATE 03/16/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
01/05/2024	Pond / Waterway Treatment	Aquatic Services - 2 Techs on Site Treatment Report Attached	1	3,705.00	3,705.00
01/11/2024	Service Request	Aquatic Service Request - Debris in Pond Service Report Attached	1	0.00	0.00
01/22/2024	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
01/22/2024	Monthly Management Report	Monthly Management Report (No Charge) Attached	1	0.00	0.00
01/31/2024	Trash Pick Up	Trash Pick Up Around Ponds (Included) Service Report Attached	1	0.00	0.00

SUBTOTAL	3,705.00
TAX	0.00
TOTAL	3,705.00
BALANCE DUE	<b>\$3,705.00</b>

Chris Thompson

Blue Water Aquatics, Inc.

1/22/2024 | 9 Photos



# K-Bar Ranch CDD II Aquatics Report



# January Aquatics Report

According to SWFWMD, the total rainfall in Hillsborough County was 2.82 inches this month. Many of the ponds are filling back up to their normal levels which helps them look their best. Algae was not an issue this month. Much of our work consisted of cleaning up some of the more difficult areas to access on the back side of ponds and cleaning up trash throughout the subdivisions. As usual, there is quite a bit of wildlife on the property. Several otters were spotted on pond C2. The presence of otters usually indicates a strong fish population. K-Bar has a diverse population of native animals. We spotted several pink spoonbills, hooded mergansers, wood ducks, and mottled ducks throughout the property.



Pond 230 - This pond had very low water levels this past summer. A few complaints came in about algae during the summer. It was mainly filamentous algae with a little bit of planktonic algae mixed in. A technician performed an initial algae treatment as well as a follow-up treatment. Since then, there haven't been any issues except for the typical emergent invasive vegetation that is treated if present.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:03am

Creator: Darren Maio



Pond FC220 - This small pond is nestled between two neighborhoods in K Bar 2. It offers a great view for homeowners and frequently has wildlife in and around the pond. The water level is currently quite high. There are various types of native aquatic plant species growing in the pond. Maintaining this pond consists of treating exposed banks for invasive species of plants and accurately treating invasive plants that sprout up within the native plant population.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:10am

Creator: Darren Maio



Pond C2 - This small pond has a tendency to lose almost all of its water during the summer months. It may not be the biggest pond in K Bar Ranch, but it is home to plenty of plants and wildlife. There is a small population of native plants like Jointed Spikerush and Duck Potato. There is a family of otters that can be seen playing in the pond very frequently, just like in this picture.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:21am

Creator: Darren Maio



4



Pond 210 - This pond is located down the street from the amenities center and is adjacent to the traffic circle. The pond is inspected and treated monthly for invasive plants and algae. Recent rain has refilled the water level greatly.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:37am

Creator: Darren Maio

5



Pond 202 - Located at the very busy intersection corner of Paddock View and K Bar Ranch Parkway, this pond boasts a great native population of Jointed Spikerush. This plant helps filter nutrients out of the water that create algae. It also provides shelter to wildlife living in the pond. The majority of ponds on the property have this plant growing in them. Invasive torpedo grass can sometimes be found growing in patches of Jointed Spikerush. A specialized herbicide is used in this case that targets the torpedo grass and leaves the native plants completely unharmed.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 11:46am

Creator: Darren Maio

6



Pond 193 - This pond is located just outside of the Old Spanish neighborhood. When the water level is low, invasive vegetation begins sprouting up on the exposed steep banks. The pond is treated and inspected monthly to prevent unwanted invasive plants from populating the banks and shorelines.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 12:02pm

Creator: Darren Maio

7



Pond 244-This pond backs up to a nice Cypress Grove and has half a dozen homes on the other side. It is inspected and treated for unwanted invasive plants monthly. The banks of the pond are not steep, making it easy to target even the smallest sprout of torpedo grass or patch of Slender Spikerush.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 12:11pm

Creator: Darren Maio

8



Pond 101-This big pond provides an incredible view for residents, guests, and vendors. Pond 101 is located in front of the Redwood Point neighborhood. There is a wonderful population of native aquatic plants. This pond is inspected and treated monthly for invasive plants such as creeping water primrose, torpedo grass, and alligator weed. Pond 101 is in great condition.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 12:28pm

Creator: Darren Maio

9



Pond EC5-This is the first pond that can be seen when entering K Bar from Meadow Pointe. The perimeter of the pond is very difficult to maneuver around when it is not mowed. The shorelines have steep banks that are inspected and treated monthly. The current water level is very high.

Project: K-Bar Ranch II CDD

Date: 1/22/2024, 1:17pm

Creator: Darren Maio



# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date

1/5/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

11 MPH ESE

Temperature

72\*

Multiple Sites Treated

Yes



## Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

EWR3, 121, EWR2, 102, FC105, 104, 103, 101, 100, FC40, 202, 204, 205, 201, 200, A10, 203, S1, 191A, 192, 190, 193, 191, EC9, EC2, EC1, EC8, EC3, EC4, EC5, EC6, EC7

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

- ☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

The ponds in K BAR 2 are in great condition. Today, I treated mainly emergent vegetation such as torpedo grass, alligator weed, sedge, creeping water primrose, pennywort, slender spikerush, and west indian marsh grass.

2 of 3





## Aquatic Services Report

Pond Numbers

244, FC630151, FC670250A, A13, 210,  
212, 241, 240, SDII4

Service Performed

Inspection

Water Level

Normal

Observations/Recommendations

These ponds looked great.

3 of 3

Pond Numbers

103, 104, 121, EC6

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae.



# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

Service Date

1/5/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

3e

Temperature

50

Multiple Sites Treated

Yes



## Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

193 242 sdii2 sdii3 sdii4 sdii5 sdii1  
fc670250a fc630151 243 fc242a 241 240  
a13wca 231 243 fc231 232 fc230 230 221  
fc220 213 211 c2 c3 223 222 212 220 210

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

Sdii2 sdii3 sdii5 210 211

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal



# Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae



# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date

1/22/2024

Customer

K-Bar Ranch CDD II

Weather Conditions

Cloudy

Wind

9 MPH E

Temperature

67\*

Multiple Sites Treated

Yes



## Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

EC1-9, 191, 242, 193, 190, 192, A10, 200, 202, 204, 205, 201, S1, 191A, 200, 210, 212, 211, 213, C3, C2, 223, 222, 221, FC220, 232, 230, FC230, FC231, 231, WCA, A13, 240, 241, 244, FC242B, 243, FC630151, FC670250A, SDII1, SDII2, SDII3, SDII4, SDII5, 121, EWR3, 122, EWR2, 100, 101, 102, 103, 104, FC40, FC105

Service Performed

Treatment

Work Performed

☒ Other

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Inspected K BAR 2 today. The ponds are in good condition. Treatment will resume in the first week of February. Trash was removed as requested from pond FC630151.

2 of 2



## Aquatic Services Report

Pond Numbers	230, 121, 210
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Treated ponds for small filamentous algae mats.



# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date	1/11/2024
Customer	K-Bar Ranch CDD II
Weather Conditions	Cloudy
Wind	6 MPH ENE
Temperature	59*
Multiple Sites Treated	No
Pond Number	SUN DRIFT CIRCLE
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	I was instructed to go inspect a certain area in the SUN DRIFT neighborhood in K BAR RANCH 2 for debris. I located, removed, and disposed of a 5 foot Christmas tree that a resident had thrown out into the common area behind their home. Picture attached. I also stopped into the office and informed the office manager that there had been a complaint/inquiry about debris in the neighborhood. She stated that she was aware of the issue. She also asked me about the large trash pile at the end of K BAR RANCH PKWY. I informed her that was not Blue Water Aquatics' responsibility to clean that up.

Pictures of Work Completed

## Aquatic Services Report





# Aquatic Services Report

## Technician

Darren Maio

## Job Details

Service Date	1/31/2024
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	14 MPH WNW
Temperature	69*
Multiple Sites Treated	No
Pond Number	K BAR 2 PONDS TRASH REMOVAL
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	Trash removal work was performed today in the K Bar 2 neighborhoods. Various kids' toys, construction debris, garden waste, and just trash in general picked up. Trash removal service will continue in February.



# 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](http://www.kbarranchiidd.org)

## Check Request

Amount: \$150.00

Date: 02/14/24

Made Payable To: Calvin Lonfo  
10318 Stallion Fields Way  
Tampa, FL 33647

Description: Rental Deposit Refund

Requested By: Amy Linen, Clubhouse Manager

Approved by: \_\_\_\_\_

Special Instructions: Code to GL 20205



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: 02/09/2024

PAY NEW CHARGES BY: 03/01/2024

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: 02/09/2024

**Service For:**

K BAR RANCH II CDD  
10352 K BAR RANCH PKWY

Service To: 02/06/2024

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	28	28	32	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 @	0.06	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 03/01/2024



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

# Amount Now Due

\$101.44

Make Check Payable:  
City of Tampa Utilities

Your Account Number  
2287182



BILL DATE: 02/09/2024

PAY NEW CHARGES BY: 03/01/2024

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 10 144

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: 02/09/2024

## Service For:

K-BAR RANCH COMMUNITY DEVELOP  
10820 MISTFLOWER LN

Service To: 02/06/2024

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	306	305	32	1	1
19073745	WATER	1062	1054	32	8	6
LAST BILLING						96.98
LESS PAYMENTS						96.98 CR
WATER BASE CHARGE 1 1/2"				2 Meters @	30.00	60.00
WATER TIER 1 CHARGE				9.0 @	3.52	31.68
TBW PASS-THROUGH				9.0 @	0.06	0.54
WATER SUBTOTAL				92.22		
UTILITY TAX 10%						9.22

## Amount Now Due

\$101.44

## Your Account Number

2287182

## Water Customer Class

COMMERCIAL

## Water Usage History

Months	Gallons (1000's)
FEB	7
JAN	6
DEC	6
NOV	13
OCT	14
SEP	13
AUG	19
JUL	13
JUN	16
MAY	21
APR	16
MAR	14
FEB	7

Pay This Amount



\$101.44

PLEASE PAY BY DUE DATE OF 03/01/2024



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

**Amount Now Due**

\$18.41

Make Check Payable:  
**City of Tampa Utilities**

**Your Account Number**  
2333386



BILL DATE: 02/09/2024

PAY NEW CHARGES BY: 03/01/2024

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

00002333386 0000001841

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: 02/09/2024

**Service For:**

K BAR RANCH II CDD  
19339 EAGLE CREEK LN

Service To: 02/06/2024

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	233	230	32	3	2
LAST BILLING						37.58
LESS PAYMENTS						37.58 CR
WATER BASE CHARGE 5/8"				1 Meter @	6.00	6.00
IRRIGATION TIER 1 CHARGE				3.0 @	3.52	10.56
TBW PASS-THROUGH				3.0 @	0.06	0.18
WATER SUBTOTAL			16.74			
UTILITY TAX 10%						1.67

**Amount Now Due**

\$18.41

**Your Account Number**

2333386

**Water Customer Class**

COMMERCIAL

Pay This Amount



\$18.41

PLEASE PAY BY DUE DATE OF 03/01/2024



# 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](http://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	\$2,852.27	.	2,852.27	213.92
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 JAN 2024	5. Total Amount of Tax Due 213.92
			6. Less Lawful Deductions	.
			7. Net Tax Due	213.92
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	213.92
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	50.14
			13. Plus Interest	.
			14. Amount Due with Return	264.06

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: 02/20/24  
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](http://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.

Signature of Taxpayer	Date	Tiffany Judd	Signature of Preparer	Date
( )			813-793-8806	
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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	42.78
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	
16.	<b>Hope Scholarship Credits</b> (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	
19.	Taxable Sales from <b>Amusement Machines</b> (included in Line A)	19.	
20.	Rural or Urban High Crime Area Job Tax Credits	20.	
21.	Other Authorized Credits	21.	

K-Bar Ranch II CDD  
Meeting Date: February 15, 2024

RECEIVED  
2/20/2024

SUPERVISOR PAY REQUEST

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:35
Meeting End Time:	4:57
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 





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

# Invoice

Date	Invoice No.
1/26/2024	219525

RECEIVED  
2/5/2024

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: December 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 12223

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827



**TO:**

Kbar Ranch II CDD  
C/O Rizzetta and Company  
3434 Colwell Ave; Suite 200  
Tampa, FL 33614

(813) 533-2950

JOB DESCRIPTION
Install 1 photo sensor at Redwood Point, replacing faulty one

ITEMIZED ESTIMATE: TIME AND MATERIALS		
<b>Entrance</b>	<b>Redwood Point</b>	
	Install photo sensor replacing faulty one. Will stop lights from staying on 24 x 7	\$315.00
	<b>Completed 2/20</b>	
	<b>AMOUNT DUE</b>	<b>\$315.00</b>

\* Price includes materials and labor.

\* Remaining balance of project due upon receipt of invoice after installation.

**\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay

PREPARED BY

2/21/2024

DATE \_\_\_\_\_

K-Bar II CDD  
Clubhouse Debit Card  
Date:

Limit \$1,500.00  
1/5/2024

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	Misc Contingency
				001-57400-4731	001-57200-4734	001-57200-4705	57200-4764	001-57200-5101	001-57900-6409
Date	Vendor Name	Description	Amount						
11/30/23	Hobby Lobby	Event - Holidays	(137.57)	(137.57)					
12/02/23	Walmart	Event - Holidays (Eggnog)	(46.96)	(46.96)					
12/07/23	Mail Chimp	Monthly Email Service (ACH)	(26.50)					(26.50)	
12/15/23	Amazon	Refund - Tablecloths	89.91	89.91					
01/03/24	Pat's Food Mart	Event - Coffee Day	(8.63)	(8.63)					
01/04/24	Home Depot	Maintenance & Repairs	(82.49)			(82.49)			
01/06/24	Hobby Lobby	Event	(67.88)	(67.88)					
01/07/24	Amazon	Cordless Phone	(56.95)					(56.95)	
01/08/24	Mail Chimp	Monthly Email Service (ACH)	(26.50)					(26.50)	
01/09/24	Amazon	Dog Waste Bags	(54.00)				(54.00)		
01/09/24	Amazon	Monthly Membership Fee (ACH)	(14.99)					(14.99)	
01/09/24	Amazon	Desk Calendar	(17.97)					(17.97)	
01/09/24	All In One Wildlife Removal, LLC	Wildlife Removal	(429.00)						(429.00)
01/10/24	Amazon	Monthly Membership Fee (ACH)	(14.99)					(14.99)	
01/17/24	Home Depot	Maintenance & Repairs	(45.18)			(45.18)			
01/23/24	Home Depot	Maintenance & Repairs (Fence)	(367.59)			(367.59)			
01/24/24	Winn Dixie	Event - Coffee	(10.98)	(10.98)					
01/24/24	Amazn	Janitorial Supplies	(66.49)		(66.49)				
01/24/24	Amazon	Peroxide & Deionized Water	(27.99)		(27.99)				
01/25/24	Home Depot	Maintenance & Repairs	(92.36)			(92.36)			
01/26/24	Lowes	Cement - Fence	(243.04)			(243.04)			
01/26/24	Home Depot	Maintenance & Repairs	(93.12)			(93.12)			
	TOTAL	001-10102	(1,841.27)	(182.11)	(94.48)	(923.78)	(54.00)	(157.90)	(429.00)

DM Approval:

*Matt O'Nolan*

Date:

2.6.24

S-567 R-3 T-8851 11/30/2023 7:49:38 PM

7325 Gall Blvd  
Zephyrhills, FL 33541  
Hobby Lobby Store #567 (813) 715-9120

S-567 R-3 T-8851 ANNETTE W SALE

103500000	**Deleted**	4.99 N
203500000	Food	9.98 N
2 @ 4.99 ea		
203500000	Food	13.18 N
2 @ 6.59 ea		
104000000	Christmas	3.49 N
Promo 50% Off (6.99-3.50)		
104000000	Christmas	5.49 N
Promo 50% Off (10.99-5.50)		
104000000	Christmas	2.97 N
Promo 50% Off (1.99-1.00)		
3 @ 0.99 ea		
104000000	Christmas	2.22 N
Promo 50% Off (1.49-0.75)		
3 @ 0.74 ea		
104000000	Christmas	6.93 N
Promo 50% Off (1.99-1.00)		
7 @ 0.99 ea		
104000000	Christmas	0.74 N
Promo 50% Off (1.49-0.75)		
104000000	Christmas	2.94 N
Promo 50% Off (0.99-0.50)		
6 @ 0.49 ea		
104000000	Christmas	0.99 N
Promo 50% Off (1.99-1.00)		
104000000	Christmas	2.94 N
Promo 50% Off (0.99-0.50)		
6 @ 0.49 ea		
104000000	Christmas	4.95 N
Promo 50% Off (1.99-1.00)		
5 @ 0.99 ea		
104000000	Christmas	0.99 N
Promo 50% Off (1.99-1.00)		
104000000	Christmas	0.99 N
Promo 50% Off (1.99-1.00)		
104000000	Christmas	0.49 N
Promo 50% Off (0.99-0.50)		
104000000	Christmas	2.98 N
Promo 50% Off (2.99-1.50)		
2 @ 1.49 ea		
104000000	Christmas	4.49 N
Promo 50% Off (8.99-4.50)		
104000000	Christmas	2.99 N
Promo 50% Off (5.99-3.00)		
104000000	Christmas	1.99 N
Promo 50% Off (3.99-2.00)		
104000000	Christmas	6.99 N
Promo 50% Off (13.99-7.00)		
104000000	Christmas	4.99 N
Promo 50% Off (9.99-5.00)		
104000000	Christmas	1.24 N

S-567 R-3 T-8851 11/30/2023 7:49:38 PM

Promo 50% Off (2.49-1.25)	
104000000 Christmas	5.98 N
Promo 50% Off (5.99-3.00)	
2 @ 2.99 ea	
104000000 Christmas	1.99 N
Promo 50% Off (3.99-2.00)	
104000000 Christmas	6.98 N
Promo 50% Off (6.99-3.50)	
2 @ 3.49 ea	
104000000 Christmas	5.99 N
Promo 50% Off (11.99-6.00)	
103500000 Food	4.79 N
103500000 Food	2.99 N
104000000 Christmas	0.99 N
Promo 50% Off (1.99-1.00)	
104000000 Christmas	2.99 N
Promo 50% Off (5.99-3.00)	
104000000 Christmas	0.99 N
Promo 50% Off (1.99-1.00)	
104000000 Christmas	0.99 N
Promo 50% Off (1.99-1.00)	
104000000 Christmas	6.98 N
Promo 50% Off (6.99-3.50)	
2 @ 3.49 ea	
104000000 Christmas	0.99 N
Promo 50% Off (1.99-1.00)	
104000000 Christmas	1.49 N
Promo 50% Off (2.99-1.50)	
104000000 Christmas	5.98 N
Promo 50% Off (5.99-3.00)	
2 @ 2.99 ea	
104000000 Christmas	2.49 N
Promo 50% Off (4.99-2.50)	
SUBTOTAL	137.57
TAX TOTAL	0.00
TOTAL	137.57

S-567 R-3 T-8851 11/30/2023 7:49:38 PM

DEBIT 137.57

ACCOUNT #: 403623\*\*\*\*\*1852

AUTH#: [ENC]

AUTH CENTER:

ACCT: Debit

INSERTED

US DEBIT

CARD #\*\*\*\*\*1852

INSERTED

REF #

AUTH #

RESP 00

200511301042

090019

ISO 00

AID: A0000000980840

TSI: 6800 ARC:

CUR:0840

TVR: 8000048000

APP: US DEBIT

IAD: 06011203A00000

Verified by PIN

CHANGE DUE

0.00

TAX EXEMPT CUSTOMER INFORMATION:

HL ID CARD: [ENC]

ST TAX EXP ID: [ENC]

FIRST NAME: [ENC]

LAST NAME: [ENC]

TITLE: [ENC]

Number of Items Purchased: 68

Total savings: 107.25

11/30/23

07:49 PM



Give us feedback @ survey.walmart.com  
Thank you! ID #:7SLJ3J7H1XZ

**Walmart** 

813-782-1957 Mgr:KEYLA

7631 GALL BLVD

ZEPHYRHILLS FL 33541

ST# 00706 OP# 008330 TEN 04 TR# 02326

CIROC 008200000575 30.98 0

COURV VS 008068696108 15.98 0

SUBTOTAL 46.96

TOTAL 46.96

DEBIT TEND 46.96

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

46.96 TOTAL PURCHASE

US DEBIT \*\*\*\* \* 1852 I 0

REF # 333700169596

NETWORK ID. 0056 APPR CODE 335114

US DEBIT

AID A0000000980840

AAC 1958CA91CC1AF8B0

\*Pin Verified

TERMINAL # SC010037

12/02/23 19:15:57

# ITEMS SOLD 2

TC# 1129 6644 4651 4179 2713



**Walmart** 

Become a member

Scan for free 30-day trial



12/02/23

19:16:17

**Mailchimp**



## Your order has been processed.

Order MC21573184

Processed on December 07, 2023 05:19 AM New York.

---

Essentials plan	\$26.50
1,500 contacts	

---

<b>Paid</b> via <b>Visa</b> ending in <b>1852</b> which expires <b>04/2027</b>	<b>\$26.50</b>
on December 07, 2023	

Balance as of December 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](http://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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[Turn off Notification](#)

**From:** [Clubhouse Manager](#)  
**To:** [Tiffany Judd](#)  
**Subject:** [EXTERNAL]Fw: Refund on order 112-7694730-2252207  
**Date:** Friday, December 15, 2023 2:13:16 PM  
**Attachments:** [Outlook-4avfjerz.png](#)

---

**NOTICE: This email originated from outside of the organization.**  
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hereit is in more detail

Jeffrey LaFlamme  
Clubhouse & Amenities Manager  
**K-BAR RANCH II**  
Community Development District  
10820 Mistflower Lane  
Tampa, FL 33647  
813.388.9646  
[manager@KBarII.com](mailto:manager@KBarII.com)

---

**From:** amazon.com <payments-messages@amazon.com>  
**Sent:** Friday, December 15, 2023 2:11 PM  
**To:** Clubhouse Manager <manager@kbarii.com>  
**Subject:** Refund on order 112-7694730-2252207

Hello,

We're writing to let you know we processed your refund of \$89.91 for your Order 112-7694730-2252207.

This refund is for the following item(s):

Item: Elrene Home Fashions Shimmering Plaid Holiday Fabric Tablecloth, 52" x 52", Red  
Quantity: 9  
ASIN: B07XV4NKD9  
Reason for refund: Customer return

Here's the breakdown of your refund for this item:

Item Refund: \$89.91

We'll apply your refund to the following payment method(s):

Visa Credit Card [expiring on 4/2027]: \$89.91

We've processed a refund for the above order in the amount of \$89.91. The refund should appear on your account in 2-3 days if issued to a credit card.

Refunds issued to a bank account typically take 7-10 days to reflect on the account balance.

Have questions about our refund policy?  
Visit our Help section for more information:

<http://www.amazon.com/refunds>

We look forward to seeing you again soon.

Sincerely,

Amazon.com  
We're Building Earth's Most Customer-Centric Company  
<http://www.amazon.com>

Note: this e-mail was sent from a notification-only e-mail address that cannot accept incoming e-mail. Please do not reply to this message.

*Coffee truck*  
**WELCOME TO CITGO**  
 PAT'S FOOD MART  
 3525 GALL BLVD  
 ZEPHYRHILLS FL 33541

Description	Qty	Amount
T Hostess P Donettes	1	2.59
T Hostess Jumbo Donet	1	2.59
BA Apple Danish	1	3.09
Subtotal		8.27
Tax		0.36
<b>TOTAL</b>		<b>8.63</b>
DEBIT \$		8.63

CARD TYPE: DEBIT  
 AUTH TIME: 091429  
 ACCT NUMBER: 1852  
 TRANS TYPE: SALE  
 AUTH: 020723  
 Ref #: 99000150179  
 APPNAME: US DEBIT  
 AID: A0000000980840  
 APP CRYPTOGRAM : ARQC BE1C61908D3053F1  
 ENTRY: Insert  
 EMV STAN#: 07503040795  
 Account Type: NA  
 Network Name: INTER LINK  
 Terminal Seq Num: 952207

**PIN USED**

THANK YOU FOR SHOPPING WITH US  
 ST#1 DR#1 TRAN#1015125  
 CSH: 1 1/3/24 9 14:31 AM



**How doers  
get more done.**

17601 BRUCE B. DOWNS BLVD.  
 TAMPA, FL 33647 (813)971-7791  
 6311 00051 61518 01/03/24 03:49 PM  
 SALE CASHIER MARTINEZ  
 020066221379 SPRAY PNT <A> 9.98N  
 PRO 2X MARK FLRSCNT ORANGE 150Z  
 041333004068 21/23 <A>  
 DURACELL SPECIALTY 21/23 2 PACK  
 387.87  
 071641126336 SHARPIE 2-PK <A> 23.61N  
 SHARPIE PERMANENT MARKER-BLACK 2PK  
 088700549944 CONDUIT OFF <A> 2.68N  
 220 CONDUIT OFFSET 3/4" 3.06N  
 088700953802 FLX EB 1/2" <A> 7.25N  
 085 FLEX ELBOW 1/2"  
 719362621142 WP CONN <A> 14.98N  
 SM WATERPROOF WIRE CNNCTR 20PK  
 092097501126 SLEEVE ANCHR <A>  
 SLEEVE ANCHOR 5/16X1-1/2 HEX, SGL CT  
 481.37  
 078477122679 3 OUTLET CUB <A> 5.48N  
 15A GROUNDED TRIPLE CUBE ADAPTER, WH  
 815710020039 SPIKE LIGHT <A> 6.57N  
 CE PLASTIC 550 LUMEN LED SPIKE LIGHT 8.88N

SUBTOTAL 82.49  
 SALES TAX 0.00  
 TAX EXEMPT  
 TOTAL \$82.49  
 XXXXXXXXXXXX1852 DEBIT  
 AUTH CODE 000477 USD\$ 82.49  
 Chip Read  
 AID A0000000980840 Verified By PIN  
 US DEBIT

6311 01/03/24 03:49 PM



RETURN POLICY DEFINITIONS  
 POLICY ID DAYS POLICY EXPIRES ON  
 A 1 90 04/02/2024

\*\*\*\*\*

**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
 A \$5.00 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H88 129636 123376  
 PASSWORD: 24053 123325

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.

Thanks,  
Hailey Blackwell

Clubhouse & Amenities Manager  
**K-BAR RANCH II**  
Community Development District  
10820 Mistflower Lane  
Tampa, FL 33647  
813.388.9646  
[manager@KBarII.com](mailto:manager@KBarII.com)

---

**From:** hailey <hab9902@gmail.com>  
**Sent:** Thursday, January 18, 2024 5:01 PM  
**To:** Clubhouse Manager <manager@kbarii.com>  
**Subject:**

7325 Gall Blvd  
Zephyrhills, FL 33541  
Hobby Lobby Store #567 (813) 715-9120  
S-567 R-1 T-8245 KAYLA W SALE  
1060000000



1060000000	Home Decor	6.24 N
2 @ 5.99 ea	Home Decor / /	11.98 N
1060000000	Home Decor	5.99 N
1060000000	Home Decor	5.49 N
1060000000	Home Decor	2.99 N
1060000000	Home Decor	3.49 N
1060000000	Home Decor	4.99 N
1060000000	Home Decor	5.49 N
1060000000	Home Decor	4.74 N
1060000000	Home Decor	6.99 N
1060000000	Home Decor	9.49 N

SUBTOTAL

TAX TOTAL

**TOTAL**

TAX EXEMPT CUSTOMER

67.88

0.00

**67.88**

DEBIT

ACCOUNT #: \*\*\*\*\*1852

AUTH#: 095321

ACCT : Debit

67.88

INSERTED

US DEBIT

CARD #\*\*\*\*\*1852

REF #

164901061042

AUTH #

095321

AID: A0000000980840

TSI: 6800 ARC

CUB: 0010

INSERTED

RESP 00

ISO 00

TVR: 8000048000  
APP: US DEBIT  
IAD: 06011203A00000

COR: 0040

# HOBBY LOBBY

*Super Savings / Super Selection!*

7325 Gall Blvd

Zephyrhills, FL 33541

Hobby Lobby Store #567 (813) 715-9120

S-567 R-1 T-0151 CHANTEL A RETURN

SELL STORE: 0567

RECEIPT: 0567001082450106249

DATE: 01/06/2024

106000000	Home Decor	6.24-N
106000000	Home Decor	11.98-N
2 @ 5.99 ea		
106000000	Home Decor	5.99-N
106000000	Home Decor	5.49-N
106000000	Home Decor	2.99-N



106000000	Home Decor	3.49-N
106000000	Home Decor	4.99-N
106000000	Home Decor	5.49-N
106000000	Home Decor	4.74-N
106000000	Home Decor	6.99-N
106000000	Home Decor	9.49-N

SUBTOTAL	67.88-
TAX TOTAL	0.00
<b>TOTAL</b>	<b>67.88-</b>

DEBIT	67.88-
ACCOUNT #: *****1852	
AUTH#: 071468	
ACCT : Debit	INSERTED

US DEBIT		
CARD #*****1852	INSERTED	
REF #	AUTH #	RESP 00
174601111042	071468	ISO 00
AID: A0000000980840		
TSI: 6800	ARC:	CUR: 0840
TVR: 8000048000		
APP: US DEBIT		
IAD: 06011203A08000		





## Final Details for Order #113-3027518-3421831

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

**Order Placed:** January 7, 2024

**Amazon.com order number:** 113-3027518-3421831

**Order Total:** \$56.95

---

**Shipped on January 7, 2024**

### Items Ordered

1 of: AT&T BL102-2 DECT 6.0 2-Handset Cordless Phone for Home with Answering Machine, Call Blocking, Caller ID Announcer, Audio Assist, Intercom, and Unsurpassed Range, Silver/Black **Price** \$56.95

Sold by: Amazon.com Services, Inc

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

Item(s) Subtotal:	\$56.95
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
	-----
Total before tax:	\$56.95
Estimated tax to be collected:	\$0.00
	-----

**Details for Order #113-7795533-6871424**

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

**Order Placed:** January 8, 2024

**Amazon.com order number:** 113-7795533-6871424

**Order Total:** \$54.00

**Not Yet Shipped**

**Items Ordered**

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*

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

Supplied by: Other

Condition: New

**Price**

\$54.00

**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: \$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 #113-9343670-7832206**

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

**Order Placed:** January 9, 2024

**Amazon.com order number:** 113-9343670-7832206

**Order Total:** \$17.97

**Preparing for Shipment**

**Items Ordered**

1 of: *Large Desk Calendar 2023-2024, Runs from Now to June 2024, 22" x 17" Desk Calendars with Large writing space and Corner Protectors, Extra Large Desk Calendar Perfect for Planning and Organization* **Price** \$17.97

Sold by: Tianskool ([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: \$17.97

Shipping & Handling: \$0.00

-----

Total before tax: \$17.97

Estimated tax to be collected: \$0.00

-----

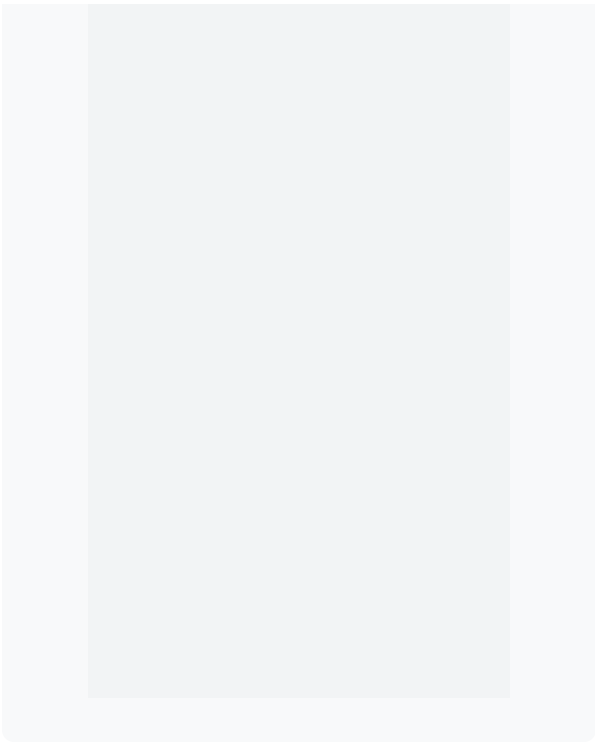
**Grand Total: \$17.97**

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



## All In One Wildlife Removal LLC

[illegible]



\$429.00

Custom Amount

\$429.00



(888) 350-7770



Visa 1852 (Keyed)

Jan 9 2024 at 1:29 PM





**How does  
get more done.**

17601 BRUCE B. DOWNS BLVD.  
TAMPA, FL 33647 (813)971-7791  
311 00008 15605 01/17/24 04:31 PM  
SALE CASHIER MINANSHU

887480037326 TGGLE BOLT <A> 2.48N  
3/16X3 TGGLE BLT M-HD DRL-1/2 ZN 3PC  
077089145120 ROLL COVER <A> 4.77N  
BETTER 9 X 3/4 IN KNIT POLY ROLLER  
751166246381 RAGS <A> 5.48N  
HDX MICROFIBER RAGS 6PK  
071497138224 SHRTCTBRUSH <A> 6.47N  
WSTR 2.0 ANGLE SASH SHORT CUT BRUSH  
074999050469 RD PET, 960Z <A> 25.98N  
PET FORMULA, 960Z

SUBTOTAL 45.18  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL \$45.18  
XXXXXXXXXXXX1852 DEBIT USD\$ 45.18  
AUTH CODE 000145 Verified By PIN  
Chip Read US DEBIT  
AID A0000000980840

6311 01/17/24 04:31 PM



6311 08 15605 01/17/2024 8285

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 04/16/2024

\*\*\*\*\*  
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: H88 37810 31507  
PASSWORD: 24067 31499

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.



LOWE'S HOME CENTERS, LLC  
6201 COMMERCE PALMS DRIVE  
TAMPA, FL 33647 (313) 558-6760

- SALE -  
SALES#: S1003FOX 4741589 TRAYS#: 438532502 01-23-24

3636576 ESTWING FGL 8-LB SLEDGE 39.98  
100429 4-INX4-INX8.33-FT VINYL P 129.90  
5 0 25.98  
63318 HM 1CT 5/16IN X 1-1/2IN Z 13.00  
0.29 DISCOUNT EACH -0.03  
50 3 0.26  
493054 BH 6-FT 13-BA HD J-POST 106.90  
10 0 10.69  
92079 24-IN STEEL POST DRIVER W 46.48  
67848 BH FL WASHERS SAE 5/16 50 11.96  
2 0 3.98  
56106 5/16-IN BH HEX NUT 100-CT 6.98  
155082 4-4 PYRAMID POST TOP 12.39  
7 0 1.77

SUBTOTAL: 367.59  
TOTAL TAX: 0.00  
INVOICE 78110 TOTAL: 367.59  
DEBIT/ISA: 367.59  
CHANGE: 0.00

TOTAL DISCOUNT: 1.50  
DEBIT/ISA: XXXXXXXXXXXX1852 AMOUNT: 367.59 AUTHCD: 04896  
5

CHIP REFID: 100319110551 01/23/24 16:04:14  
\*PIN VERIFIED

TRACE : 110551 RETRIEVAL: 100319110551  
PURCHASE CASH BACK TOTAL DEBIT  
367.59 0.00 367.59  
TUR : 8080018000  
TSI : 6800 AID : AC000000980840

STORE: 1003 TERMINAL: 19 01/23/24 16:04:21  
# OF ITEMS PURCHASED: 77  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

**Winn-Dixie**

*It's a Winn Win*

36348 STATE ROAD 54, ZEPHYRHILLS, FL  
Store (813) 788-3322  
01/24/24 8:32am 0683 008 18  
Store Manager: MIKE  
Your Cashier: CHRISTINE



44240124068300800726461001800000

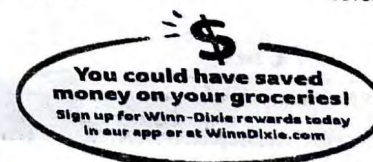
	Res	You Pay
SEG SLCD SOCK IT	\$4.99	\$4.99 F
SEG Danish	\$5.99	\$5.99 F

Total number of items sold = 2

Subtotal	\$10.98
Tax	\$0.00
Total due	\$10.98
Debit total	\$10.98

DEBIT \*\*\*\*\*1852  
APPROVAL CODE 085283 SEQ #: 88883  
AID A0000000980840

Change \$0.00



Savings summary		
rewards savings	Coupon savings	Total savings
\$0	\$0	\$0

Thank you for shopping your local Winn-Dixie!



## Final Details for Order #113-3169019-0943426

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

**Order Placed:** January 24, 2024

**Amazon.com order number:** 113-3169019-0943426

**Order Total:** \$66.49

---

**Shipped on January 24, 2024**

### Items Ordered

1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Bags | 50-60 Gallon | Large Black Garbage Bags | Made in USA*

Sold by: Reli. (seller profile)

Supplied by: Reli. (seller profile)

Condition: New

**Price**

**\$48.99**

### Shipping Address:

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

### Shipping Speed:

Rush Shipping

---

**Shipped on January 24, 2024**

### Items Ordered

1 of: *Dawn Platinum Powerwash Dish Spray, Dish Soap, Fresh Scent Bundle, 1 Spray (16oz) + 3 Refills (16oz each)(Pack of 4)*

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

**Price**

**\$17.50**

### 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

### Credit Card transactions

Item(s) Subtotal: \$66.49

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

-----

Total before tax: \$66.49

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$66.49**

Visa ending in 1852: January 24, 2024: \$17.50

Visa ending in 1852: January 24, 2024: \$48.99

Final Details for Order #113-3648403-0606641

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

Order Placed: January 24, 2024  
Amazon.com order number: 113-3648403-0606641  
Order Total: \$27.99

Shipped on January 25, 2024

Items Ordered	Price
1 of: Allied Science 12% Hydrogen Peroxide, Food Grade H2O2 and Deionized Water, 1 Gallon	\$27.99
Sold by: Allied Science (seller profile)	
Supplied by: Allied Science (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:	Item(s) Subtotal:	\$27.99
Visa ending in 1852	Shipping & Handling:	\$0.00
		-----
Billing address	Total before tax:	\$27.99
Jeffrey LaFlamme	Estimated tax to be collected:	\$0.00
10820 MISTFLOWER LN		-----
TAMPA, FL 33647-3781	Grand Total:	\$27.99
United States		
Credit Card transactions	Visa ending in 1852: January 25, 2024:	\$27.99

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

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English

United States

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AP 11





**How doers  
get more done.**

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

6311 00062 56036 01/25/24 01:41 PM  
SALE CASHIER MINANSHU

887480015072	ANGLE GAUGE <A>	
	ANGLE SLD STL 36X1 1/4X1/8	
2@16.93		33.86N
037103339966	HCH12 <A>	5.77N
	HUSKY COMBO WRENCH 1/2" 12PT	
887480007305	5/16X2HEXBLT <A>	15.30N
	HEX BOLT ZINC 5/16 X 2 50PC	
887480225822	LOCK NUT <A>	
	LOCK NUT ZINC 5/16-18 15PC	
4@3.97		15.88N
037000719328	FEBPLUGOCEAN <A>	14.97N
	FEBREZE PLUG TRF OCEAN 3PK	
019200832625	RS PET FM <A>	6.58N
	RESOLVE PET FOAM 220Z	

	SUBTOTAL	92.36
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$92.36
XXXXXXXXXXXX1852	DEBIT	
		USD\$ 92.36
AUTH CODE 000075		
Chip Read	Verified By PIN	
AID A0000000980840	US DEBIT	

**6311 01/25/24 01:41 PM**



6311 62 56036 01/25/2024 0332

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/24/2024

\*\*\*\*\*

**DID WE NAIL IT?**



**How does  
get more done.**

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

6311 00028 36237 01/26/24 01:49 PM  
SALE CASHIER MARTINEZ

04093312528 V 4X4 P CAP <A>  
4"X4" VERANDA WHI VNL PYRMD POST TOP  
2493.88 93.12N

	SUBTOTAL	93.12
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$93.12
XXXXXXXXXXXX1852	DEBIT	
	USDS	\$93.12

AUTH CODE 001215  
Chip Read  
AID A000000980840  
Verified By PIN  
US DEBIT

6311 01/26/24 01:49 PM



6311 28 36237 01/26/2024 9539

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 04/25/2024

**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](http://www.homedepot.com/survey)

User ID: HLL 79074 72791  
PASSWORD: 24076 72763

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



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

SALES: S10038MT 2110486 TRANS: 941344020 01-26-24

100429 4-INX4-INX8.33-FT VINYL P	129.90
5 0 25.98	
87419 4-FL 02 UNYL FENCE CEMENT	6.24
493054 BH 6-FT 13-GA RD U-POST	106.90
10 0 10.69	

SUBTOTAL:	243.04
TOTAL TAX:	0.00
INVOICE 83740 TOTAL:	243.04
DEBITVISA:	243.04
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX1852 AMOUNT: 243.04 AUTHCD: 06735

CHIP REF ID: 100320740508 01/26/24 13:35:35  
\*PIN VERIFIED

TRACE : 740508 RETRIEVAL: 100320740508  
PURCHASE CASH BACK TOTAL DEBIT  
243.04 0.00 243.04

TUR : 8080048000

TST : 6800 AID : A0000000980840

STORE: 1003 TERMINAL: 20 01/26/24 13:35:41  
# OF ITEMS PURCHASED: 16  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



**Publix**

Cross Creek Commons  
10928 Cross Creek Blvd.  
Tampa, FL 33647  
Store Manager: JP Murphy  
813-986-1239



0876 1WP 525 649

GW VRTY MIN MUFFIN	5.49	F
You Saved	0.50	
CHERRY COFF CK	5.99	F
Order Total	11.48	
Sales Tax	0.00	
Grand Total	11.48	
Credit Payment	11.48	
Change	0.00	

Savings Summary  
Special Price Savings 0.50  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 0.50 \*  
\*\*\*\*\*

Receipt ID: 0876 1WP 525 649

PRESTO!  
Trace #: 528883  
Reference #: 0552802004  
Acct #: XXXXXXXXXXXX1852  
Purchase VISA  
Amount: \$11.48  
Auth #: 005936

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Cardless
Mode:	Issuer

Your cashier was Johnna

01/31/2024 7:40 S0876 R152 5649 C0462

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.



## PC Consultants

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

Invoice

108327

## INVOICE

### Customer

Name *K-Bar Ranch II CDD*  
Address *10820 Mistflower Ln*  
City *Tampa* State *FL* ZIP *33647*  
Phone *813.388-9646; Attn: Amy Linen*

Date *2/1/2024*  
Quote No. *Email - Amy*  
Rep *Ken Johnson*  
FOB *1 Yr CarePack*

Qty	Additional	Unit Price	TOTAL
1	<i>HP 1 Year Next Business Day Onsite Hardware Support for Color LaserJet M479</i>  <i>Model: MFP M479fdw</i> <i>SKU:W1A80A#BGJ</i> <i>SN: MXBCMD215F</i>  <i>Original 3 Yr Care Pack Expired 03/17/2023</i> <i>New 1 Yr Extended Warranty: 03/06/2024 - 03/06/2025</i> <b><i>CarePack Agreement # CA000016691698001</i></b>  <i>Florida Consumer Certificate of Exemption</i> <i>K-Bar Ranch II CDD</i> <i>Certificate Number: 85-8017306955C-1</i> <i>Expires On: 07/31/2027</i>	<i>\$169.00</i>	<i>\$169.00</i>

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

<i>SubTotal</i>	<i>\$169.00</i>
<i>Processing Fee</i>	<i>\$10.00</i>
<i>FL Sales Tax</i>	<i>\$0.00</i>
<b>TOTAL</b>	<b><i>\$179.00</i></b>

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

**RECEIVED**  
2/23/2024

Invoice

108333

## INVOICE

### Customer

Name *K-Bar Ranch II CDD*  
Address *10820 Mistflower Ln*  
City *Tampa* State *FL* ZIP *33647*  
Phone *(813)388-9649; Attn: Amy Linen*

Date *2/8/2024*  
Quote No. *Verbal - Amy*  
Rep *Ken Johnson*  
FOB *Remote*

Qty	Additional	Unit Price	TOTAL
0.5	<i>Labor: 02/01/24 - Amy states having printing issues to HP Color Laser MFP M479fdw; Remote in w/ Anydesk to laptop w/ ID: 1594848336; Locate IP of M479fdw: 192.168.0.129; Pull up maintenance page on Google Chrome; Total pages printed: 37.781; Attempt to print status report; Amy says printer will show "printing" on LCD, then cancel with no print; Look up HP Carepack warranty; 3 Yr CarePack expired; Research &amp; quote 1 Yr CarePack extension for laser; Send Invoice 108233 for CarePack extension which was approved by Matt; Amy can call HP for phone/onsite support support starting on 03/06/24 (1 month waiting period). <b>Actual PCC Remote Time: 10:30AM - 11:12AM = .7 Hrs</b> <b>Billed Time: .5 Hrs @ \$70 Per Hr</b></i>	\$70.00	\$35.00
	<i>FL Consumer's Certificate of Exemption K-Bar Ranch II Certificate Number: 85-8017306955C-1 Expires On: 07/31/2027</i>		

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 14 #VALUE!

SubTotal \$35.00

FL Sales Tax

**TOTAL \$35.00**

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service"

**RECEIVED**  
2/6/2024

FEB 6 2024

# INVOICE

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

Invoice # 4673  
Date: 02/01/2024  
Due On: 03/01/2024

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	+ \$7,680.00	) - ( \$0.00	) = <b>\$7,680.00</b>

## KBarRanch

## Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	01/02/2024	Review revised Purchase Agreement prepared by special real estate counsel regarding purchase from M/I for amenities construction. Forward revised Agreement. Tele-conv. with Chloe Firebaugh. Exchange e-mails re: coordination of Teams meeting to discuss property conveyances from M/I.	1.25	\$320.00	\$400.00
Service	AHC	01/04/2024	Review tentative agenda for 1/18 CDD meeting and provide comments to management. Review information regarding conveyance from M/I in preparation for 1/5 conference call with K Bar I and CDD engineer. Tele-conv. with Supervisor Halstead re: social media inquiry.	1.00	\$320.00	\$320.00
Service	AHC	01/05/2024	Prepare for and attend conference call with District Engineer, Chair and K Bar I representatives to discuss land conveyance issues. Follow-up with District management regarding items for 1/18 CDD meeting agenda.	0.75	\$320.00	\$240.00
Service	AHC	01/10/2024	Exchange e-mails with attorney Scott Steady re: M/I conveyances. Exchange e-mails with District management re: agenda items for 1/18 CDD meeting.	0.50	\$320.00	\$160.00
Service	DPL	01/11/2024	GATE ACCESS: review of question	0.75	\$320.00	\$240.00

			regarding security procedure, discuss with AC, and respond to client.			
Service	AHC	01/11/2024	Review e-mails from resident and confer with associate counsel re: gate access issues. Initial review of agenda package for 1/18 CDD meeting.	0.50	\$320.00	\$160.00
Service	AHC	01/12/2024	Review and reply to e-mail from District Engineer re: planned improvements for amenity parcel and inclusion in upcoming CDD meeting agenda.	0.25	\$320.00	\$80.00
Service	AHC	01/15/2024	Review and reply to e-mails re: CDD well. Review of agenda meeting materials and prepare for 1/18 CDD meeting section related to amenities expansion. Exchange e-mails with M/I re: purchase agreement status.	1.00	\$320.00	\$320.00
Service	DPL	01/16/2024	SUPERVISOR MEETING: review of final agenda and review of petition for rulemaking.	1.50	\$320.00	\$480.00
Service	AHC	01/17/2024	Prepare for and attend Teams meeting with M/I and District management to discuss purchase of parcel near amenity center.	0.50	\$320.00	\$160.00
Service	DPL	01/17/2024	Review of agenda and communication on Petition for rulemaking.	0.75	\$320.00	\$240.00
Service	AHC	01/18/2024	Brief research and confer with associate counsel re: shade meeting provisions for security discussion. Tele-conv. with Scott Brizendine. Continued preparation for Board meeting discussion regarding purchase of land from M/I.	0.50	\$320.00	\$160.00
Service	AHC	01/18/2024	Attend CDD meeting telephonically to discuss M/I land purchase. NO CHARGE.	0.25	\$0.00	\$0.00
Service	DPL	01/18/2024	Final preparation for CDD meeting and attend meeting.	4.00	\$320.00	\$1,280.00
Service	DPL	01/19/2024	RECORDS EXEMPTION: review of request, laws, and communication to client.	0.50	\$320.00	\$160.00
Service	AHC	01/19/2024	Follow-up on action items from 1/18 CDD Meeting. Exchange e-mails re: finalization of conveyance documents from M/I.	0.50	\$320.00	\$160.00
Service	DPL	01/20/2024	RULEMAKING: started drafting memo on rulemaking for supervisors.	1.00	\$320.00	\$320.00
Service	DPL	01/22/2024	AQUATICS CONTRACT: review of proposal, review of old contracts, drafting of new one.	2.25	\$320.00	\$720.00



Service	AHC	01/23/2024	Review Aquatics contract prepared by associate counsel. Revise contract and finalize.	1.25	\$320.00	\$400.00
Service	DPL	01/23/2024	AQUATICS CONTRACT: revision of contract, send to to AC for review.	1.25	\$320.00	\$400.00
Service	AHC	01/25/2024	Confer with associate counsel re: security/ gate access issue for the CDD roadways.	0.25	\$320.00	\$80.00
Service	DPL	01/25/2024	GATES: research and phone call with district manager regarding gatehouses.	1.50	\$320.00	\$480.00
Service	AHC	01/29/2024	Review and reply to e-mail from M/I counsel re: Parcel G pond and easement to remove fill.	0.25	\$320.00	\$80.00
Service	DPL	01/29/2024	AMAZON CONTRACT: review of contract and communicate with district manager.	0.50	\$320.00	\$160.00
Service	AHC	01/30/2024	Review and reply to e-mails re: M/I property conveyances. Review and reply to e-mails re: Amazon Key Agreement.	0.50	\$320.00	\$160.00
Service	DPL	01/31/2024	RULEMAKING: continued to draft rulemaking memo for supervisors.	1.00	\$320.00	\$320.00
				Subtotal		\$7,680.00
				Total		\$7,680.00

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4673	03/01/2024	\$7,680.00	\$0.00	\$7,680.00
			Outstanding Balance	\$7,680.00
			Total Amount Outstanding	\$7,680.00

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.



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
01/31/24	3448
Terms	Due Date
Net 30	03/01/24

### 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**  
1/30/2024

Amount Due	Enclosed
\$27,677.66	

*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 February 2024		\$26,578.66	\$0.00	\$26,578.66
	#3017 - Kbar Ranch II Hawk Valley Inside Common Areas 11- 23 February 2024		\$1,099.00	\$0.00	\$1,099.00
	Total		\$27,677.66	\$0.00	\$27,677.66

RECEIVED  
1/30/2024



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/30/24	3546
Terms	Due Date
Net 30	02/29/24

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
\$6,484.38	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$6,484.38	\$0.00	\$6,484.38

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.

Top Choice Application  
Throughout the Property for  
Fire Ant Control.

Application	\$6,484.38	\$0.00	\$6,484.38
<b>Total</b>	<b>\$6,484.38</b>	<b>\$0.00</b>	<b>\$6,484.38</b>

**RECEIVED**  
1/30/2024



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

**INVOICE**

Date	Invoice No.
01/30/24	3547
Terms	Due Date
Net 30	02/29/24

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
\$1,640.63	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,640.63	\$0.00	\$1,640.63

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.

Apply Top Choice for fire ant  
control around amenity center  
playground area pool area.  
also at the following  
entrances.

Sundrift

Mossy Pine

Winsome Manor

Briar Brook

Demo and Prep	\$1,640.63	\$0.00	\$1,640.63
<b>Total</b>	<b>\$1,640.63</b>	<b>\$0.00</b>	<b>\$1,640.63</b>

**RECEIVED**  
2/12/2024



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

# INVOICE

Date	Invoice No.
02/09/24	3561
Terms	Due Date
Net 30	03/10/24

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
\$3,301.03	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,301.03	\$0.00	\$3,301.03

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.

Irrigation Repairs found during  
the 1-24 Inspection.

January Inspection	\$3,301.03	\$0.00	\$3,301.03
<b>Total</b>	<b>\$3,301.03</b>	<b>\$0.00</b>	<b>\$3,301.03</b>

RECEIVED  
2/13/2024



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
02/13/24	3564
Terms	Due Date
Net 30	03/14/24

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
\$1,384.01	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,384.01	\$0.00	\$1,384.01

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.

Replace 4 bad Decoders are  
located along Mistflower clock  
number 7 clock is located  
inside Mossy pine entrance

Irrigation Enhancement	\$1,384.01	\$0.00	\$1,384.01
<b>Total</b>	<b>\$1,384.01</b>	<b>\$0.00</b>	<b>\$1,384.01</b>

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

# Invoice

Date	Invoice #
2/1/2024	INV0000087049

**Bill To:**

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

RECEIVED  
1/29/2024

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
February	Upon Receipt	00221

[illegible]

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

Invoice

RECEIVED  
2/2/2024

Date	Invoice #
2/2/2024	INV0000087166

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$900.00	\$900.00
Personnel Reimbursement	1.00	\$5,069.15	\$5,069.15
<div>Hours Worked:</div> <div>Hailey Blackwell - 79.75 Regular 1.50 OT</div> <div>Francisco Cordero - 42.50</div> <div>David Eskra - 78.50</div>			
Subtotal			\$5,969.15
Total			\$5,969.15



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

# Invoice

Date	Invoice #
1/31/2024	INV0000087188

RECEIVED  
2/7/2024

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
January	Upon Receipt	00056

[illegible]

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

Invoice

RECEIVED  
2/16/2024

Date	Invoice #
2/16/2024	INV0000087683

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,985.94	\$7,985.94
<div>Pay Period: 1/27/2024 - 2/9/2024 Pay Date: 2/16/2024  Hours Worked: Hailey Blackwell - 76.50 Francisco Cordero - 47 David Eskra - 79.50 Amy Linen - 80 2.75 OT</div>			
Subtotal			\$7,985.94
Total			\$7,985.94



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED  
2/2/2024

# 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
11/30/2023	13968102623		Net 30	12/30/2023

QTY	Description
1	Service Labor - 1 hour minimum
1	Dirver License tray/holder (ErikV - Erik Varno - Oct 26, 2023 3:11 PM Driver License Tray was replaced  DanielG - Daniel Gainza - 10/25/2023 2:31:23 PM - a truck hit the driver license holder. Grab a new one at the office and install. Please check view with Rosa or me)

	<b>Subtotal</b>	\$225.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$225.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$225.00



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED  
2/2/2024

# 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
11/24/2023	14014111023		Net 30	12/24/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Nov 10, 2023 4:40 PM</p> <p>CM spoke to Michelle and the PTE button wasn't working. Tested with meter and found button only receiving 4 vdc, but headend supplying proper 12 vdc. Found surge to be bad and replaced it with a used, but working surge.</p> <p>Made new connections/terminations and tested button. Everything working properly.</p> <p>Michelle Reported the Ped Gate at the Briarbrook location isnt opening with a fob. 18135451328 kbareddmemory@gmail.com)</p>

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

A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED  
2/2/2024

# 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
11/24/2023	14032111723		Net 30	12/24/2023

[illegible]



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

# Invoice

**RECEIVED**  
2/2/2024

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

Ship To
K-Bar Ranch CDD II- Mossy Pine Mossy Pine Entry 19292 Mossy Pine Drive Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
11/24/2023	14033111723		Net 30	12/24/2023

QTY	Description
1	Service Labor - 1 hour minimum
1	Replacement Clutch Key (ErikV - Erik Varno - Nov 17, 2023 2:50 PM The clutch key was broken replaced and tested. All good now Exit gate not opening.)

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



A Security & Technology Company

13745 N. Nebraska Ave

Tampa, FL 33613

# Invoice

**RECEIVED**  
2/15/2024

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

Ship To
Eagle Creek Entry 19301 Eagle Creek Ln Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
02/15/2024	14175010524		Net 30	03/16/2024

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Jan 5, 2024 1:04 PM Gate was opened by someone took clutch key and arm off. This operator need to be higher was full of water im sure when it rains hard will flood it I have mentioned before see pics. Tested gate with vsg intercom and with proptia . I closed both gates</p> <p>DanielG - Daniel Gainza - 1/5/2024 8:48:32 AM - The entry gate is not opening. The exit is held via proptia. Please check)</p>

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



A Security & Technology Company

13745 N. Nebraska Ave

Tampa, FL 33613

Invoice  
**RECEIVED**  
2/15/2024

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
02/15/2024	14179010924		Net 30	03/16/2024

QTY	Description
1.75	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jan 09, 2024 11:15 AM Readdressed all the cameras and connected them to the switch. Manually re-added them to the recorder and brought them online. Made adjustments to settings like OSD. Tested and confirmed everything is working. Verified with VSG that they could see the kiosk cameras.</p> <p>DanielG - Daniel Gainza - 1/8/2024 8:12:50 AM - there are cameras offline, check the headend.)</p>

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



<div>Bill To</div> <div>K-Bar Ranch CDD II C/O Rizzetta &amp; Company 3434 Colwell Ave Ste 200 Tampa, FL 33614</div>	<div>Ship To</div> <div>K-Bar Ranch CDD II- Briarbrook 10711 Mistflower Lane Tampa, FL 33647</div>
--	--

Date	Invoice #	P.O. No.	Terms	Due Date
02/02/2024	14186011124		Net 30	03/03/2024

QTY	Description
2	Service Labor - 1 hour minimum
1	DKA-8040-080 (ErikV - Erik Varno - Jan 11, 2024 11:24 AM Check clickers wasn't working. I talked with doorking gave me a ticket 72949. I replaced unit had one in my truck stock. I tested the clicker and also tested the weigand thru R said he saw raw data. I also metered weigand reader and reset power on reader. Seem to be working now  DanielG - Daniel Gainza - 1/10/2024 8:18:31 AM -  Per Andrews email: Check the reader and DK receiver at Briarbrook.)

	<b>Subtotal</b>	\$565.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$565.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$565.00

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
02/02/2024	14210011524		Net 30	03/03/2024

QTY	Description
1	Service Labor - 1 hour minimum
1	NP2-ESL (ErikV - Erik Varno - Jan 15, 2024 1:18 PM Cleaned and reset barrier arms on entry and exit replaced loop detector in exit looked veryworn. Tested gated all functions worked.  DanielG - Daniel Gainza - 1/15/2024 9:25:31 AM - Hailey requested service. The Hawk Valley gate are staying open for a very long time on a regular basis "They reported". Please stress test those gate for a bit and check mecanism in case any evident damaged is visible.)

	<b>Subtotal</b>	\$320.73
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$320.73
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$320.73



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

# Invoice

**RECEIVED**  
2/2/2024

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

Ship To
Sundrift II Entry 10901 Sundrift Dr Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
02/02/2024	14223011224		Net 30	03/03/2024

QTY	Description
1.5	Emergency Service Labor - 1 hour minimum (Andrew Hartman: Sundrift 2 exit gate wasn't closing all the way due to damage to the limit cam assembly. Replaced the limit assembly and made adjustments so the gate would open and close fully. The gates were not meeting at the fully closed position and that was fixed as well. The remotes were still not working and the receiver wasn't doing anything even after a power cycle. Spoke to DKS tech support agent Maz and got a tech ticket for replacement. RMA department said it's still under warranty until February '25. Attached is a picture of the bad receiver with model and S/N.  Tech ticket 73004  Sundrift 1 was closed upon arrival and all devices were working properly. Tested both entries for all devices and tested the kiosks with VSG. Left gates closed and removed the hold open from Sundrift 2 in proptia doors menu.  Please triage sundrift 1 and Sundrift 2 gates. Both are open at this time.)
1	DKA-8040-080

	<b>Subtotal</b>	\$606.95
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$606.95
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$606.95



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

RECEIVED  
2/2/2024

# Invoice

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
02/02/2024	14239012224		Net 30	03/03/2024

QTY	Description
1.75	Service Labor - 1 hour minimum

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



A Security & Technology Company

13745 N. Nebraska Ave

Tampa, FL 33613

# Invoice

RECEIVED  
2/15/2024

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

Ship To
Sundrift II Entry 10901 Sundrift Dr Tampa, FL 33647

Date	Invoice #	P.O. No.	Terms	Due Date
02/15/2024	17802		Net 30	03/16/2024

QTY	Description
1	Viking F1 Clutch and Handle
1	Replacement Clutch Key
3	Service Labor - 1 hour minimum (ErikV - Erik Varno - Jan 3, 2024 1:24 PM Replaced gooseneck and clutch key grabbed from office . Set limits and tested gate works fine. Went and turned barrier arm back on  ErikV - Erik Varno - Jan 3, 2024 8:56 AM Checked swing gate the goose neck is broken so is the clutch key needs replacement. I killed power to unit for now. I installed barrier arm on lift master raised it up and then killed power untill swing gate is fixed see pics  DanielG - Daniel Gainza - 1/2/2024 2:28:57 PM - The exit outbound arm is in the floor. The exit gate is free moving, something is broke there. Please check)

	<b>Subtotal</b>	\$930.72
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$930.72
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$930.72



# Switch and save up to 60% with Spectrum Mobile.

Choose the best plan for your business.

## Option 1

### Spectrum Mobile by the Gig Plan

**\$19<sup>99</sup>/GB**  
per month per line  
with AutoPay

OR

## Option 2

### Spectrum Mobile Unlimited Data Plan

**\$29<sup>99</sup>**  
/mo. per line  
with AutoPay  
for 1 year

RELIABLE NATIONWIDE 5G

Pay only for the data you use each month

RELIABLE NATIONWIDE 5G

Unlimited data, talk, and text

Get One

**FREE UNLIMITED LINE**

for one year\* — over \$350 value!

SCAN HERE  
TO CALL



**CALL 1-888-558-3871**

VISIT [spectrum.com/business](https://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. **MOBILE BY THE GIG:** Per line activation fee applies. Spectrum Internet and Auto Pay required. \$19.99 advanced monthly charge for each line of service per GB. An additional \$19.99 automatically applied if each GB exceeded. After 5 GB per line, you will experience reduced speeds for the rest of the bill cycle. **MOBILE UNLIMITED:** Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Per line activation fee applies. Spectrum Internet and Auto Pay required. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. **Up to 60% Savings** based on single-line comparison of unlimited plans among major nat'l carriers as of 10/2023. Data usage limits vary by carrier. **\*Free mobile offer** is reflected with up to 12 mos. credit on bill statement, limited to one per account. Standard mobile rates apply after 1 yr or if qualifying services are canceled. Per line activation fee applies. Autopay required. Offer cannot be combined with other mobile service promotions. Devices excluded from offer. Tablets not eligible for promotion. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Internet Required. **5G:** To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13M-B  
SA10F014



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 19 02202024 NNNNNNNN 01 995102

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

833712032173697000149971



Account Number:  
Security Code:

KBAR RANCH II CDD  
8337 12 032 1736970



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995102



# Choose the best TV entertainment for your business.

**Option 1**

**Business TV**

**\$29<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**45+ HD CHANNELS**

**OR**

**Option 2**

**TV Premier**

**\$59<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**80+ HD CHANNELS**

Get local broadcast networks such as ABC, CBS, NBC, and FOX and programming such as The Weather Channel, ESPN News, HGTV, and the Food Network

Entertain customers with programming such as Bravo, OWN, USA, and TLC and sports programming such as ESPN, ESPN2, FS1, MLB Network, NFL Network, and more

**SCAN HERE  
TO CALL**



**CALL 1-866-538-6183**

**VISIT [spectrum.com/business](https://spectrum.com/business)**

Limited time offer; subject to change; qualified business customers without any outstanding obligation to Charter. **TV:** Business Internet, Voice, or Connect required. Taxes, fees, surcharges (bdst surcharge up to \$25.75 /mo.) extra and subject to change during and after the term. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13TV-B  
SA10F00D





February 19, 2024  
Invoice Number: 1736970021924  
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](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary

Service from 02/19/24 through 03/18/24  
details on following pages

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Other Charges	0.00
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 03/05/24	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

## 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.

**Switch and save** with Spectrum Mobile. To learn about our different mobile options and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at **1-888-648-4850** today!

**Spectrum Business has a variety** of entertainment packages. To learn about our offerings and which package is best for your business, call **1-866-955-1914** today!



### Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 19 02202024 NNNNNNNN 01 995102

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

February 19, 2024

### KBAR RANCH II CDD

Invoice Number: 1736970021924  
Account Number: 8337 12 032 1736970  
Service At: 10711 MISTFLOWER LN  
TAMPA FL 33647-3667

**Total Due by Auto Pay**

**\$149.97**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032173697000149971



Invoice Number: KBAR RANCH II CDD  
 1736970021924  
 Account Number: 8337 12 032 1736970  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995102

**Charge Details**

Previous Balance		149.97
EFT Payment	02/05	-149.97
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/19/24 will appear on your next bill.

Service from 02/19/24 through 03/18/24

**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
	<b>\$109.98</b>

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

**Spectrum Business™ Voice**

Phone number (813) 536-1076

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

**Other Charges**

Payment Processing	5.00
B Autopay	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$149.97</b>
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

**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](https://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](https://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.

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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)





Invoice Number: 1736970021924  
Account Number: 8337 12 032 1736970  
Security Code:

**KBAR RANCH II CDD**

**Contact Us**

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

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

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995102

**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.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC



Invoice Number: 1736970021924  
Account Number:: 8337 12 032 1736970  
Security Code:

**KBAR RANCH II CDD**



**Contact Us**

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

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

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995102





# Switch and save up to 60% with Spectrum Mobile.

Choose the best plan for your business.

## Option 1

### Spectrum Mobile by the Gig Plan

**\$19<sup>99</sup>/GB**  
per month per line  
with AutoPay

OR

## Option 2

### Spectrum Mobile Unlimited Data Plan

**\$29<sup>99</sup>**  
/mo. per line  
with AutoPay  
for 1 year

RELIABLE NATIONWIDE 5G

Pay only for the data you use each month

RELIABLE NATIONWIDE 5G

Unlimited data, talk, and text

Get One

**FREE UNLIMITED LINE**

for one year\* — over \$350 value!

**CALL 1-855-811-6399**

**VISIT [spectrum.com/business](https://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. **MOBILE BY THE GIG:** Per line activation fee applies. Spectrum Internet and Auto Pay required. \$19.99 advanced monthly charge for each line of service per GB. An additional \$19.99 automatically applied if each GB exceeded. After 5 GB per line, you will experience reduced speeds for the rest of the bill cycle. **MOBILE UNLIMITED:** Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Per line activation fee applies. Spectrum Internet and Auto Pay required. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. **Up to 60% Savings** based on single-line comparison of unlimited plans among major nat'l carriers as of 10/2023. Data usage limits vary by carrier. **\*Free mobile offer** is reflected with up to 12 mos. credit on bill statement, limited to one per account. Standard mobile rates apply after 1 yr or if qualifying services are canceled. Per line activation fee applies. Autopay required. Offer cannot be combined with other mobile service promotions. Devices excluded from offer. Tablets not eligible for promotion. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Internet Required. **5G:** To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13M-A  
SA10F013



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 19 02202024 NNNNNNNN 01 995101

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

833712032173698800149971

Account Number:  
Security Code:

KBAR RANCH II CDD  
8337 12 032 1736988



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995101



# Choose the best TV entertainment for your business.

**Option 1**

**Business TV**

**\$29<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**45+ HD CHANNELS**

**OR**

**Option 2**

**TV Premier**

**\$59<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**80+ HD CHANNELS**

Get local broadcast networks such as ABC, CBS, NBC, and FOX and programming such as The Weather Channel, ESPN News, HGTV, and the Food Network

Entertain customers with programming such as Bravo, OWN, USA, and TLC and sports programming such as ESPN, ESPN2, FS1, MLB Network, NFL Network, and more

**CALL 1-866-720-0902**

**VISIT [spectrum.com/business](https://spectrum.com/business)**

Limited time offer; subject to change; qualified business customers without any outstanding obligation to Charter. **TV:** Business Internet, Voice, or Connect required. Taxes, fees, surcharges (bdst surcharge up to \$25.75 /mo.) extra and subject to change during and after the term. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13TV-A  
SA10F00C







February 19, 2024  
Invoice Number: 1736988021924  
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](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary Service from 02/19/24 through 03/18/24 details on following pages

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Other Charges	0.00
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 03/05/24	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

## 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.

**Switch and save** with Spectrum Mobile. To learn about our different mobile options and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at **1-888-514-6157** today!

**Spectrum Business has a variety** of entertainment packages. To learn about our offerings and which package is best for your business, call **1-866-477-3289** today!



### Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 19 02202024 NNNNNNNN 01 995101

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

February 19, 2024

### KBAR RANCH II CDD

Invoice Number: 1736988021924  
Account Number: 8337 12 032 1736988  
Service At: 10541 K-BAR RANCH PKWY  
BLDG GATE  
TAMPA FL 33647-3669

<b>Total Due by Auto Pay</b>	<b>\$149.97</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032173698800149971

Invoice Number: 1736988021924  
 Account Number: 8337 12 032 1736988  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995101

**Charge Details**

Previous Balance		149.97
EFT Payment	02/05	-149.97
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/19/24 will appear on your next bill.

Service from 02/19/24 through 03/18/24

**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
	<b>\$109.98</b>

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

**Spectrum Business™ Voice**

Phone number (813) 536-1073

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

**Other Charges**

Payment Processing	5.00
B Autopay	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$149.97</b>
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

**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](https://spectrum.net/taxesandfees) for more information.

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**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://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.

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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)





Invoice Number: 1736988021924  
Account Number: 8337 12 032 1736988  
Security Code:

**KBAR RANCH II CDD**

**Contact Us**

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

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

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995101

**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.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC





**KBAR RANCH II CDD**

Invoice Number: 1736988021924  
Account Number:: 8337 12 032 1736988  
Security Code:



**Contact Us**

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

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

8633 2390 NO RP 19 02202024 NNNNNNNN 01 995101





# Switch and save up to 60% with Spectrum Mobile.

Choose the best plan for your business.

## Option 1

### Spectrum Mobile by the Gig Plan

**\$19<sup>99</sup>/GB**  
per month per line  
with AutoPay

OR

## Option 2

### Spectrum Mobile Unlimited Data Plan

**\$29<sup>99</sup>**  
/mo. per line  
with AutoPay  
for 1 year

RELIABLE NATIONWIDE 5G

Pay only for the data you use each month

RELIABLE NATIONWIDE 5G

Unlimited data, talk, and text

Get One

**FREE UNLIMITED LINE**

for one year\* — over \$350 value!

**CALL 1-855-811-6399**

**VISIT [spectrum.com/business](https://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. **MOBILE BY THE GIG:** Per line activation fee applies. Spectrum Internet and Auto Pay required. \$19.99 advanced monthly charge for each line of service per GB. An additional \$19.99 automatically applied if each GB exceeded. After 5 GB per line, you will experience reduced speeds for the rest of the bill cycle. **MOBILE UNLIMITED:** Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Per line activation fee applies. Spectrum Internet and Auto Pay required. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. **Up to 60% Savings** based on single-line comparison of unlimited plans among major nat'l carriers as of 10/2023. Data usage limits vary by carrier. **\*Free mobile offer** is reflected with up to 12 mos. credit on bill statement, limited to one per account. Standard mobile rates apply after 1 yr or if qualifying services are canceled. Per line activation fee applies. Autopay required. Offer cannot be combined with other mobile service promotions. Devices excluded from offer. Tablets not eligible for promotion. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Internet Required. **5G:** To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13M-A  
SA10F013



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 12 02132024 NNNNNNNN 01 994865

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

833712032173699600149971

Account Number:  
Security Code:

KBAR RANCH II CDD  
8337 12 032 1736996



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 12 02132024 NNNNNNNN 01 994865



# Choose the best TV entertainment for your business.



**Option 1**

**Business TV**

**\$29<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**45+ HD CHANNELS**

**OR**

**Option 2**

**TV Premier**

**\$59<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**80+ HD CHANNELS**

Get local broadcast networks such as ABC, CBS, NBC, and FOX and programming such as The Weather Channel, ESPN News, HGTV, and the Food Network

Entertain customers with programming such as Bravo, OWN, USA, and TLC and sports programming such as ESPN, ESPN2, FS1, MLB Network, NFL Network, and more

**CALL 1-866-720-0902**

**VISIT [spectrum.com/business](https://spectrum.com/business)**

Limited time offer; subject to change; qualified business customers without any outstanding obligation to Charter. **TV:** Business Internet, Voice, or Connect required. Taxes, fees, surcharges (bdst surcharge up to \$25.75 /mo.) extra and subject to change during and after the term. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13TV-A  
SA10F00C



February 12, 2024  
Invoice Number: 1736996021224  
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](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary

Service from 02/12/24 through 03/11/24  
details on following pages

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 02/29/24	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

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

### IMPORTANT BILLING UPDATE

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Payment Processing Charge of \$5.00 per month will be added\*

\*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

**Switch and save** with Spectrum Mobile. To learn about our different mobile options and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at **1-888-514-6157** today!

**Spectrum Business has a variety** of entertainment packages. To learn about our offerings and which package is best for your business, call **1-866-477-3289** today!

### Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 12 02132024 NNNNNNNN 01 994865

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

February 12, 2024

### KBAR RANCH II CDD

Invoice Number: 1736996021224  
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: 1736996021224  
 Account Number: 8337 12 032 1736996  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 12 02132024 NNNNNNNN 01 994865

**Charge Details**

Previous Balance		149.97
EFT Payment	01/29	-149.97
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/12/24 will appear on your next bill.

Service from 02/12/24 through 03/11/24

**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
	<b>\$109.98</b>

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

**Spectrum Business™ Voice**

Phone number (813) 536-1058

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://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](https://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](https://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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)



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





Invoice Number: 1736996021224  
Account Number: 8337 12 032 1736996  
Security Code:

[KBAR RANCH II CDD](#)

**Contact Us**

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

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

8633 2390 NO RP 12 02132024 NNNNNNNN 01 994865

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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



**KBAR RANCH II CDD**

Invoice Number: 1736996021224  
Account Number:: 8337 12 032 1736996  
Security Code:



**Contact Us**

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

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

8633 2390 NO RP 12 02132024 NNNNNNNN 01 994865





January 29, 2024  
Invoice Number: 1744362012924  
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](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary

Service from 01/29/24 through 02/28/24  
details on following pages

Previous Balance	149.97
Payments Received -Thank You!	-149.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
YOUR AUTO PAY WILL BE PROCESSED 02/16/24	
<b>Total Due by Auto Pay</b>	<b>\$149.97</b>

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

### IMPORTANT BILLING UPDATE

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Payment Processing Charge of \$5.00 per month will be added\*

\*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

**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  
8633 2390 NO RP 29 01302024 NNNNNNNN 01 996155

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

January 29, 2024

### Envera KBar Ranch II CDD

Invoice Number: 1744362012924  
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: 1744362012924  
 Account Number: 8337 12 032 1744362  
 Security Code:

Envera KBar Ranch II CDD

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 29 01302024 NNNNNNNN 01 996155

## Charge Details

Previous Balance		149.97
EFT Payment	01/16	-149.97
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/29/24 will appear on your next bill.

Service from 01/29/24 through 02/28/24

## 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
	<b>\$109.98</b>

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

## Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://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](https://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](https://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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)





Invoice Number: 1744362012924  
Account Number: 8337 12 032 1744362  
Security Code:

[Envera KBar Ranch II CDD](#)

**Contact Us**

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

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

8633 2390 NO RP 29 01302024 NNNNNNNN 01 996155

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

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

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC



Account Number:  
Security Code:

Envera KBar Ranch II CDD  
8337 12 032 1744362

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 NO RP 29 01302024 NNNNNNNN 01 996155



# MADE FOR VALUE



**Buy 1 Mobile  
Line Get  
1 FREE  
for 1 year\***

**SPECTRUM MOBILE  
UNLIMITED DATA PLAN**

**\$29<sup>99</sup>** /mo. per line  
with Internet\*

**NO CONTRACTS**

- ☒ Reliable nationwide 5G<sup>+</sup>
- ☒ Unlimited data, talk, and text
- ☒ No contracts

**CALL 1-855-743-9224****VISIT [spectrum.com/business](https://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.

February 21, 2024  
Invoice Number: 1752167022124  
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](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary** *Service from 02/21/24 through 03/20/24  
details on following pages*

Previous Balance	289.95
Payments Received -Thank You!	-289.95
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Spectrum Business™ Voice	119.97
Other Charges	0.00
Current Charges	\$289.95
<i>YOUR AUTO PAY WILL BE PROCESSED 03/07/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$289.95</b>

**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  
8633 2390 NO RP 21 02222024 NNNNNNNN 01 996197

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

February 21, 2024

**K BAR RANCH II AMENITY**

Invoice Number: 1752167022124  
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: 1752167022124  
 Account Number: 8337 12 032 1752167  
 Security Code:

K BAR RANCH II AMENITY

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 NO RP 21 02222024 NNNNNNNN 01 996197

**Charge Details**

Previous Balance		289.95
EFT Payment	02/07	-289.95
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/21/24 will appear on your next bill.

Service from 02/21/24 through 03/20/24

**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
	<b>\$169.98</b>

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

Spectrum Business Voice	39.99
	<b>\$39.99</b>

**Phone number (813) 388-9713**

Spectrum Business Voice	39.99
	<b>\$39.99</b>

**Phone number (813) 388-9728**

Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

Spectrum Business™ Voice Total **\$119.97****Other Charges**

Payment Processing	5.00
B Autopay	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**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](https://spectrum.net/taxesandfees) for more information.

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**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

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**Authorization to Convert your Check to an Electronic Funds**

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

**The following taxes, fees and surcharges are included in the price of the applicable service** - . FEES AND CHARGES: E911 Fee \$1.20, Federal USF \$7.08, Florida CST \$13.87, Sales Tax \$0.11, TRS Surcharge \$0.27.

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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)For questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1752167022124  
Account Number: 8337 12 032 1752167  
Security Code:

K BAR RANCH II AMENITY

**Contact Us**

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

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

8633 2390 NO RP 21 02222024 NNNNNNNN 01 996197

**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.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC



Invoice Number:  
Account Number::  
Security Code:

**K BAR RANCH II AMENITY**  
1752167022124  
8337 12 032 1752167



**Contact Us**

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

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

8633 2390 NO RP 21 02222024 NNNNNNNN 01 996197



February 1, 2024  
Invoice Number: 1754981020124  
Account Number: **8337 12 032 1754981**  
Security Code:  
Service At: 10528 MISTFLOWER LN  
TAMPA FL 33647-3544

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary** *Service from 02/01/24 through 02/29/24  
details on following pages*

Previous Balance	169.98
Payments Received -Thank You!	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
<i>YOUR AUTO PAY WILL BE PROCESSED 02/18/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$169.98</b>

**NEWS AND INFORMATION****IMPORTANT BILLING UPDATE**

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Payment Processing Charge of \$5.00 per month will be added\*

\*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

**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  
8633 2390 NO RP 01 02022024 NNNNNNNN 01 992771

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

February 1, 2024

**K-BAR RANCH 2 GATE**

Invoice Number: 1754981020124  
Account Number: 8337 12 032 1754981  
Service At: 10528 MISTFLOWER LN  
TAMPA FL 33647-3544

<b>Total Due by Auto Pay</b>	<b>\$169.98</b>
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CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032175498100169987



Invoice Number: 1754981020124  
 Account Number: 8337 12 032 1754981  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 01 02022024 NNNNNNNN 01 992771

**Charge Details**

Previous Balance		169.98
EFT Payment	01/18	-169.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/01/24 will appear on your next bill.

Service from 02/01/24 through 02/29/24

**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
	<b>\$169.98</b>

**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](https://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](https://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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)



February 10, 2024  
Invoice Number: 1758297021024  
Account Number: **8337 12 032 1758297**  
Security Code: **3501**  
Service At: 10821 MISTFLOWER LN  
TAMPA FL 33647-3667

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary**

Service from 02/10/24 through 03/09/24  
details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
YOUR AUTO PAY WILL BE PROCESSED 02/27/24	
<b>Total Due by Auto Pay</b>	<b>\$169.98</b>

**NEWS AND INFORMATION****IMPORTANT BILLING UPDATE**

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- Payment Processing Charge of \$5.00 per month will be added\*

\*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

**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  
8633 2390 NO RP 10 02112024 NNNNNNNN 01 998532

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

February 10, 2024

**K BAR RANCH II CDD-GATE**

Invoice Number: 1758297021024  
Account Number: 8337 12 032 1758297  
Service At: 10821 MISTFLOWER LN  
TAMPA FL 33647-3667

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

**833712032175829700169987**



Invoice Number: 1758297021024  
Account Number: 8337 12 032 1758297  
Security Code: 3501

K BAR RANCH II CDD-GATE

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 10 02112024 NNNNNNNN 01 998532

**Charge Details**

Previous Balance		169.98
EFT Payment	01/27	-169.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/10/24 will appear on your next bill.

Service from 02/10/24 through 03/09/24

**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
	<b>\$169.98</b>

**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](https://spectrum.net/taxesandfees) for more information.

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Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)



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





# Choose the best TV entertainment for your business.

## Option 1

### Business TV

**\$29<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**45+ HD CHANNELS**

Get local broadcast networks such as ABC, CBS, NBC, and FOX and programming such as The Weather Channel, ESPN News, and the Food Network

## Option 2

### Entertainment TV

**\$49<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**80+ HD CHANNELS**

All the Business TV channels plus sports programming such as ESPN, ESPN2, FS1, MLB Network, NFL Network, and more

**EXCLUSIVE OFFER FOR BAR AND RESTAURANT OWNERS**

**CALL 1-866-285-2389**

**VISIT [spectrum.com/business](https://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. **TV:** Bar and Restaurant customers only. Prices subject to change. Taxes, fees, surcharges (bdest surcharge up to \$25.75 /mo.) extra and subject to change during and after the term; additional services are extra. Channel availability based on level of service and not all channels available in all areas. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13BR  
SA10F010



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 17 02182024 NNNNNNNN 01 996719

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

833712032177981400084988

Invoice Number:  
Account Number::  
Security Code:

[K Bar Ranch Cdd 2 Eagle Creek](#)  
1779814021724  
8337 12 032 1779814



**Contact Us**

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

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

8633 2390 NO RP 17 02182024 NNNNNNNN 01 996719





February 17, 2024

Invoice Number: 1779814021724

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](https://SpectrumBusiness.net)

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

## NEWS AND INFORMATION

Give your customers the sports and entertainment they deserve! Choose the best entertainment package for your business and call **1-866-576-5066** to speak with a Spectrum Business specialist today!

### Summary

Service from 02/17/24 through 03/16/24  
details on following pages

Previous Balance	84.98
Payments Received -Thank You!	-84.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	84.98
Other Charges	0.00
Current Charges	\$84.98
YOUR AUTO PAY WILL BE PROCESSED 03/04/24	
<b>Total Due by Auto Pay</b>	<b>\$84.98</b>

#### 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  
8633 2390 NO RP 17 02182024 NNNNNNNN 01 996719

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

February 17, 2024

**K BAR RANCH CDD 2 EAGLE CREEK**

Invoice Number: 1779814021724

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: 1779814021724  
Account Number: 8337 12 032 1779814  
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 17 02182024 NNNNNNNN 01 996719

**Charge Details**

Previous Balance		84.98
EFT Payment	02/04	-84.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/17/24 will appear on your next bill.

Service from 02/17/24 through 03/16/24

**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
	<b>\$84.98</b>

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

Payment Processing	5.00
B Autopay	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$84.98****Total Due by Auto Pay** **\$84.98****Billing Information**

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January 22, 2024  
Invoice Number: 2736809012224  
Account Number: **8337 12 030 2736809**  
Security Code:  
Service At: 19292 MOSSY PINE DR  
TAMPA FL 33647

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary**

Service from 01/22/24 through 02/21/24  
details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Current Charges	\$169.98
YOUR AUTO PAY WILL BE PROCESSED 02/08/24	
<b>Total Due by Auto Pay</b>	<b>\$169.98</b>

**NEWS AND INFORMATION****IMPORTANT BILLING UPDATE**

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 22 01232024 NNNNNNNN 01 998585

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

January 22, 2024

**K-BAR RANCH II - MOSSY PINE-GATE**

Invoice Number: 2736809012224  
Account Number: 8337 12 030 2736809  
Service At: 19292 MOSSY PINE DR  
TAMPA FL 33647

<b>Total Due by Auto Pay</b>	<b>\$169.98</b>
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CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712030273680900169987





Invoice Number: 2736809012224  
 Account Number: 8337 12 030 2736809  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 22 01232024 NNNNNNNN 01 998585

**Charge Details**

Previous Balance		169.98
EFT Payment	01/08	-169.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/22/24 will appear on your next bill.

Service from 01/22/24 through 02/21/24

**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
	<b>\$169.98</b>

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

**Current Charges** **\$169.98**

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

**Billing Information**

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



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**.





# Stay connected with the best communications solution for your business.

## Option 1

### Spectrum Business Connect

**\$19<sup>99</sup>**  
/mo. with  
AutoPay for  
2 years when  
bundled. 2+  
users req'd.

CALL | MESSAGE | VIDEO

**Stay connected** with the all-in-one cloud based communications app that enables seamless connectivity across all your devices

## Option 2

### Spectrum Business Voice

**\$29<sup>99</sup>**  
/mo. per line  
with AutoPay  
for 1 year  
when bundled

35+ FREE CALLING FEATURES

**Unlimited** local and long distance calling with additional features such as call forwarding, voicemail to email, simultaneous ring, and more

GET ONE

**FREE MOBILE UNLIMITED LINE**

for one year\* — over \$350 value!

SCAN HERE  
TO CALL



**CALL 1-855-840-3305**  
**VISIT [spectrum.com/business](https://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. **BUSINESS CONNECT:** Offer requires purchase of Business Internet. Not compatible with all desk phones. **VOICE:** Offer requires purchase of Business Internet. Includes unlimited long-distance calling to U.S., Puerto Rico and Canada. **\*Free mobile offer** is reflected with up to 12 mos. credit on bill statement, limited to one per account. Standard mobile rates apply after 1 yr or if qualifying services are canceled. Per line activation fee applies. Autopay required. Offer cannot be combined with other mobile service promotions. Free Unlimited line must be ordered at same time as Business Connect or Business Voice purchase and cannot be applied to existing lines on customer account. Devices excluded from offer. Tablets not eligible for promotion. Reduced speeds after 30 GB of usage per month 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. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2024 Charter Communications, Inc.

BAP-13CM-B  
SA10F012



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 10 02112024 NNNNNNNN 01 996571

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

833712030275655900077982

Account Number:  
Security Code:

NCH II CDD  
030 2756559



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 10 02112024 NNNNNNNN 01 996571



# Choose the best TV entertainment for your business.



**Option 1**

**Business TV**

**\$29<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**45+ HD CHANNELS**

**OR**

**Option 2**

**TV Premier**

**\$59<sup>99</sup>**  
/mo. with  
AutoPay for  
1 year when  
bundled

**80+ HD CHANNELS**

Get local broadcast networks such as ABC, CBS, NBC, and FOX and programming such as The Weather Channel, ESPN News, HGTV, and the Food Network

Entertain customers with programming such as Bravo, OWN, USA, and TLC and sports programming such as ESPN, ESPN2, FS1, MLB Network, NFL Network, and more

**SCAN HERE  
TO CALL**



**CALL 1-877-509-7273**  
**VISIT [spectrum.com/business](https://spectrum.com/business)**

Limited time offer; subject to change; qualified business customers without any outstanding obligation to Charter. **TV:** Business Internet, Voice, or Connect required. Taxes, fees, surcharges (bdcast surcharge up to \$25.75 /mo.) extra and subject to change during and after the term. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in AutoPay. 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. ©2024 Charter Communications, Inc.

BAP-13TV-B  
SA10F00B

February 10, 2024  
Invoice Number: 2756559021024  
Account Number: **8337 12 030 2756559**  
Security Code: **6583**  
Service At: 10841 MISTFLOWER LN  
TAMPA FL 33647

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary** *Service from 02/10/24 through 03/09/24  
details on following pages*

Previous Balance	77.98
Payments Received -Thank You!	-77.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	77.98
Current Charges	\$77.98
<i>YOUR AUTO PAY WILL BE PROCESSED 02/27/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$77.98</b>

**NEWS AND INFORMATION****IMPORTANT BILLING UPDATE**

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Spectrum Business WiFi will increase by \$2.01 per month
- Payment Processing Charge of \$5.00 per month will be added\*

\*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

**Stay connected with the best communications solution** for your business. To learn about our different voice offerings and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at **1-855-809-4028** today!

**Spectrum Business has a variety** of entertainment packages. To learn about our offerings and which package is best for your business, call **1-877-516-7478** today!

**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 10 02112024 NNNNNNNN 01 996571

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

February 10, 2024

**KBAR RANCH II CDD**

Invoice Number: 2756559021024  
Account Number: 8337 12 030 2756559  
Service At: 10841 MISTFLOWER LN  
TAMPA FL 33647

<b>Total Due by Auto Pay</b>	<b>\$77.98</b>
------------------------------	----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712030275655900077982



Invoice Number: 2756559021024  
Account Number: 8337 12 030 2756559  
Security Code: 6583

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 10 02112024 NNNNNNNN 01 996571

**Charge Details**

Previous Balance		77.98
EFT Payment	01/27	-77.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/10/24 will appear on your next bill.

Service from 02/10/24 through 03/09/24

**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
	<b>\$77.98</b>

**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](https://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](https://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: 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**.







February 22, 2024  
Invoice Number: 2736809022224  
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](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

### Summary Service from 02/22/24 through 03/21/24 details on following pages

Previous Balance	169.98
Payments Received -Thank You!	-169.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	169.98
Other Charges	0.00
Current Charges	\$169.98
<i>YOUR AUTO PAY WILL BE PROCESSED 03/08/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$169.98</b>



### 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  
8633 2390 NO RP 22 02232024 NNNNNNNN 01 998683

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

February 22, 2024

### K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809022224  
Account Number: 8337 12 030 2736809  
Service At: 19292 MOSSY PINE DR  
TAMPA FL 33647

<b>Total Due by Auto Pay</b>	<b>\$169.98</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712030273680900169987



Invoice Number: 2736809022224  
Account Number: 8337 12 030 2736809  
Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 22 02232024 NNNNNNNN 01 998683

**Charge Details**

Previous Balance		169.98
EFT Payment	02/08	-169.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/22/24 will appear on your next bill.

Service from 02/22/24 through 03/21/24

**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
	<b>\$169.98</b>

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

**Other Charges**

Payment Processing	5.00
B Autopay	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**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](https://spectrum.net/taxesandfees) for more information.

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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**.



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
2/3/2024	10046

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

RECEIVED  
2/5/2024

P.O. No.	Terms	Project
Feb 2024	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  
2/9/2024

Invoice

Date	Invoice #
1/1/2024	9969

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

P.O. No.	Terms	Project
Jan 2024	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**  
2/13/2024

# INVOICE

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

Date	Invoice #
2/1/2024	06619
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
3/2/2024	

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.			<b>Total:</b> \$1,525.00	

**Balance Due** \$1,525.00

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



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

Statement Date: February 20, 2024

Amount Due: \$1,761.11

Due Date: March 12, 2024

Account #: 221008392039

## Account Summary

Current Service Period: January 17, 2024 - February 14, 2024

Previous Amount Due	\$1,761.11
Payment(s) Received Since Last Statement	-\$1,761.11

Current Month's Charges	\$1,761.11
-------------------------	------------

Amount Due by March 12, 2024 \$1,761.11

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



Scan here to view  
your account online.

An audit you can  
look forward to.

Schedule a FREE energy audit and  
one of our certified auditors will  
identify ways you can save energy  
and money.

TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008392039

Due Date: March 12, 2024



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,761.11

Payment Amount: \$ \_\_\_\_\_

668667915317

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.

6686679153172210083920390000001761114



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

**Account #: 221008392039**  
**Statement Date: February 20, 2024**  
**Charges Due: March 12, 2024**

**Service Period:** Jan 17, 2024 - Feb 14, 2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	779 kWh @ \$0.03406/kWh	\$26.53
Fixture & Maintenance Charge	41 Fixtures	\$681.01
Lighting Pole / Wire	41 Poles	\$875.76
Lighting Fuel Charge	779 kWh @ \$0.03806/kWh	\$29.65
Storm Protection Charge	779 kWh @ \$0.03877/kWh	\$30.20
Clean Energy Transition Mechanism	779 kWh @ \$0.00036/kWh	\$0.28
Storm Surcharge	779 kWh @ \$0.00074/kWh	\$0.58
Florida Gross Receipt Tax		\$2.24
Franchise Fee		\$107.83
Municipal Public Service Tax		\$7.03

**Lighting Charges** **\$1,761.11**

**Total Current Month's Charges**

**\$1,761.11**

## 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.

### We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

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](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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](https://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](https://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  
10841 MISTFLOWER LN, GATE  
TAMPA, FL 33647

Statement Date: February 19, 2024

Amount Due: \$68.01

Due Date: March 11, 2024

Account #: 211025392658

## Account Summary

Current Service Period: January 13, 2024 - February 13, 2024

Previous Amount Due	\$61.76
Payment(s) Received Since Last Statement	-\$61.76
<b>Current Month's Charges</b>	<b>\$68.01</b>

**Amount Due by March 11, 2024 \$68.01**

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 **33.33% higher** than the same period last year.

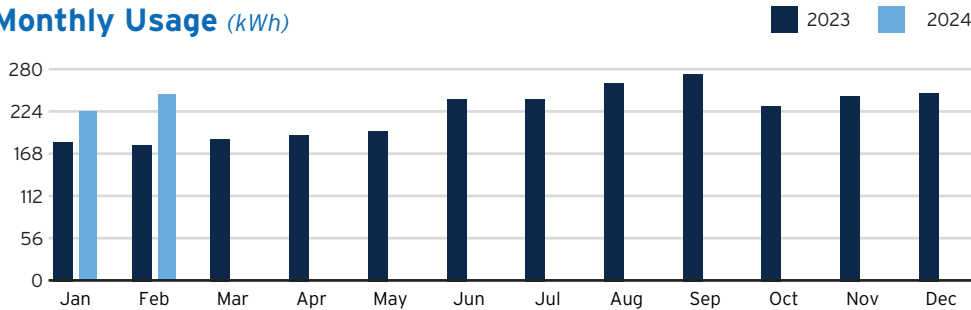


Your average daily kWh used was **14.29% higher** than it was in your previous period.



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](https://TECOaccount.com)

## An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

Account #: 211025392658

Due Date: March 11, 2024



## Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$68.01

Payment Amount: \$ \_\_\_\_\_

622989105991

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.

6229891059912110253926580000000068014



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

**Account #:** 211025392658  
**Statement Date:** February 19, 2024  
**Charges Due:** March 11, 2024

### Meter Read

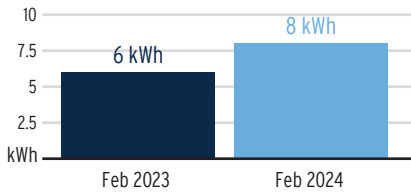
**Service Period:** Jan 13, 2024 - Feb 13, 2024      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	02/13/2024	3,449		3,202		247 kWh	1	32 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	247 kWh @ \$0.08192/kWh	\$20.23
Fuel Charge	247 kWh @ \$0.03843/kWh	\$9.49
Storm Protection Charge	247 kWh @ \$0.00775/kWh	\$1.91
Clean Energy Transition Mechanism	247 kWh @ \$0.00427/kWh	\$1.05
Storm Surcharge	247 kWh @ \$0.00225/kWh	\$0.56
Florida Gross Receipt Tax		\$1.47
<b>Electric Service Cost</b>		<b>\$58.71</b>
Franchise Fee		\$3.85
Municipal Public Service Tax		\$5.45
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$68.01</b>

### Avg kWh Used Per Day



### Important Messages

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**Total Current Month's Charges \$68.01**

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

### Ways To Pay Your Bill

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**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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

**Phone**  
Toll Free: **866-689-6469**

### Contact Us

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

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

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

**Account #: 211025392658**  
**Statement Date: February 19, 2024**  
**Charges Due: March 11, 2024**

**We continue to add more solar to our fuel mix**

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 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: February 19, 2024

Amount Due: \$96.55

Due Date: March 11, 2024

Account #: 211025490809

## Account Summary

Current Service Period: January 13, 2024 - February 13, 2024

Previous Amount Due	\$92.22
Payment(s) Received Since Last Statement	-\$92.22
<b>Current Month's Charges</b>	<b>\$96.55</b>

**Amount Due by March 11, 2024 \$96.55**

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 **116.67% higher** than the same period last year.

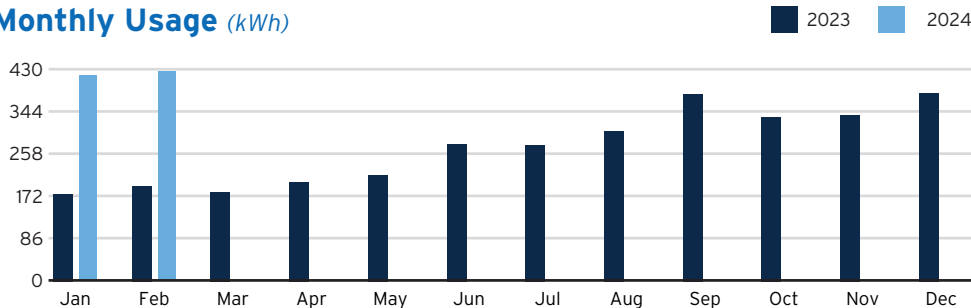


Your average daily kWh used was **0% higher** than it was in your previous period.



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](https://TECOaccount.com)

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Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

Account #: 211025490809

Due Date: March 11, 2024



**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://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$96.55

Payment Amount: \$ \_\_\_\_\_

622989105992

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.

6229891059922110254908090000000096559





**Service For:**  
10611 KBAR RANCH PKWY  
TAMPA, FL 33647

**Account #:** 211025490809  
**Statement Date:** February 19, 2024  
**Charges Due:** March 11, 2024

## Meter Read

**Service Period:** Jan 13, 2024 - Feb 13, 2024

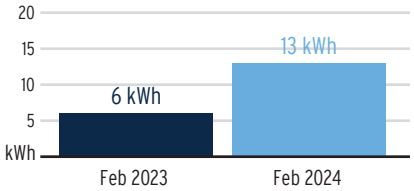
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	02/13/2024	5,281		4,854		427 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00	
Energy Charge	427 kWh @ \$0.08192/kWh	\$34.98	
Fuel Charge	427 kWh @ \$0.03843/kWh	\$16.41	
Storm Protection Charge	427 kWh @ \$0.00775/kWh	\$3.31	
Clean Energy Transition Mechanism	427 kWh @ \$0.00427/kWh	\$1.82	
Storm Surcharge	427 kWh @ \$0.00225/kWh	\$0.96	
Florida Gross Receipt Tax		\$2.09	
<b>Electric Service Cost</b>		<b>\$83.57</b>	
Franchise Fee		\$5.47	
Municipal Public Service Tax		\$7.51	
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$96.55</b>	

## 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**

**\$96.55**

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

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### In-Person

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

Toll Free:  
**866-689-6469**

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

## Contact Us

### Online:

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### 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: February 19, 2024**  
**Charges Due: March 11, 2024**

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

Statement Date: February 19, 2024

Amount Due: \$45.60

Due Date: March 11, 2024

Account #: 221005600376

## Account Summary

Current Service Period: January 13, 2024 - February 13, 2024

Previous Amount Due	\$61.26
Payment(s) Received Since Last Statement	-\$61.26
<b>Current Month's Charges</b>	<b>\$45.60</b>

**Amount Due by March 11, 2024 \$45.60**

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

## Your Energy Insight



Your average daily kWh used was **42.86% lower** than the same period last year.

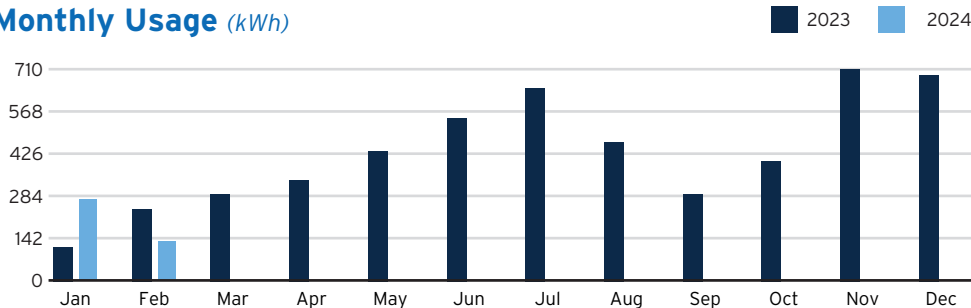


Your average daily kWh used was **55.56% lower** than it was in your previous period.



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](https://TECOaccount.com)



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

Account #: 221005600376

Due Date: March 11, 2024



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$45.60

Payment Amount: \$ \_\_\_\_\_

666198783803

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.

6661987838032210056003760000000045606



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

**Account #:** 221005600376  
**Statement Date:** February 19, 2024  
**Charges Due:** March 11, 2024

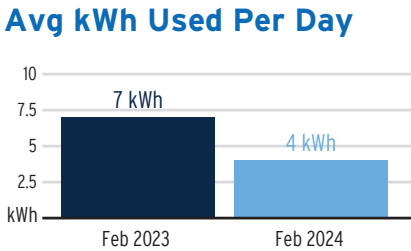
### Meter Read

**Meter Location:** WELL  
**Service Period:** Jan 13, 2024 - Feb 13, 2024  
**Rate Schedule:** Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	02/13/2024	8,523		8,392		131 kWh	1	32 Days

### Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.71000	\$22.72
	Energy Charge	131 kWh @ \$0.07016/kWh	\$9.19
	Fuel Charge	131 kWh @ \$0.03536/kWh	\$4.63
	Storm Protection Charge	131 kWh @ \$0.00658/kWh	\$0.86
	Clean Energy Transition Mechanism	131 kWh @ \$0.00430/kWh	\$0.56
	Storm Surcharge	131 kWh @ \$0.00219/kWh	\$0.29
	Florida Gross Receipt Tax		\$0.98
	<b>Electric Service Cost</b>		<b>\$39.23</b>
	Franchise Fee		\$2.57
	Municipal Public Service Tax		\$3.80
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$45.60</b>



### Important Messages

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**Total Current Month's Charges** **\$45.60**

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**  
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**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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

**Phone**  
Toll Free: **866-689-6469**

### Contact Us

**Online:**  
[TampaElectric.com](https://www.tampaelectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)  
**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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

**Account #: 221005600376**  
**Statement Date: February 19, 2024**  
**Charges Due: March 11, 2024**

**We continue to add more solar to our fuel mix**

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 20, 2024

Amount Due: \$67.53

Due Date: March 12, 2024

Account #: 221008498422

## Account Summary

Current Service Period: January 17, 2024 - February 14, 2024

Previous Amount Due	\$70.17
Payment(s) Received Since Last Statement	-\$70.17
Miscellaneous Credits	-\$0.16
Credit balance after payments and credits	-\$0.16
<b>Current Month's Charges</b>	<b>\$67.69</b>

**Amount Due by March 12, 2024 \$67.53**

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 **8900% higher** than the same period last year.

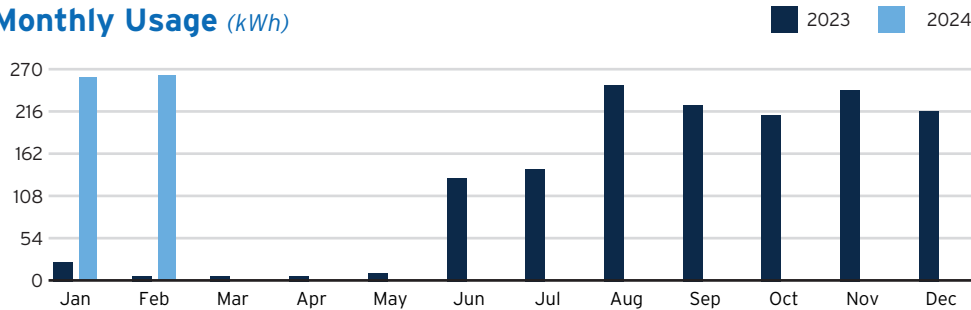


Your average daily kWh used was **12.5% higher** than it was in your previous period.



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](https://TECOaccount.com)

## An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

Account #: 221008498422

Due Date: March 12, 2024



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$67.53

Payment Amount: \$ \_\_\_\_\_

668667915318

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.

6686679153182210084984220000000067538



**Service For:**  
19301 EAGLE CREEK LN  
TAMPA, FL 33647

**Account #:** 221008498422  
**Statement Date:** February 20, 2024  
**Charges Due:** March 12, 2024

## Meter Read

**Meter Location:** ENTRY SIGN & GATE

**Service Period:** Jan 17, 2024 - Feb 14, 2024

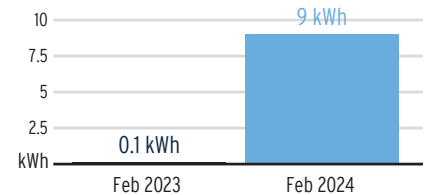
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	02/14/2024	3,198		2,936		262 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	262 kWh @ \$0.08192/kWh	\$21.46
	Fuel Charge	262 kWh @ \$0.03843/kWh	\$10.07
	Storm Protection Charge	262 kWh @ \$0.00775/kWh	\$2.03
	Clean Energy Transition Mechanism	262 kWh @ \$0.00427/kWh	\$1.12
	Storm Surcharge	262 kWh @ \$0.00225/kWh	\$0.59
	Florida Gross Receipt Tax		\$1.46
	<b>Electric Service Cost</b>		<b>\$58.48</b>
	Franchise Fee		\$3.83
	Municipal Public Service Tax		\$5.38
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$67.69</b>

## Avg kWh Used Per Day



## Important Messages

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**Change in Deposit Interest.** This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

## Total Current Month's Charges

**\$67.69**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$0.16
	<b>Total Current Month's Credits</b>	<b>-\$0.16</b>

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## Ways To Pay Your Bill



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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

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**Residential Customer Care:**

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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:**

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**Service For:**  
19301 EAGLE CREEK LN  
TAMPA, FL 33647

**Account #: 221008498422**  
**Statement Date: February 20, 2024**  
**Charges Due: March 12, 2024**

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

Statement Date: February 20, 2024

Amount Due: \$2,276.55

Due Date: March 12, 2024

Account #: 221008728984

## Account Summary

Current Service Period: January 17, 2024 - February 14, 2024

Previous Amount Due \$2,276.55

Payment(s) Received Since Last Statement -\$2,276.55

Current Month's Charges \$2,276.55

**Amount Due by March 12, 2024 \$2,276.55**

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



Scan here to view  
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**An audit you can  
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TampaElectric.com/BizSave

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



Account #: 221008728984

Due Date: March 12, 2024



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,276.55

Payment Amount: \$ \_\_\_\_\_

668667915319

K BAR RANCH II CDD  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

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.

6686679153192210087289840000002276557



**Service For:**  
K BAR RANCH PARCEL G  
TAMPA, FL 33647

**Account #:** 221008728984  
**Statement Date:** February 20, 2024  
**Charges Due:** March 12, 2024

**Service Period:** Jan 17, 2024 - Feb 14, 2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	1007 kWh @ \$0.03406/kWh	\$34.30
Fixture & Maintenance Charge	53 Fixtures	\$880.33
Lighting Pole / Wire	53 Poles	\$1132.08
Lighting Fuel Charge	1007 kWh @ \$0.03806/kWh	\$38.33
Storm Protection Charge	1007 kWh @ \$0.03877/kWh	\$39.04
Clean Energy Transition Mechanism	1007 kWh @ \$0.00036/kWh	\$0.36
Storm Surcharge	1007 kWh @ \$0.00074/kWh	\$0.75
Florida Gross Receipt Tax		\$2.89
Franchise Fee		\$139.39
Municipal Public Service Tax		\$9.08

#### Lighting Charges

**\$2,276.55**

**Total Current Month's Charges**

**\$2,276.55**

## Important Messages

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### Phone

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**866-689-6469**

### All Other

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

## Contact Us

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888-223-0800 (All Other Counties)

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813-275-3909

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

Statement Date: February 19, 2024

Amount Due: \$42.81

Due Date: March 11, 2024

Account #: 221008777825

## Account Summary

Current Service Period: January 13, 2024 - February 13, 2024

Previous Amount Due	\$41.29
Payment(s) Received Since Last Statement	-\$41.29
<b>Current Month's Charges</b>	<b>\$42.81</b>

**Amount Due by March 11, 2024 \$42.81**

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 **25% lower** than the same period last year.

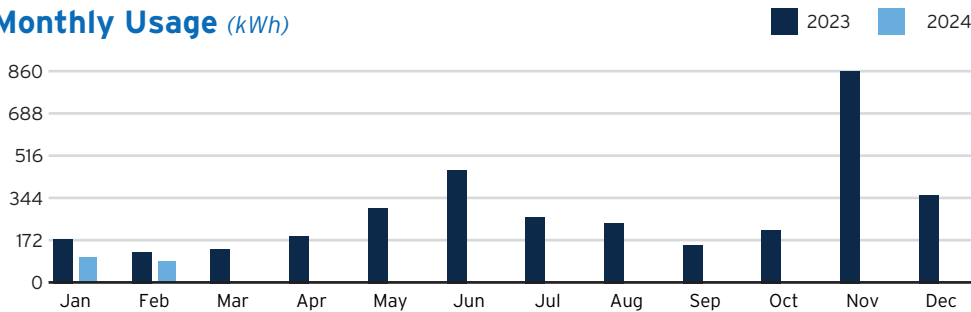


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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## An audit you can look forward to.

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

Account #: 221008777825

Due Date: March 11, 2024



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$42.81

Payment Amount: \$ \_\_\_\_\_

650149531067

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.

6501495310672210087778250000000042814



**Service For:**  
10580 KBAR RANCH PKWY  
TAMPA, FL 33647

**Account #:** 221008777825  
**Statement Date:** February 19, 2024  
**Charges Due:** March 11, 2024

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Jan 13, 2024 - Feb 13, 2024

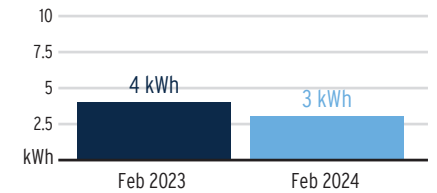
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	02/13/2024	6,565		6,477		88 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	88 kWh @ \$0.08192/kWh		\$7.21
Fuel Charge	88 kWh @ \$0.03843/kWh		\$3.38
Storm Protection Charge	88 kWh @ \$0.00775/kWh		\$0.68
Clean Energy Transition Mechanism	88 kWh @ \$0.00427/kWh		\$0.38
Storm Surcharge	88 kWh @ \$0.00225/kWh		\$0.20
Florida Gross Receipt Tax			\$0.92
<b>Electric Service Cost</b>			<b>\$36.77</b>
Franchise Fee			\$2.41
Municipal Public Service Tax			\$3.63
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$42.81</b>

## 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**

**\$42.81**

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](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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](https://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](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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**Service For:**  
10580 KBAR RANCH PKWY  
TAMPA, FL 33647

**Account #: 221008777825**  
**Statement Date: February 19, 2024**  
**Charges Due: March 11, 2024**

**We continue to add more solar to our fuel mix**

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

# K-Bar Ranch II CDD

2/6/2024

## Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	\$ 1,542.00	2/20/2024	19292 Mossy Pine Dr	53100	4301
211019281875	\$ 1,262.79	2/20/2024	10820 Mistflower Ln, Amenity	53100	4304
211019923880	\$ 53.38	2/20/2024	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	\$ 62.38	2/20/2024	10821 Mistflower LN	53100	4301
211023511093	\$ 687.80	2/20/2024	K-Bar Ranch Segment E	53100	4307
211023511135	\$ 60.77	2/20/2024	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	\$ 61.73	2/20/2024	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	\$ 843.48	2/20/2024	10711 Mistflower Ln	53100	4301
221005599891	\$ 84.08	2/20/2024	10339 K Bar Ranch Pkwy	53100	4301
221005600327	\$ 82.81	2/20/2024	10340 K Bar Ranch Pkwy	53100	4301
221005600335	\$ 6,189.78	2/20/2024	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	\$ 39.37	2/20/2024	10310 K Bar Ranch Pk	53100	4301
221005600368	\$ 2,608.11	2/20/2024	19290 Briarbrook Dr, B	53100	4301
221005629565	\$ 57.29	2/20/2024	19294 Mossy Pine Dr., Well	53100	4301
221007136783	\$ 60.63	2/20/2024	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	\$ 884.84	2/20/2024	10820 Mistflower Ln, Well	53100	4301
221007993977	\$ 1,589.29	2/20/2024	Parcel N, Streetlights	53100	4307
221008130249	\$ 1,073.84	2/20/2024	K Bar Parcel D, Streetlights	53100	4307
221008151583	\$ 1,691.25	2/20/2024	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

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<b>Total</b>	<b>\$ 18,935.62</b>
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\$ 6,440.87	<b>53100-4301 Utilities</b>
\$ 1,262.79	<b>53100-4304 Recreation</b>
\$ 11,231.96	<b>53100-4307 Street Lights</b>
\$ -	<b>53100-4304 TECO Credits</b>

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<b>Total</b>	<b>\$ 18,935.62</b>
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K BAR RANCH II CDD  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Statement Date: February 06, 2024

Amount Due: \$18,935.62

Due Date: February 20, 2024

Account #: 321000017111

## Account Summary

Previous Amount Due	\$18,912.59
Payment(s) Received Since Last Statement	-\$18,912.59
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$18,935.62</b>

**Amount Due by February 20, 2024 \$18,935.62**

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

## Your Locations With The Highest Usage



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

**13,347 KWH**



19290 BRIARBROOK DR, TAMPA, FL 33647

**680 KWH**



Scan here to interact with your bill online.

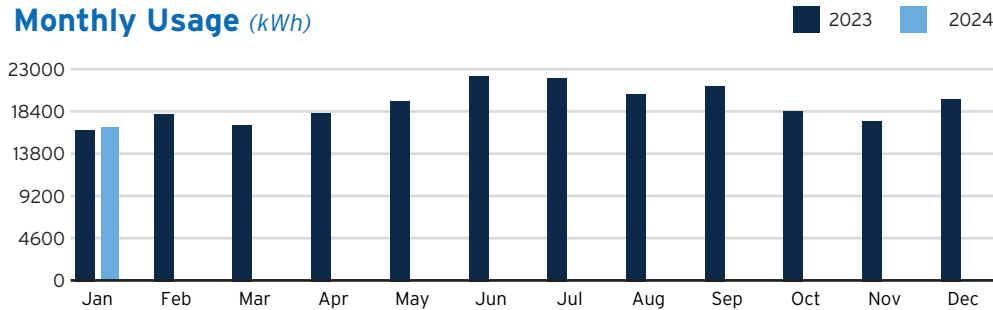


**DOWNED IS DANGEROUS!**

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: February 20, 2024



**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: \$18,935.62

Payment Amount: \$ \_\_\_\_\_

701000002151

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.

7010000021513210000171110000018935626



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	01/16/2024	14,280		13,959		321 kWh	1	34 Days	\$1,542.00
									<div><div></div><div>14.6%</div></div>
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	01/12/2024	25,945		12,598		13,347 kWh	1	31 Days	\$1,262.79
1000778163	01/12/2024	24.85		0		24.85 kW	1	31 Days	<div><div></div><div>6.8%</div></div>
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	01/12/2024	11,210		10,996		214 kWh	1	31 Days	\$53.38
									<div><div></div><div>1.8%</div></div>
Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647						Sub-Account Number: 211020399740			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	01/12/2024	9,822		9,605		217 kWh	1	31 Days	\$62.38
									<div><div></div><div>11.1%</div></div>
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://TampaElectric.com)


Ways To Pay Your Bill




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**Phone**  
Toll Free: **866-689-6469**

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

Contact Us

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**Residential Customer Care:**  
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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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## Summary of Charges by Service Address

Account Number: 321000017111

### Energy Usage From Last Month



Increased



Same




Decreased

Amount: \$687.80


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	01/12/2024	14,451		14,244		207 kWh	1	31 Days	\$60.77
									 53.3%


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	01/12/2024	12,954		12,741		213 kWh	1	31 Days	\$61.73
									 2.9%


Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	01/12/2024	14,016		13,797		219 kWh	1	31 Days	\$843.48
									 1.8%


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	01/12/2024	16,776		16,422		354 kWh	1	31 Days	\$84.08
									 22.5%

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	01/12/2024	30,872		30,526		346 kWh	1	31 Days	\$82.81
									 58.0%


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

Sub-Account Number: 221005600335

Amount: \$6,189.78

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	01/12/2024	2,124		2,052		72 kWh	1	31 Days	\$39.37
									 7.5%

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Sub-Account #: 211017791636  
Statement Date: 02/01/2024

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

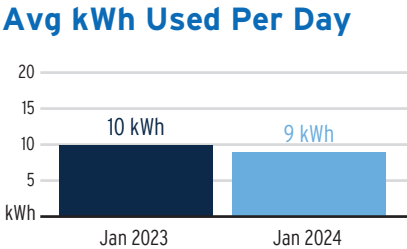
Meter Read

Service Period: 12/14/2023 - 01/16/2024      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	01/16/2024	14,280		13,959		321 kWh	1	34 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.75000		\$25.50
Energy Charge	321 kWh @ \$0.08192/kWh		\$26.30
Fuel Charge	321 kWh @ \$0.03843/kWh		\$12.34
Storm Protection Charge	321 kWh @ \$0.00775/kWh		\$2.49
Clean Energy Transition Mechanism	321 kWh @ \$0.00427/kWh		\$1.37
Storm Surcharge	321 kWh @ \$0.00225/kWh		\$0.72
Florida Gross Receipt Tax			\$1.76
<b>Electric Service Cost</b>			<b>\$70.48</b>
Franchise Fee			\$4.62
Municipal Public Service Tax			\$6.46
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$81.56</b>



Current Month's Electric Charges      \$81.56

Billing information continues on next page →



Sub-Account #: 211017791636  
Statement Date: 02/01/2024

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

**Service Period:** 12/14/2023 - 01/16/2024      **Rate Schedule:** Lighting Service

**Charge Details**

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
Lighting Energy Charge	646 kWh @ \$0.03406/kWh	\$22.00
Fixture & Maintenance Charge	34 Fixtures	\$564.74
Lighting Pole / Wire	34 Poles	\$726.24
Lighting Fuel Charge	646 kWh @ \$0.03806/kWh	\$24.59
Storm Protection Charge	646 kWh @ \$0.03877/kWh	\$25.05
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00074/kWh	\$0.48
Florida Gross Receipt Tax		\$1.86
Franchise Fee		\$89.42
Municipal Public Service Tax		\$5.83
<b>Lighting Charges</b>		<b>\$1,460.44</b>

**Current Month's Electric Charges      \$1,460.44**

Billing information continues on next page →



Sub-Account #: 211019281875  
Statement Date: 02/01/2024

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

## Meter Read

**Service Period:** 12/13/2023 - 01/12/2024

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	01/12/2024	25,945		12,598		13,347 kWh	1	31 Days
1000778163	01/12/2024	24.85		0		24.85 kW	1	31 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	31 days @ \$1.08000	\$33.48
Billing Demand Charge	25 kW @ \$14.20000/kW	\$355.00
Energy Charge	13,347 kWh @ \$0.00736/kWh	\$98.23
Fuel Charge	13,347 kWh @ \$0.03843/kWh	\$512.93
Capacity Charge	25 kW @ \$0.20000/kW	\$5.00
Storm Protection Charge	25 kW @ \$0.72000/kW	\$18.00
Energy Conservation Charge	25 kW @ \$0.73000/kW	\$18.25
Environmental Cost Recovery	13,347 kWh @ \$0.00081/kWh	\$10.81
Clean Energy Transition Mechanism	25 kW @ \$1.12000/kW	\$28.00
Storm Surcharge	13,347 kWh @ \$0.00052/kWh	\$6.94
Florida Gross Receipt Tax		\$27.86

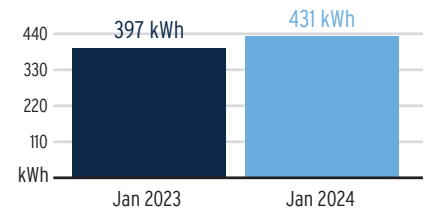
**Electric Service Cost** **\$1,114.50**

Franchise Fee \$73.00

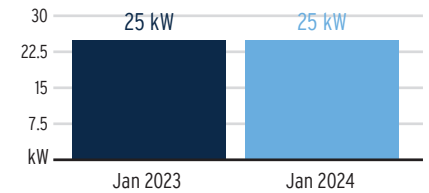
Municipal Public Service Tax \$75.29

**Total Electric Cost, Local Fees and Taxes** **\$1,262.79**

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

**Current Month's Electric Charges**

**\$1,262.79**

Billing information continues on next page →



Sub-Account #: 211019923880  
Statement Date: 02/01/2024

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

Meter Read

Meter Location: SIGN/GATE

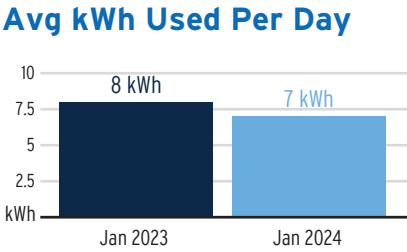
Service Period: 12/13/2023 - 01/12/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	01/12/2024	11,210		10,996		214 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	214 kWh @ \$0.08192/kWh		\$17.53
Fuel Charge	214 kWh @ \$0.03843/kWh		\$8.22
Storm Protection Charge	214 kWh @ \$0.00775/kWh		\$1.66
Clean Energy Transition Mechanism	214 kWh @ \$0.00427/kWh		\$0.91
Storm Surcharge	214 kWh @ \$0.00225/kWh		\$0.48
Florida Gross Receipt Tax			\$1.33
<b>Electric Service Cost</b>			<b>\$53.38</b>



Current Month's Electric Charges **\$53.38**

Billing information continues on next page →



Sub-Account #: 211020399740  
Statement Date: 02/01/2024

**Service Address:** 10821 MISTFLOWER LN, TAMPA, FL 33647

## Meter Read


**Meter Location:** ENTRY LIGHT & GATE

**Service Period:** 12/13/2023 - 01/12/2024

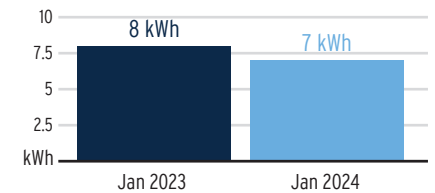
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	01/12/2024	9,822		9,605		217 kWh	1	31 Days

## Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	217 kWh @ \$0.08192/kWh	\$17.78
Fuel Charge	217 kWh @ \$0.03843/kWh	\$8.34
Storm Protection Charge	217 kWh @ \$0.00775/kWh	\$1.68
Clean Energy Transition Mechanism	217 kWh @ \$0.00427/kWh	\$0.93
Storm Surcharge	217 kWh @ \$0.00225/kWh	\$0.49
Florida Gross Receipt Tax		\$1.35
<b>Electric Service Cost</b>		<b>\$53.82</b>
Franchise Fee		\$3.53
Municipal Public Service Tax		\$5.03
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$62.38</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$62.38**

Billing information continues on next page →




Sub-Account #: 211023511093  
Statement Date: 02/01/2024

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

Service Period: 12/13/2023 - 01/12/2024      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	407 kWh @ \$0.03406/kWh	\$13.86
Fixture & Maintenance Charge	11 Fixtures	\$132.44
Lighting Pole / Wire	11 Poles	\$462.88
Lighting Fuel Charge	407 kWh @ \$0.03806/kWh	\$15.49
Storm Protection Charge	407 kWh @ \$0.03877/kWh	\$15.78
Clean Energy Transition Mechanism	407 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge	407 kWh @ \$0.00074/kWh	\$0.30
Florida Gross Receipt Tax		\$1.17
Franchise Fee		\$42.06
Municipal Public Service Tax		\$3.67
<b>Lighting Charges</b>		<b>\$687.80</b>

Current Month's Electric Charges      \$687.80

Billing information continues on next page →





Sub-Account #: 211023511135  
Statement Date: 02/01/2024

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

Meter Read

Meter Location: WELL/IRRIGATION

Service Period: 12/13/2023 - 01/12/2024

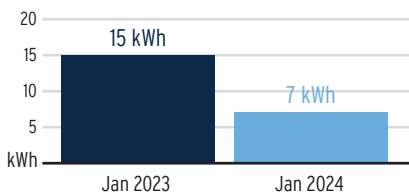
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	01/12/2024	14,451		14,244		207 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	207 kWh @ \$0.08192/kWh		\$16.96
Fuel Charge	207 kWh @ \$0.03843/kWh		\$7.96
Storm Protection Charge	207 kWh @ \$0.00775/kWh		\$1.60
Clean Energy Transition Mechanism	207 kWh @ \$0.00427/kWh		\$0.88
Storm Surcharge	207 kWh @ \$0.00225/kWh		\$0.47
Florida Gross Receipt Tax			\$1.31
<b>Electric Service Cost</b>			<b>\$52.43</b>
Franchise Fee			\$3.43
Municipal Public Service Tax			\$4.91
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$60.77</b>

Avg kWh Used Per Day



Current Month's Electric Charges \$60.77

Billing information continues on next page ➡



Sub-Account #: 221003321017  
Statement Date: 02/01/2024

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


## Meter Read

**Service Period:** 12/13/2023 - 01/12/2024

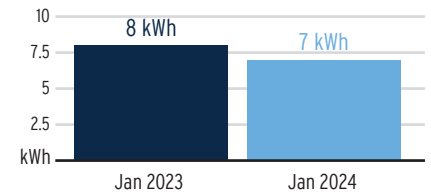
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	01/12/2024	12,954		12,741		213 kWh	1	31 Days

## Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	213 kWh @ \$0.08192/kWh	\$17.45
Fuel Charge	213 kWh @ \$0.03843/kWh	\$8.19
Storm Protection Charge	213 kWh @ \$0.00775/kWh	\$1.65
Clean Energy Transition Mechanism	213 kWh @ \$0.00427/kWh	\$0.91
Storm Surcharge	213 kWh @ \$0.00225/kWh	\$0.48
Florida Gross Receipt Tax		\$1.33
<b>Electric Service Cost</b>		<b>\$53.26</b>
Franchise Fee		\$3.49
Municipal Public Service Tax		\$4.98
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$61.73</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$61.73**

Billing information continues on next page →



Sub-Account #: 221003637594  
Statement Date: 02/01/2024

**Service Address:** 10711 MISTFLOWER LN, TAMPA, FL 33647

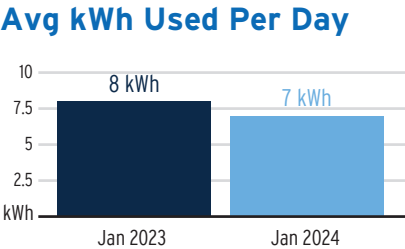
### Meter Read

**Service Period:** 12/13/2023 - 01/12/2024      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	01/12/2024	14,016		13,797		219 kWh	1	31 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	219 kWh @ \$0.08192/kWh	\$17.94
Fuel Charge	219 kWh @ \$0.03843/kWh	\$8.42
Storm Protection Charge	219 kWh @ \$0.00775/kWh	\$1.70
Clean Energy Transition Mechanism	219 kWh @ \$0.00427/kWh	\$0.94
Storm Surcharge	219 kWh @ \$0.00225/kWh	\$0.49
Florida Gross Receipt Tax		\$1.35
<b>Electric Service Cost</b>		<b>\$54.09</b>
Franchise Fee		\$3.54
Municipal Public Service Tax		\$5.05
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$62.68</b>



**Current Month's Electric Charges**      **\$62.68**

Billing information continues on next page →




Sub-Account #: 221003637594  
Statement Date: 02/01/2024

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 12/13/2023 - 01/12/2024      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	432 kWh @ \$0.03406/kWh	\$14.71
Fixture & Maintenance Charge	16 Fixtures	\$337.76
Lighting Pole / Wire	16 Poles	\$341.76
Lighting Fuel Charge	432 kWh @ \$0.03806/kWh	\$16.44
Storm Protection Charge	432 kWh @ \$0.03877/kWh	\$16.75
Clean Energy Transition Mechanism	432 kWh @ \$0.00036/kWh	\$0.16
Storm Surcharge	432 kWh @ \$0.00074/kWh	\$0.32
Florida Gross Receipt Tax		\$1.24
Franchise Fee		\$47.76
Municipal Public Service Tax		\$3.90
<b>Lighting Charges</b>		<b>\$780.80</b>

Current Month's Electric Charges      **\$780.80**

Billing information continues on next page →



Sub-Account #: 221005599891  
Statement Date: 02/01/2024

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

### Meter Read


**Meter Location:** WELL

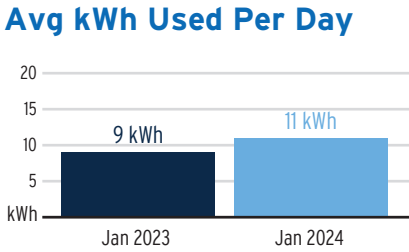
**Service Period:** 12/13/2023 - 01/12/2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	01/12/2024	16,776		16,422		354 kWh	1	31 Days

### Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	354 kWh @ \$0.08192/kWh		\$29.00
Fuel Charge	354 kWh @ \$0.03843/kWh		\$13.60
Storm Protection Charge	354 kWh @ \$0.00775/kWh		\$2.74
Clean Energy Transition Mechanism	354 kWh @ \$0.00427/kWh		\$1.51
Storm Surcharge	354 kWh @ \$0.00225/kWh		\$0.80
Florida Gross Receipt Tax			\$1.82
<b>Electric Service Cost</b>			<b>\$72.72</b>
Franchise Fee			\$4.76
Municipal Public Service Tax			\$6.60
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$84.08</b>



**Current Month's Electric Charges** **\$84.08**

Billing information continues on next page →



Sub-Account #: 221005600327  
Statement Date: 02/01/2024

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

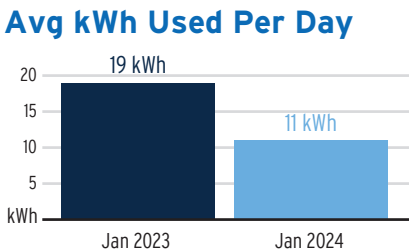
### Meter Read

**Service Period:** 12/13/2023 - 01/12/2024      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762199	01/12/2024	30,872		30,526		346 kWh	1	31 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	346 kWh @ \$0.08192/kWh	\$28.34
Fuel Charge	346 kWh @ \$0.03843/kWh	\$13.30
Storm Protection Charge	346 kWh @ \$0.00775/kWh	\$2.68
Clean Energy Transition Mechanism	346 kWh @ \$0.00427/kWh	\$1.48
Storm Surcharge	346 kWh @ \$0.00225/kWh	\$0.78
Florida Gross Receipt Tax		\$1.79
<b>Electric Service Cost</b>		<b>\$71.62</b>
Franchise Fee		\$4.69
Municipal Public Service Tax		\$6.50
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$82.81</b>



**Current Month's Electric Charges**      **\$82.81**

Billing information continues on next page →



Sub-Account #: 221005600335  
Statement Date: 02/01/2024

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

**Service Period:** 12/14/2023 - 01/16/2024      **Rate Schedule:** Lighting Service

**Charge Details**

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
Lighting Energy Charge	3207 kWh @ \$0.03406/kWh	\$109.23
Fixture & Maintenance Charge	128 Fixtures	\$2455.28
Lighting Pole / Wire	128 Poles	\$3366.14
Lighting Fuel Charge	3207 kWh @ \$0.03806/kWh	\$122.06
Storm Protection Charge	3207 kWh @ \$0.03877/kWh	\$124.34
Clean Energy Transition Mechanism	3207 kWh @ \$0.00036/kWh	\$1.15
Storm Surcharge	3207 kWh @ \$0.00074/kWh	\$2.37
Florida Gross Receipt Tax		\$9.21
<b>Lighting Charges</b>		<b>\$6,189.78</b>

**Current Month's Electric Charges      \$6,189.78**

Billing information continues on next page ➡



Sub-Account #: 221005600350  
Statement Date: 02/01/2024

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

### Meter Read


**Meter Location:** ENTRANCE

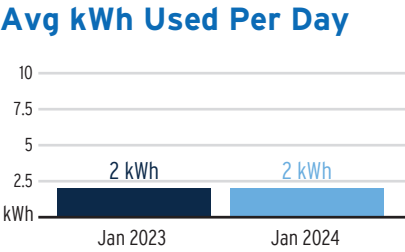
**Service Period:** 12/13/2023 - 01/12/2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	01/12/2024	2,124		2,052		72 kWh	1	31 Days

### Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	72 kWh @ \$0.08192/kWh	\$5.90
	Fuel Charge	72 kWh @ \$0.03843/kWh	\$2.77
	Storm Protection Charge	72 kWh @ \$0.00775/kWh	\$0.56
	Clean Energy Transition Mechanism	72 kWh @ \$0.00427/kWh	\$0.31
	Storm Surcharge	72 kWh @ \$0.00225/kWh	\$0.16
	Florida Gross Receipt Tax		\$0.84
	<b>Electric Service Cost</b>		<b>\$33.79</b>
	Franchise Fee		\$2.21
	Municipal Public Service Tax		\$3.37
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$39.37</b>



**Current Month's Electric Charges** **\$39.37**

Billing information continues on next page →





Sub-Account #: 221005600368  
Statement Date: 02/01/2024

**Service Address:** 19290 BRIARBROOK DR, TAMPA, FL 33647

### Meter Read


**Meter Location:** IRRIGATION

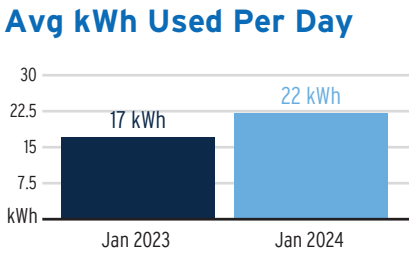
**Service Period:** 12/13/2023 - 01/12/2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	01/12/2024	34,553		33,873		680 kWh	1	31 Days

### Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	680 kWh @ \$0.08192/kWh	\$55.71
	Fuel Charge	680 kWh @ \$0.03843/kWh	\$26.13
	Storm Protection Charge	680 kWh @ \$0.00775/kWh	\$5.27
	Clean Energy Transition Mechanism	680 kWh @ \$0.00427/kWh	\$2.90
	Storm Surcharge	680 kWh @ \$0.00225/kWh	\$1.53
	Florida Gross Receipt Tax		\$2.94
	<b>Electric Service Cost</b>		<b>\$117.73</b>
	Franchise Fee		\$7.71
	Municipal Public Service Tax		\$10.33
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$135.77</b>



**Current Month's Electric Charges** **\$135.77**

Billing information continues on next page →




Sub-Account #: 221005600368  
Statement Date: 02/01/2024

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 12/13/2023 - 01/12/2024      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	1046 kWh @ \$0.03406/kWh	\$35.63
Fixture & Maintenance Charge	44 Fixtures	\$1274.74
Lighting Pole / Wire	44 Poles	\$916.62
Lighting Fuel Charge	1046 kWh @ \$0.03806/kWh	\$39.81
Storm Protection Charge	1046 kWh @ \$0.03877/kWh	\$40.55
Clean Energy Transition Mechanism	1046 kWh @ \$0.00036/kWh	\$0.38
Storm Surcharge	1046 kWh @ \$0.00074/kWh	\$0.77
Florida Gross Receipt Tax		\$3.00
Franchise Fee		\$151.40
Municipal Public Service Tax		\$9.44
<b>Lighting Charges</b>		<b>\$2,472.34</b>

Current Month's Electric Charges      **\$2,472.34**

Billing information continues on next page →



Sub-Account #: 221005629565  
Statement Date: 02/01/2024


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

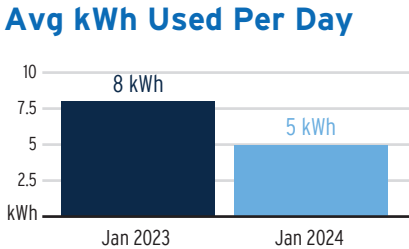
### Meter Read

**Service Period:** 12/14/2023 - 01/16/2024      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	01/16/2024	33,967		33,799		168 kWh	1	34 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
Energy Charge	168 kWh @ \$0.08192/kWh	\$13.76
Fuel Charge	168 kWh @ \$0.03843/kWh	\$6.46
Storm Protection Charge	168 kWh @ \$0.00775/kWh	\$1.30
Clean Energy Transition Mechanism	168 kWh @ \$0.00427/kWh	\$0.72
Storm Surcharge	168 kWh @ \$0.00225/kWh	\$0.38
Florida Gross Receipt Tax		\$1.23
<b>Electric Service Cost</b>		<b>\$49.35</b>
Franchise Fee		\$3.23
Municipal Public Service Tax		\$4.71
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$57.29</b>



**Current Month's Electric Charges** **\$57.29**

Billing information continues on next page →



Sub-Account #: 221007136783  
Statement Date: 02/01/2024

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


## Meter Read

**Service Period:** 12/13/2023 - 01/12/2024

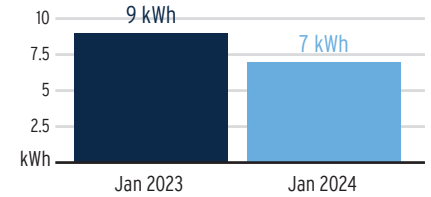
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	01/12/2024	11,510		11,304		206 kWh	1	31 Days

## Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	206 kWh @ \$0.08192/kWh	\$16.88
Fuel Charge	206 kWh @ \$0.03843/kWh	\$7.92
Storm Protection Charge	206 kWh @ \$0.00775/kWh	\$1.60
Clean Energy Transition Mechanism	206 kWh @ \$0.00427/kWh	\$0.88
Storm Surcharge	206 kWh @ \$0.00225/kWh	\$0.46
Florida Gross Receipt Tax		\$1.31
<b>Electric Service Cost</b>		<b>\$52.30</b>
Franchise Fee		\$3.43
Municipal Public Service Tax		\$4.90
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$60.63</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$60.63**

Billing information continues on next page →



Sub-Account #: 221007621776  
Statement Date: 02/01/2024


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

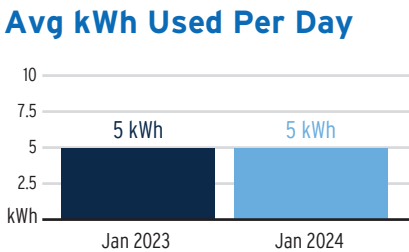
### Meter Read

**Service Period:** 12/14/2023 - 01/16/2024      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	01/16/2024	9,904		9,749		155 kWh	1	34 Days

### Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	34 days @ \$0.75000	\$25.50	
Energy Charge	155 kWh @ \$0.08192/kWh	\$12.70	
Fuel Charge	155 kWh @ \$0.03843/kWh	\$5.96	
Storm Protection Charge	155 kWh @ \$0.00775/kWh	\$1.20	
Clean Energy Transition Mechanism	155 kWh @ \$0.00427/kWh	\$0.66	
Storm Surcharge	155 kWh @ \$0.00225/kWh	\$0.35	
Florida Gross Receipt Tax		\$1.19	
<b>Electric Service Cost</b>		<b>\$47.56</b>	
Franchise Fee		\$3.12	
Municipal Public Service Tax		\$4.56	
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$55.24</b>	



**Current Month's Electric Charges** **\$55.24**

Billing information continues on next page →




Sub-Account #: 221007621776  
Statement Date: 02/01/2024

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

Service Period: 12/14/2023 - 01/16/2024      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
Lighting Energy Charge	459 kWh @ \$0.03406/kWh	\$15.63
Fixture & Maintenance Charge	17 Fixtures	\$358.87
Lighting Pole / Wire	17 Poles	\$363.12
Lighting Fuel Charge	459 kWh @ \$0.03806/kWh	\$17.47
Storm Protection Charge	459 kWh @ \$0.03877/kWh	\$17.80
Clean Energy Transition Mechanism	459 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	459 kWh @ \$0.00074/kWh	\$0.34
Florida Gross Receipt Tax		\$1.32
Franchise Fee		\$50.74
Municipal Public Service Tax		\$4.14
<b>Lighting Charges</b>		<b>\$829.60</b>

Current Month's Electric Charges      **\$829.60**

Billing information continues on next page →




Sub-Account #: 221007993977  
Statement Date: 02/01/2024

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

**Service Period:** 12/14/2023 - 01/16/2024      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
Lighting Energy Charge	703 kWh @ \$0.03406/kWh	\$23.94
Fixture & Maintenance Charge	37 Fixtures	\$614.57
Lighting Pole / Wire	37 Poles	\$790.32
Lighting Fuel Charge	703 kWh @ \$0.03806/kWh	\$26.76
Storm Protection Charge	703 kWh @ \$0.03877/kWh	\$27.26
Clean Energy Transition Mechanism	703 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	703 kWh @ \$0.00074/kWh	\$0.52
Florida Gross Receipt Tax		\$2.02
Franchise Fee		\$97.31
Municipal Public Service Tax		\$6.34
<b>Lighting Charges</b>		<b>\$1,589.29</b>

**Current Month's Electric Charges      \$1,589.29**

Billing information continues on next page →




Sub-Account #: 221008130249  
Statement Date: 02/01/2024

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

Service Period: 12/13/2023 - 01/12/2024      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	475 kWh @ \$0.03406/kWh	\$16.18
Fixture & Maintenance Charge	25 Fixtures	\$415.25
Lighting Pole / Wire	25 Poles	\$534.00
Lighting Fuel Charge	475 kWh @ \$0.03806/kWh	\$18.08
Storm Protection Charge	475 kWh @ \$0.03877/kWh	\$18.42
Clean Energy Transition Mechanism	475 kWh @ \$0.00036/kWh	\$0.17
Storm Surcharge	475 kWh @ \$0.00074/kWh	\$0.35
Florida Gross Receipt Tax		\$1.36
Franchise Fee		\$65.75
Municipal Public Service Tax		\$4.28
<b>Lighting Charges</b>		<b>\$1,073.84</b>

Current Month's Electric Charges      **\$1,073.84**

Billing information continues on next page →





Sub-Account #: 221008151583  
Statement Date: 02/01/2024

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

**Service Period:** 12/14/2023 - 01/16/2024      **Rate Schedule:** Lighting Service

**Charge Details**

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
Lighting Energy Charge	967 kWh @ \$0.03406/kWh	\$32.94
Fixture & Maintenance Charge	31 Fixtures	\$536.50
Lighting Pole / Wire	31 Poles	\$931.52
Lighting Fuel Charge	967 kWh @ \$0.03806/kWh	\$36.80
Storm Protection Charge	967 kWh @ \$0.03877/kWh	\$37.49
Clean Energy Transition Mechanism	967 kWh @ \$0.00036/kWh	\$0.35
Storm Surcharge	967 kWh @ \$0.00074/kWh	\$0.72
Florida Gross Receipt Tax		\$2.78
Franchise Fee		\$103.43
Municipal Public Service Tax		\$8.72
<b>Lighting Charges</b>		<b>\$1,691.25</b>

**Current Month's Electric Charges** **\$1,691.25**

**Total Current Month's Charges** **\$18,935.62**

**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:

03/01/24-03/31/24

Invoice Date:

02/23/2024

Invoice Number:

0006832-2206-1

**How to Contact Us****Visit [wm.com/MyWM](https://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****Mar 24, 2024**

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  
03/24/2024: **\$ 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	03/01/24		1.00	19.75
Disposal 8 Yard Dumpster 1X Week	03/01/24		1.00	190.36
8 Yard Dumpster 1X Week	03/01/24		1.00	57.25
<b>Total Current Charges</b>				<b>267.36</b>



----- 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)
02/23/2024	0006832-2206-1	<b>23-24608-23004</b>
Payment Terms	Total Due	Amount
Total Due by 03/24/2024	\$267.36	
If Received after 03/24/2024	\$274.04	

2206000232460823004000068320000002673600000026736 6

10290C87

**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](http://wm.com/myaccount)



### Online

Use [wm.com](http://wm.com) for quick and easy payments



### By Phone

Pay 24/7 by calling  
866-964-2729

## HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment is Due		Your Total Due	
<b>Visit <a href="http://wm.com/MyWM">wm.com/MyWM</a></b> <small>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.</small>		<b>10/25/2022</b> <small>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.</small>		<b>\$123.45</b> <small>If payment is received after 10/25/2022: \$128.45</small>	
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	
\$123.45	(\$123.45)	0.00	\$123.45	= \$123.45	
DETAILS OF SERVICE					
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627			Customer ID: 21-51809-22222		
Description	Date	Ticket	Quantity	Amount	
35 Gallon Toler	10/01/22		1.00	86.00	
MN STATE SOLID WASTE TAX 9.75%				25.45	
COUNTY ENVIRONMENTAL CHARGE				12.00	
Total Current Charges				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](http://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 <b>WM</b> .		If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <a href="http://wm.com">wm.com</a> 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 Holder Signature	
State			
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](mailto: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 12**



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



**813-585-6725**  
**cosmicpoolnspace.com**  
<http://www.facebook.com/cosmicpoolnspace/>  
**16574 Brigadoon Drive Tampa, FL 33618**

## WE DO ALL REPAIRS

Name: K-Bar Ranch CDD  
Address: 10820 Mistflower Lane  
City: Tampa

State & Zip: FL 33647  
Phone: (813) 388-9646  
Fax: \_\_\_\_\_

Cosmic Pool & Spa, Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this agreement here by agrees to the terms, the amounts and the payment schedule for this service.

A Full Service Plan will be performed for \$2,500<sup>00</sup> per month, 3x per week. A full service cleaning will include vacuuming the pools floor, brushing the pools walls as needed, skimming the pools surface to remove floating debris. Filter and strainer baskets will be cleaned as necessary to ensure maximum filtration of the pool. Tile will be cleaned. A full chemical check will be performed each visit and all the necessary chemicals will be added to balance the water chemistry according to state health requirements. Chemical and filter service plans include checking and balancing chemicals and cleaning the filters. Stain treatment or black algae treatments are not included.

**REPAIRS:** Equipment will be inspected and any necessary mechanical repairs will be reported to the customer and repaired only upon approval from customer. Service calls are \$100.00 per hour, with a minimum 1 hour charge per visit.

**CANCELLATION:** Cancellation must be submitted in writing and dated for cancellation. 30 days in advance is required to cancel the service contract. The contract will continue until either party terminates this agreement by the fore mentioned method.

**PAYMENT:** Monthly billing will be sent out at the beginning of each month and is due by the 15<sup>th</sup> of the same month. I understand that I am expected to pay for all appropriate services and if at any time my account becomes uncollectible, I am responsible for payment of any fees incurred in the **COLLECTION PROCESS** including but not limited to attorney fees, court cost plus interest. Any invoice that are un-paid after 45 days the under signed ( customer ) agrees to pay a \$45.00 late fee.

**WATER LEVEL:** Due to the amount of time it takes to raise the water level in a pool Gulfside may need help in filling the pool. It is Gulfside Pools responsibility to adjust the water level of the pool except in cases of real bad weather. Pool water should be half way between the tile, and more importantly half way between the skimmer opening in the pool.

Cosmic Pool & Spa, Inc. cannot guarantee that the pool will be clean on the same set days every week. Sometimes weather conditions may force us to do the pool the following day.

Service on the Mon, wed, Fri will start Date: upon approval

Customer Signature \_\_\_\_\_ DATE \_\_\_\_\_

Print Customer Name \_\_\_\_\_ DATE \_\_\_\_\_

Cosmic Pool & Spa, Inc.

DATE 2/21/24

## **Tab 13**





ESTIMATE	#10812
ESTIMATE DATE	Feb 16, 2024
EXPIRATION DATE	Mar 11, 2024
TOTAL	\$7,800.00

KBAR II Property  
10820 Mistflower Ln  
Tampa, FL 33647

CONTACT US

---

25352 Wesley Chapel Blvd  
Lutz, FL 33559

✉ ALinen@rizzetta.com

☎ (813) 996-7290  
✉ info@elitepavers.com

ESTIMATE

Services	amount
Paver Repair	\$7,800.00
Paver repair around pool deck addressing sucken spots. Leveling out existing existing pavers to remove trip spots.	

Services subtotal: \$7,800.00

**Total** **\$7,800.00**



ESTIMATE	#10812-2
ESTIMATE DATE	Feb 16, 2024
EXPIRATION DATE	Mar 11, 2024
TOTAL	\$4,000.00

KBAR II Property  
10820 Mistflower Ln  
Tampa, FL 33647

CONTACT US

---

25352 Wesley Chapel Blvd  
Lutz, FL 33559

✉ ALinen@rizzetta.com

☎ (813) 996-7290  
✉ info@elitepavers.com

ESTIMATE

Services	amount
Paver Repair	\$4,000.00
Repair Pavers damaged around column area	

Services subtotal: \$4,000.00

**Total** **\$4,000.00**



**Job Name:** Mistflower paver project  
**Address:** 10820 Mistflower Lane  
Tampa, FL 33647  
**Contact Info:** Manager@kbarii.com  
Amy

## Job Estimate

<u>Description</u>	<u>Cost</u>
<b>Option 1</b>	
Remove existing failed concrete curbing repair base	
Build footer wall and reinforce pavers with concrete	\$2,199.00
<b>Option 2</b>	
Remove <b>ALL</b> uneven pavers and trip hazards repair base and reinstall pavers in the pool area also stairs.	\$2,499.00
<b><u>Total</u></b>	<b>\$4,698.00</b>

**Notes:**

A 50% deposit is required prior to start of project. Pool would need to be  
closed approximately 2 to 3 days (weather permitting) during project for safety reasons.  
All sprinklers would have to be turned off one day prior and after sealing.

**Customer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

This estimate is valid for 90 days from the date listed above.

## **Tab 14**

# OFF-GRID LIGHTING & SENSING

## TECHNICAL & FINANCIAL PROPOSAL

Onall3650 

*The smartest off-grid lighting and sensors in the world*



PROJECT:

**TENNIS & PICKLE BALL COURTS**

Monday March 18<sup>th</sup>, 2024

PROPOSAL: RET 2024-TENNIS-001

VERSION: 1

  
**Recovered Energy**  
technologies



## PREFACE

This Technical & Financial Proposal presents an overview of lighting one Tennis and two Pickle Ball Courts.

The package selected is the ON120 with a 200-watt bell head fixture and 120 Ah battery.



We are recommending 16 total lights. Importantly, our design meets the IENSA standard for Tennis Courts and exceeds the America Pickle Ball Association standards for recreational Pickle Ball.

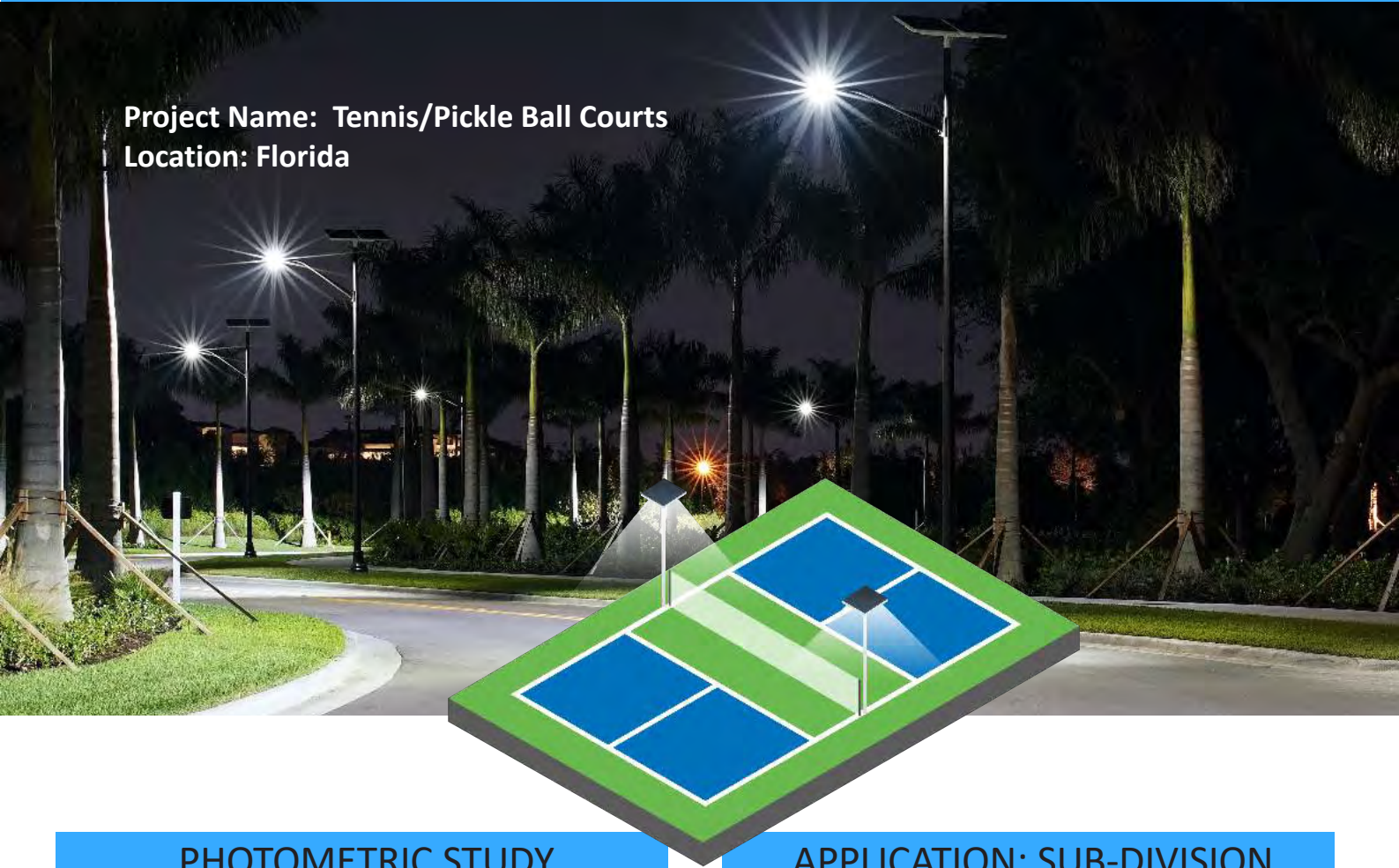
Thank you for the opportunity to present you with this totally green, renewable solution for Foothills Village. We look forward to discussing at your earliest convenience.



# PART 1: TECHNICAL PROPOSAL

## Photometric Objective & Project Details

**Project Name: Tennis/Pickle Ball Courts**  
**Location: Florida**



### PHOTOMETRIC STUDY

The purpose of each Photometric study is to determine the optimal off-grid lighting solution for the specific application being considered, whether a major boulevard, sub-division streetlights, bridge, or in this case, Tennis & Pickle Ball Courts.

Our lighting is a state-of-the art, off-grid solution that will provide years of lighting service using renewable energy harvested from the sun. These lights will operate 365 days a year and provide lighting security even when the grid cannot.

### APPLICATION: SUB-DIVISION

- Light mounting height: 18 ft.
- Pole distribution: As per the Photometric design

### UNIQUE CONSIDERATIONS

We achieve the IENSA lighting standards for Tennis Courts and the American Pickle Ball Association standards for Pickle Ball Courts

## SMARTER by DESIGN

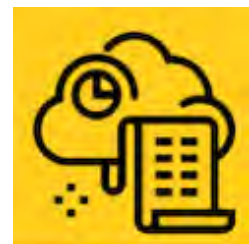
### CLOUD BASED INTELLIGENCE

The lights recommended use advanced cloud-based learning software to optimize lighting profiles based on dozens of parameters; including time of day, season, forecast temperature and weather, special events, historical and current motion sensing and more. The systems use local weather forecasts to analyze trends and adjust lighting parameters to ensure optimum light, power conservation and guarantee lighting 365 night a year under any weather conditions. All backed by an industry leading warranty when purchased and full coverage for length of Solar Light as a Service (SLaaS™) Agreements.



## EXCLUSIVE SMART ENERGY MANAGEMENT PLATFORM

### SMARTER ON ALL COUNTS



RET's dynamic energy management platform is a cloud-based service that can be accessed through any PC or mobile device to efficiently manage an unlimited number of power packs that are driving streetlights and sensors. ONall 365 provides interactive and user-friendly control and reporting tools that give you real time views of the health of the lighting hardware, local environmental conditions and advanced alerts and status indicators.



# PART 1: TECHNICAL PROPOSAL

## Sensors and Monitoring

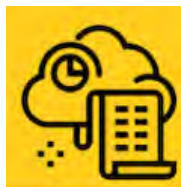
### Tennis & Pickle Ball Courts



- Complete plug-and-play lighting and sensor solution
- 24X7 cloud-based streetlight health and performance monitoring using advanced communications when installed
- Available customized dashboard, alarms, notifications
- Public access to online sharable data

### ADVANCED COMMUNICATIONS

LOWERING THE TOTAL COST of OWNERSHIP



RET intelligent streetlights are optimized to use a variety of communications methods providing the lowest cost of operations available. These include Bluetooth, LoRaWAN, SigFox, NB-IOT and 4G/5G wireless connectivity methods. The communication method selected will be based on agreed to project requirements.



# Part 1: TECHNICAL PROPOSAL

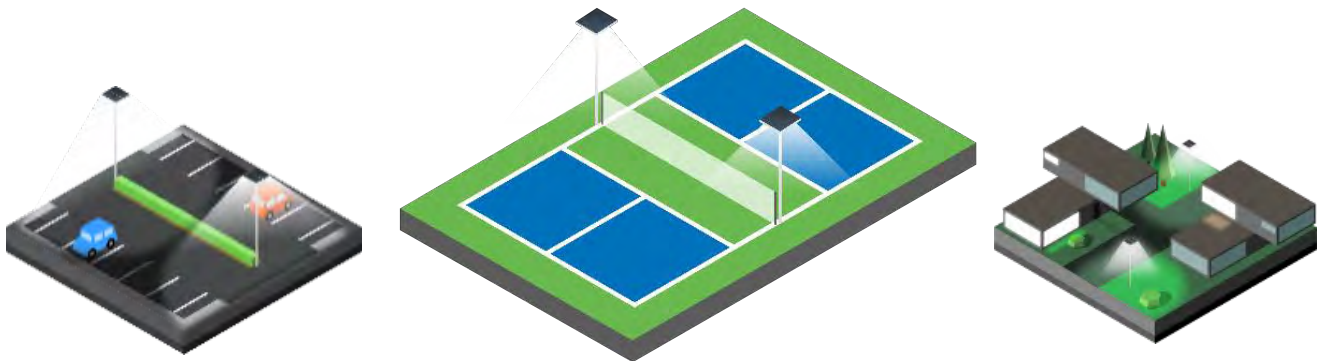
## Lighting & Sensor Solution



Boulevards, Residential Streets, Parking Lots,  
Pathway Security Lighting, Bridges & **Sports  
Court lighting**

### DESCRIPTION

- Plug & play solar light
- Quick installation – no conduit or wiring
- Ranging from 35 to 200 watts
- 10+ year lifespan guaranteed in cold and high temperature environments
- Best bumper-to-bumper warranty in the industry
- Full coverage for the length of all SLaaS™ agreements
- SMART light that uses dynamic power management
- Cloud based monitoring & sensing available



LIGHT DISTRIBUTION – TYPE II-III-IV



NR : Narrow Road

MR : Medium Road

AWR : Area Wide Road



High performance lighting  
from 20 to 120 Watts to meet  
almost every need



# RECOMMENDED LIGHT

## Data Sheet

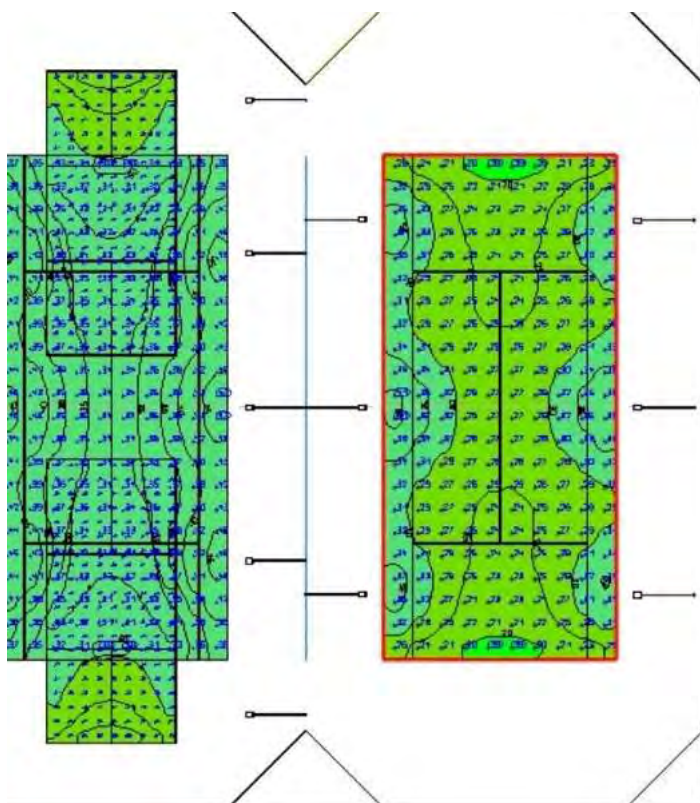


DESCRIPTION	DESCRIPTION
Model	ON120 Single
LED Wattage	200 Watts
LED Luminous Flux	18,000+
Power pack color	Dark Bronze
Color temperature	4000
Light Fixture	Am-MR
Fixture color	Dark Bronze
Lighting Profile	Burn 100%
Dimming	Installed
LED module tilt angle	0°
Panel Orientation	South
Panel tilt angle	25°
Fixture height	18 ft
Pole spacing	As per design
Pole type	Aluminum
Pole color	Dark Bronze
Pole base	None
Quantity	16

# Part 1: TECHNICAL PROPOSAL

## Photometrics – Road Classification

RET has completed extensive Photometric studies into Tennis & Pickle Ball court lighting. We design all our lighting to meet the IENSA standard for sports Courts.



Buscar	
▼ pickle ball 2	
▶ 32.2 fc	
▼ tennis court 1	
▶ 37.1 fc	
Superficie de cálculo (Iluminancia)	Real
Media	37.1 fc
Min	29.8 fc
Max	47.1 fc
Medio/mín	1.25
Máx/Mín	1.58
Parámetros	
Altura	3.000 ft
▼ tennis court 2	
▶ 27.9 fc	
Superficie de cálculo (Iluminancia)	Real
Media	27.9 fc
Min	18.9 fc
Max	40.7 fc
Medio/mín	1.48
Máx/Mín	2.15

A full Photometric report is available upon request.



# Part 1: TECHNICAL PROPOSAL

## Light Package Configuration



## LIGHT CONFIGURATION

Our recommended solutions are based on several criteria including required Fc and lighting uniformity, fixture and pole color and style, desired pole spacing, and optimal light color temperature. For Sports Courts this reflects our recommended solution.

FIXTURE	JDS Cobra 200
Fixture Color	Dark Bronze
Colour Temperature	4000k
Single or Double	Single
LED Watts	200.0
POWER PACK	ON120
Battery Amp Hours	120
POLE TYPE	Aluminum
Pole Base	None
Pole/Base Color	Dark Bronze

## PART 2: FINANCIAL PROPOSAL

### Option # 1 – Purchase



## FINANCIAL SUMMARY:

This estimate is for a full turnkey lighting package.

- (16) ON120 high-performance solar lights installed
- 120 Ah battery
- 200 Watt – 18,000 lumen fixtures
- Dimming Capability
- 18 ft fixture height with composite or aluminum direct burial poles
- Remote control
- Cloud based monitoring available
- Customized online dashboard available

**Solar Light as a Service<sup>SM</sup>: \$59 per pole per month**





# Recovered Energy Technologies **ORIGINAL PROGRAMS**

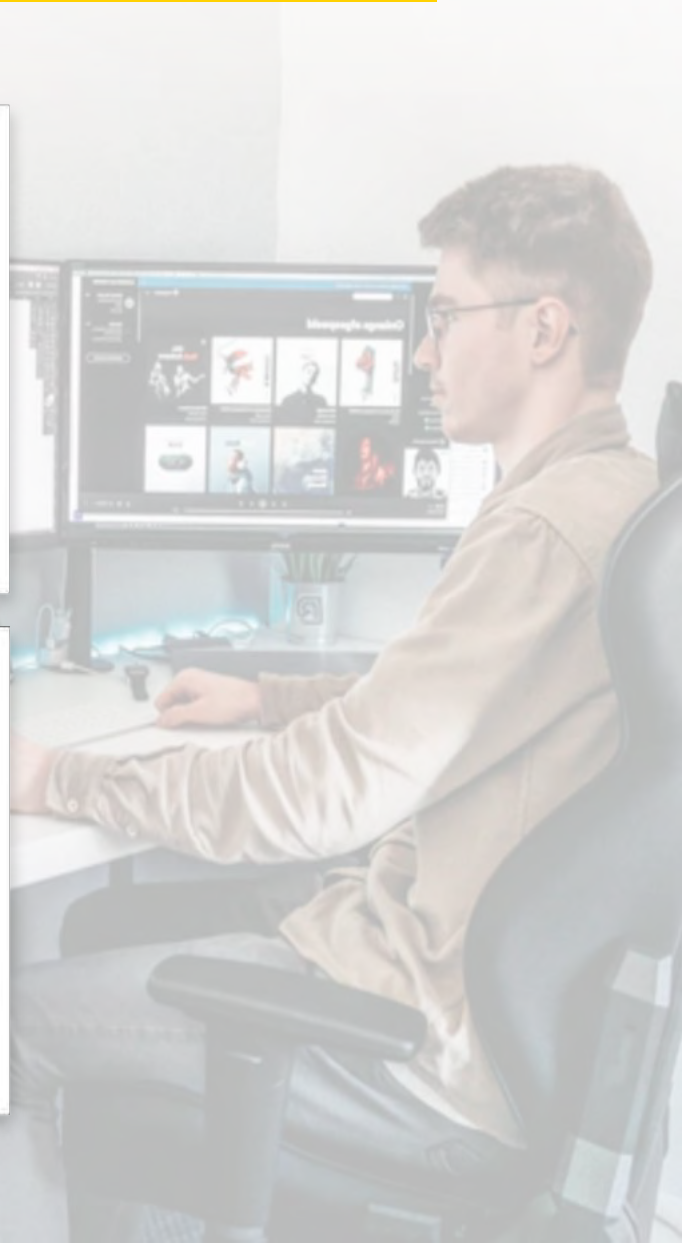
# FLEXIBLE DESIGN

Get the look & feel you Love



If one of our unique fixtures doesn't suit your needs and with a minimum order, we will design and manufacture a fixture specifically for any project.

**ASK US HOW YOUR INVESTMENT IN OFF-GRID LIGHTS  
CAN RETURN MORE THAN GREAT LIGHTING - FOREVER**



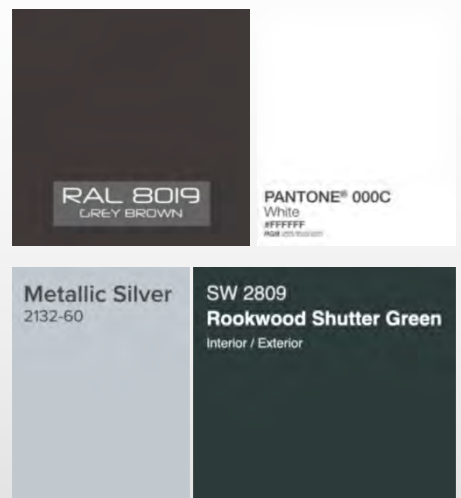


# COLOR MATCH

Get the color you Love



Sure, we have four standard colors, but with a minimum order we can deliver whatever color under the rainbow. Another unique RET program to deliver superior lighting that you love.





# SolarLight<sup>™</sup>

as a service<sup>™</sup>

A Global

First



- Pay ~\$59 per month per pole
- Fully funded lighting program
  - No upfront overhead or underground infrastructure costs
  - No ongoing electrical costs
- Guaranteed light - 365 days a year
- Rapid design, manufacturing and deployment
- Flexible lighting layout
- Upgrades & maintenance included
- Improves green credentials (LEED)
- Program is CDD and HOA proven



# PROJECTS





# PROJECTS



Sawgrass Boulevard Kolter homes, Orlando FL



Solara Amenities center Mattamy Homes,, Orlando FL

# PROJECTS



Kolter Homes, Clermont, FL



Kolter Homes, Clermont, FL





## CONTACT

Joel Brayman  
(613) 867-6928

[Joel.brayman@recoveredenergytechnologies.com](mailto:Joel.brayman@recoveredenergytechnologies.com)

## **Tab 15**

DocuSign Envelope ID: 1ED70A8A-AAFB-4732-A834-146CDF2F8C50



## Installation Agreement

This is an agreement between you (on behalf of your company and Location (as defined below)) that you elect to sign up for Key for Business services together with your successors and assigns, ("**Company**") and Amazon.com Services, LLC (with its affiliates, "**Amazon**"). These terms, along with the Amazon.com Privacy Notice (<https://www.amazon.com/privacy>) are collectively referred to as the "**Agreement.**"

1. **Equipment and Services.** Amazon may provide either (1) one or more access control devices (along with related equipment, software, and applications, "**Equipment**") or (2) an access code or virtual tenant access that, in each such case, may provide delivery providers authorized by Amazon with access to enter Locations (as defined below) to deliver packages, parcels, other products, and/or provide services (collectively, the "**Services**"). Amazon will retain ownership of all Equipment.
2. **Company Obligations.** For each apartment building, commercial building, complex, and/or multi-family dwelling that are owned or leased by Company or any of its affiliates as indicated in more detail below ("**Location**"), Company may provide Amazon with an access code ("**Credential**") for building access if required by Company's access system or for the Services. Company will allow Amazon to incorporate the Credential into the Equipment or the backend system to enable the Services and will indemnify and defend Amazon from any claim alleging any infringement, misuse, or misappropriation of the Credential or the access system.
3. **Termination.** Either party may terminate this Agreement, in whole or with respect to any Location, by providing written notice to the other party. Section 5 (Disclaimer of Warranties), Section 6 (Limitation of Liability) and Section 8 (General) will survive the termination of the Agreement.
4. **Third-Party Delivery Provider Agreement.** Amazon may elect and Company agrees that Amazon shall be permitted to allow certain third-party delivery companies and service providers and their respective employees and contractors delivering or providing non-Amazon related packages or services or a combination of Amazon and non-Amazon related packages or services (collectively, "**Third-Party Delivery Providers**") to use the Services to access the Location(s) ("**Third-Party Access**"). Not less than 30 days prior to Amazon permitting any Third-Party Delivery Provider to access any Location, Amazon shall send an email notice to the Decision Maker (as defined below) identifying the name of such Third-Party Delivery Provider and the estimated beginning access date ("**Access Date**"). After such identified Access Date, Company understands and agrees that such Third-Party Delivery Provider shall be permitted to access the Location(s) through use of the Services. Company may, at any time, elect to restrict access to any, or all, such Third-Party Delivery Providers by, in each case, notifying Amazon in writing in the manner set forth in Section 8 of this Agreement or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating Third-Party Access. **Company understands and agrees that Amazon is**



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**solely the operator of the Services and any actions committed by a Third-Party Delivery Provider, including by its employees, contractors, or agents is the responsibility of such Third-Party Delivery Provider and not Amazon.** For the avoidance of doubt, the terms of this Section 4 shall only apply to deliveries using the Services made by third-party providers delivering or providing non-Amazon related packages or services (or a combination of Amazon and non-Amazon related packages or services) and shall not apply to use of the Services for the delivery or provision of packages or services delivered or provided by Amazon logistics or its contractors.

5. **Disclaimer of Warranties.** Amazon provides the Equipment “as is” and makes no warranties of any kind. To the fullest extent permitted by applicable law, Amazon expressly disclaims all warranties, whether express or implied, including warranties of merchantability, noninfringement, title, or fitness for a particular purpose. Amazon does not warrant that the Equipment will operate uninterrupted or error-free.
6. **Limitation of Liability.** Neither party will be liable to the other under this Agreement for indirect, special, punitive, or consequential damages. In no event will any party’s liability under this agreement exceed \$10,000 in connection with the Equipment or the Services. It is understood that if the Location is sold or otherwise transferred such that a new entity or person shall own the Location, then Company shall be required to assign the Agreement to such new owner and failure to do so will result in the Company remaining liable for all terms under the Agreement until such time as the Agreement shall terminate, including any liability resulting from failure to inform the new owner of the installation and use of the Equipment at the Location.
7. **Property Decision Authority.** The Company represents, warrants, and covenants that the person listed below (“**Decision Maker**”) has all requisite corporate authority and permissions to make decisions on behalf of the Company at the Location(s), including electing to permit certain third-party delivery and service provider companies with access to the Location(s) using the Services. The Company hereby waives any Amazon liability for relying on instructions provided by the Decision Maker. The Company may update the Decision Maker at any time by providing notice to Amazon in the manner set forth in Section 8 or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating the Decision Maker. Company understands that (1) until a change to the Decision Maker has occurred Amazon shall be permitted to continue to rely on the Decision Maker’s instructions and (2) if a change in Decision Maker has occurred, until such new Decision Maker has made a change to the prior Decision Maker’s instructions, Amazon shall be permitted to rely on the prior Decision Maker’s instructions.

- **Decision Maker Name:** [REDACTED]
- **Decision Maker Title:** [REDACTED]
- **Email Address:** [REDACTED]
- **Phone Number:** [REDACTED]

DocuSign Envelope ID: 1ED70A8A-AAFB-4732-A834-146CDF2F8C50

8. General. Exclusive jurisdiction over and venue of any suit arising out of or relating to this Agreement will be in the state and federal courts in King County, Washington, and each of the parties hereto consents to the personal jurisdiction of, and venue in, those courts. If for any reason a claim proceeds in a court outside of King County, Washington, the parties each waive any right to a jury trial. All notices hereunder will be in writing and will be sent by email, overnight courier or certified mail. Notices to Company may be delivered to either (1) the e-mail address or physical address provided by Company when Company signed up for Key for Business or (2) the Decision Maker. Notices to Amazon will be delivered, Attn: General Counsel, to P.O. Box 80683, Seattle, WA 98108-0683 (if by USPS) or 410 Terry Avenue North, Seattle, WA 98109-5210 (if by courier), with a copy to [contracts-legal@amazon.com](mailto:contracts-legal@amazon.com) and [ring-contracts@amazon.com](mailto:ring-contracts@amazon.com). This Agreement contains the entire agreement of the parties with respect to subject matter hereof and supersedes all previous agreements and understandings between the parties with respect to its subject matter.
9. I represent and warrant that I am an officer or authorized representative of the Company and have the necessary authorization and corporate authority to (i) execute and deliver this Agreement on behalf of the Company and (ii) bind the Company to the performance of its obligations hereunder.
10. State License: AL: 21-001835; AR: 2657 Regulated by: Department of Arkansas State Police 1 State Police Plaza Drive Little Rock, Arkansas 72209 ; AZ: 20790; CA: ACO 7723 alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814; DE: 17-270; DC: 602517000011; FL: EF20001423; GA: LVU405565; IL: 127.001708 & 124.001917; LA: F2306; MD: 107-2253; MI: 8002000032; MS: 15032034; NJ: Burglar Alarm Business Lic. # 34BX00021400; NY-licensed by the N.Y.S. Department of State -12000327271; NC: 521-CSA Licensed by the Alarm Systems Licensing Board of the State of North Carolina; NM:393671 OK: AC440654; RI: 5844B; SC: BAC 13770 FAC 13727; TN: 2065; TX: B05209301 & ACR-2236295; UT: 1047978-6501; VA: 11-15770; WA: RINGPPI830PE

***This Agreement applies to each Location listed below:***

**Company:**

**Signature:**

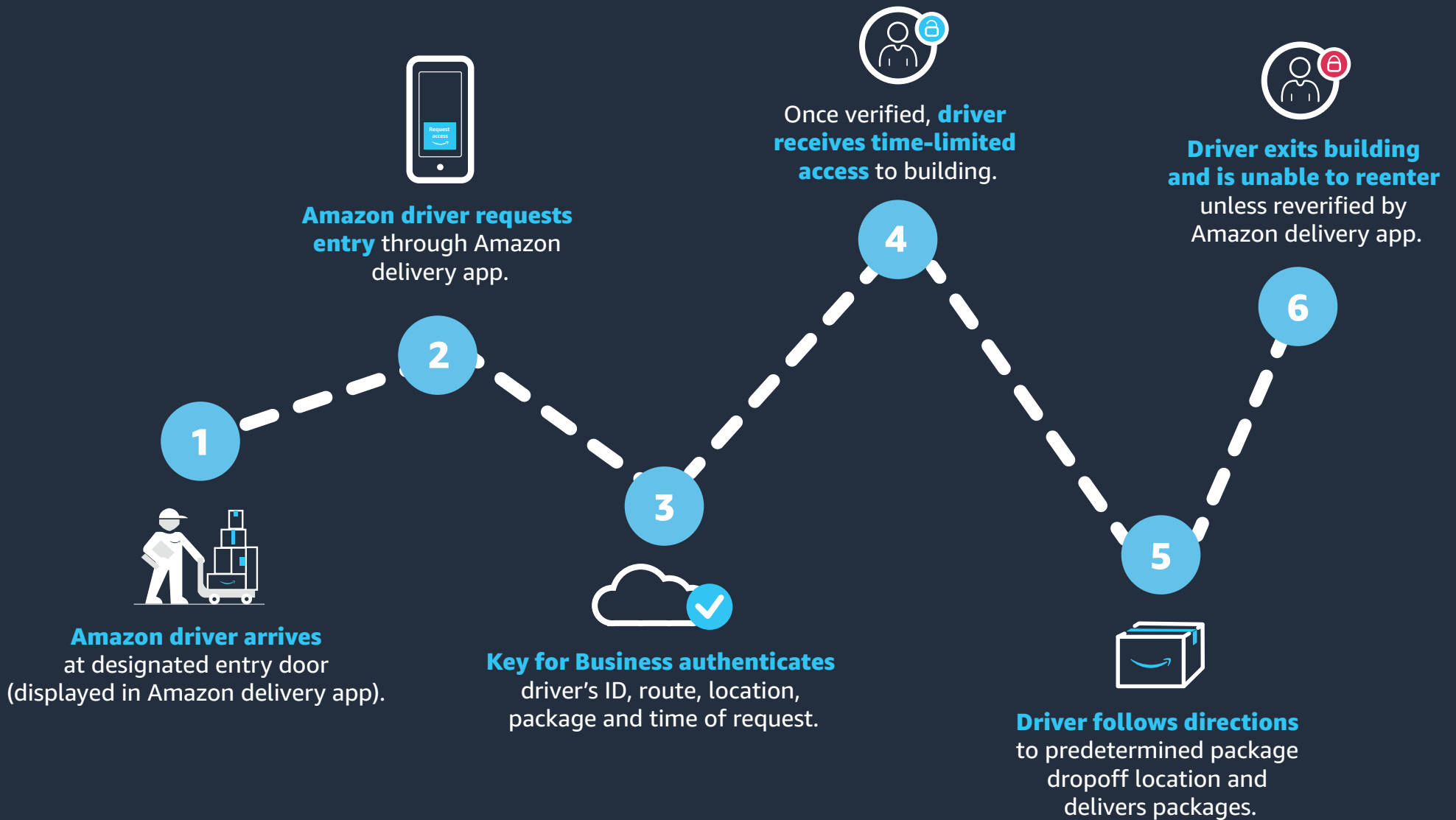
**Name:**

**Title:**

**Date:**



# Delivery process



## **Tab 16**

**GRANT OF EASEMENT AND  
RIGHTS TO EXTRACT FILL DIRT AGREEMENT**

**THIS GRANT OF EASEMENT AND RIGHTS TO EXTRACT FILL DIRT AGREEMENT** (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, between **K-Bar Ranch II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“District”) and **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company (“M/I”).

**RECITALS**

**WHEREAS**, M/I constructed a pond located within the area identified below as the “Pond”; and

**WHEREAS**, the Pond is included in Tract B-1 designated as Open Space and Drainage Area (CDD) on the K-Bar Ranch – Parcel G plat and is owned and maintained by the District; and

**WHEREAS**, the Pond only provides flood plain compensation and does not contain any drainage control structures; and

**WHEREAS**, the Pond has been conveyed to the District by special warranty deed executed contemporaneously herewith and subject to this Agreement and rights retained herein by M/I; and

**WHEREAS**, within the Pond is additional fill dirt that may be extracted and utilized for the limited purpose of developing that portion of the K-Bar Ranch property located to the east of the Pond.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of M/I and the District (collectively, referred to as the “Parties”), the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grant of Easement. District does hereby grant, bargain, sell, assign and convey to M/I and M/I successors and assigns (as limited herein) a non-exclusive easement for the purpose of extracting fill dirt from the Pond with the full right of ingress, egress and access on, in, over, under, across and through the following described parcel of real estate located in the City of Tampa, Hillsborough County, Florida, as more particularly described as follows:

See Exhibit “A” attached hereto and made a part hereof by this reference (“Easement/Pond Property”).

This Easement shall also include the right of access to the Pond across any upland property owned by the District located between the Easement/Pond Property and the property owned by third parties directly east of the Easement/Pond Property (collectively, the “Access Parcel”).

2. Rights to Fill Dirt. This Agreement also includes the right of M/I and M/I’s successors or assigns to extract fill dirt from the Pond.

- (a) Prior to entry upon the Easement/Pond Property, or the extraction of fill dirt from the Pond, M/I shall:
  - (i) Obtain all required permits and approvals, including permits and approvals from the City of Tampa and the Southwest Florida Water Management District;
  - (ii) Place in escrow for the benefit of the District an amount equaling one hundred twenty-five percent (125%) of the cost to fully restore the Easement/Pond Property to meet all permits and approvals (“Restoration Costs”). A registered engineer shall provide the District with a written certification confirming the Restoration Costs;
  - (iii) Provide a draft escrow agreement for the Restoration Costs to the District attorney for their review and approval; and
  - (iv) Provide that the terms of the escrow agreement will provide that the release of funds to M/I will be subject to the District engineer’s written approval of the final restoration of the Pond and Access Parcel.

3. Responsibilities of M/I.

- (a) M/I shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the extraction of the Fill Dirt.
- (b) M/I shall maintain throughout the extraction operations the following insurance:
  - (i) Worker's Compensation Insurance as required by Florida law.
  - (ii) Commercial General Liability Insurance covering M/I's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least M/I's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - (iii) Automobile Liability Insurance covering all owned, hired and non-owned vehicles with Personal Protection Insurance and Property Protection Insurance to comply with the provisions of Florida laws, including residual liability insurance with a minimum combined single limit of \$1,000,000 each accident for bodily injury and property damage.
- (c) Prior to commencing the extraction, M/I shall add the District as an additional insured to its insurance policies. M/I shall furnish the District

with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

- (d) M/I agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the extraction to be performed by M/I, including litigation or any appellate proceedings with respect thereto. M/I further agrees that nothing herein shall constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- (e) All permits and/or licenses necessary for the work to be performed under this Agreement shall be obtained and paid for by M/I.
- (f) Under no circumstance, unless agreed in writing by the District, is fill dirt extracted from the Pond to be used for any purpose other than the development of the land situated and abutting the Access Parcel on the east.

4. Notices. Whenever either party desires to give notice to the other, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph.

5. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties, except M/I may transfer and assign its interest herein to the Developer/Owner of the vacant land lying east of the Easement/Pond Property and/or an affiliated entity of the Developer/Owner.

6. Third Party Beneficiaries. This Agreement is solely for the benefit of the District and M/I and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement.

7. Governing Law. This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.

8. Enforcement of Agreement. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party

shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

9. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and M/I.

10. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

11. Miscellaneous Provisions. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and M/I, both the District and M/I have complied with all the requirements of law, and both the District and M/I have full power and authority to comply with the terms and provisions of this instrument.

*[Signature Page Follows]*



**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year first written above.

**M/I Homes of Tampa, LLC**

**K-Bar Ranch II  
Community Development District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair of the Board of Supervisors

**EXHIBIT “A”**

**Legal Description**

(See attached)

# Description Sketch

## (Not A Survey)

**DESCRIPTION:** A portion of Tract "B-1" of K-BAR RANCH - PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162. of the public records of Hillsborough County Florida, lying in Section 2, Township 27 South, Range 20 E, Hillsborough County, Florida, and being more particularly described as follows:

**BEGIN**, at the Northeast corner of said K-BAR R - PARCEL G, run thence along the East Boundary thereof, S.07°20'35"W., a distance of 471.09 feet; thence departing said East boundary, N.81°10'27"W., a distance of 25.32 feet; thence Southwesterly, 35.49 feet along the arc of a non-tangent curve to the right having a radius of 30.00 feet and a central angle of 67°46'38" (chord bearing S.42°42'52"W., 33.45 feet); thence S.76°36'11"W., a distance of 13.93 feet; thence Southwesterly, 16.89 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 38°42'14" (chord bearing S.62°55'55"W., 16.57 feet); thence S.43°34'47"W., a distance of 71.58 feet; thence S.51°16'43"W., a distance of 42.96 feet; thence Southwesterly, 5.62 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 12°52'14" (chord bearing S.44°50'36"W., 5.60 feet); thence S.38°24'29"W., a distance of 57.01 feet; thence Southwesterly, 5.74 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 13°08'46" (chord bearing S.31°50'05"W., 5.72 feet); thence S.25°15'42"W., a distance of 68.65 feet; thence S.36°27'59"W., a distance of 37.21 feet; thence Southerly, 13.99 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 32°03'23" (chord bearing S.20°26'17"W., 13.81 feet); thence S.04°24'36"W., a distance of 71.55 feet; thence Southerly, 7.57 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 17°20'29" (chord bearing S.04°15'39"E., 7.54 feet); thence S.12°55'54"E., a distance of 59.02 feet; thence Southeasterly, 11.45 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 26°15'10" (chord bearing S.26°03'29"E., 11.36 feet); thence S.39°11'04"E., a distance of 42.09 feet; thence S.24°19'03"E., a distance of 15.68 feet; thence N.76°21'57"W., a distance of 172.74 feet; thence N.59°42'19"W., a distance of 16.90 feet; thence S.88°29'26"W., a distance of 221.61 feet; thence N.39°13'17"W., a distance of 36.26 feet; thence Northwesterly, 5.35 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 12°15'40" (chord bearing N.45°21'07"W., 5.34 feet); thence N.51°28'57"W., a distance of 66.94 feet; thence N.18°45'05"W., a distance of 12.59 feet; thence Northwesterly, 22.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 52°29'11" (chord bearing N.44°59'40"W., 22.11 feet); thence N.71°14'16"W., a distance of 20.42 feet; thence N.37°43'39"W., a distance of 56.43 feet; thence N.32°41'58"W., a distance of 38.19 feet; thence Northwesterly, 14.41 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 33°02'12" (chord bearing N.49°13'04"W., 14.22 feet); thence N.65°44'10"W., a distance of 19.61 feet; thence N.26°50'07"W., a distance of 79.09 feet; thence N.12°31'34"E., a distance of 142.16 feet; thence Northerly, 6.71 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 15°22'23" (chord bearing N.04°50'23"E., 6.69 feet); thence N.02°50'48"W., a distance of 70.32 feet; thence N.15°03'01"E., a distance of 124.11 feet; thence Northeasterly, 41.64 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 79°31'12" (chord bearing N.54°48'37"E., 38.37 feet); thence S.85°25'47"E., a distance of 86.46 feet; thence Northeasterly, 19.46 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 111°30'40" (chord bearing N.38°48'53"E., 16.53 feet); thence N.16°56'27"W., a distance of 70.95 feet; thence N.12°00'41"W., a distance of 185.38 feet to the North boundary of said K-BAR RANCH - PARCEL G; thence along said North boundary, N.89°56'34"E., a distance of 784.25 feet to the **POINT OF BEGINNING**.

Containing 13.969 acres, more or less.

### SURVEYOR'S NOTES:

- Bearings shown hereon are based on the North boundary of Section 2, Township 27 South, Range 20 East Hillsborough County, Florida, having a Grid bearing of N.89°56'34"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.



Digitally  
signed by  
Charles Arnett  
Date:  
2024.03.08  
17:27:31 -05'00'

Charles M. Arnett LS6884

JOB #: K-BAR RANCH PARCEL G - POND 1060A

DRAWN: DSW DATE: 02/08/2024 CHECKED: CMA

Prepared For: MI HOMES

#### Revisions

DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
www.geopointsurvey.com  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.

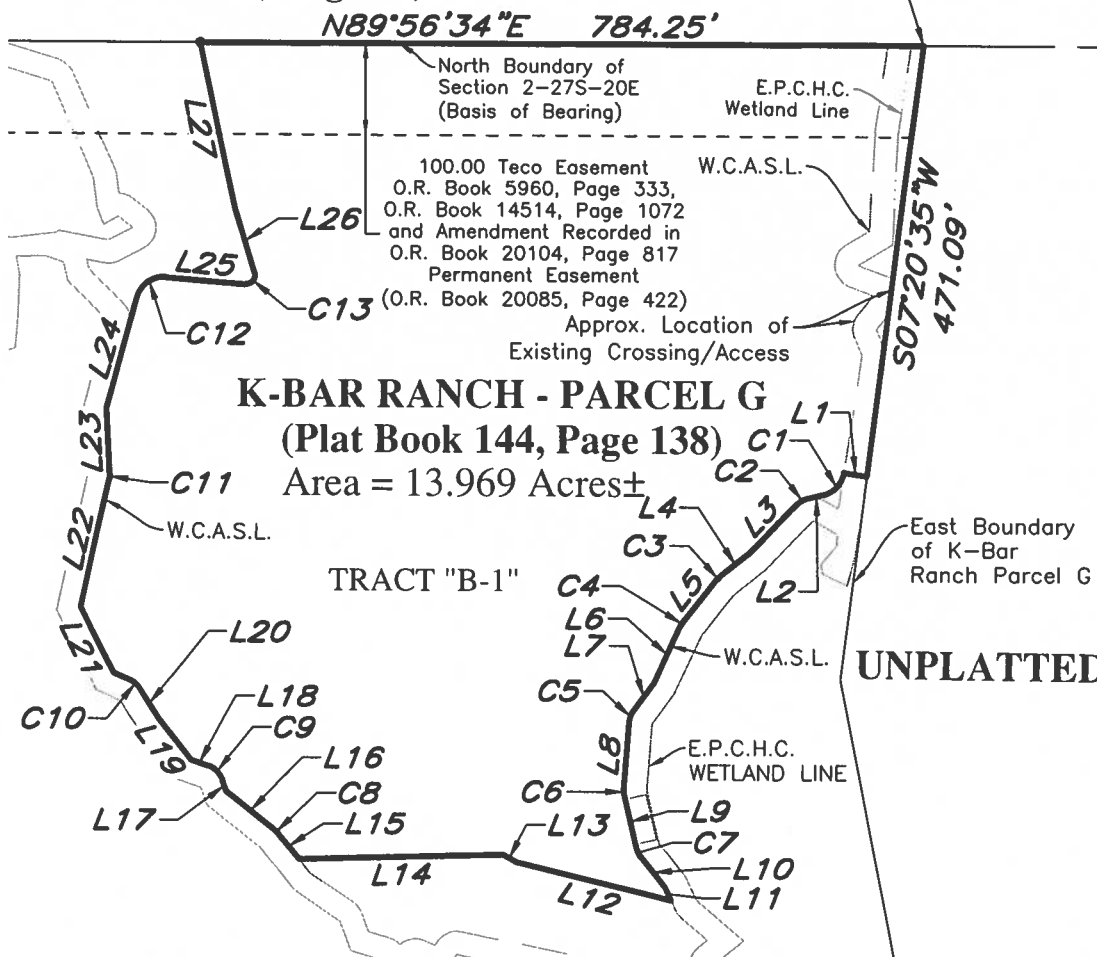
# Description Sketch

(Not A Survey)



**UNION PARK  
PHASE 6A, 6B & 6C  
(Plat Book 76, Page 27)**

**POINT OF BEGINNING**  
Northeast Corner of K-Bar Ranch Parcel  
G (Plat Book 144, Page 138)



## LEGEND

W.C.A.S.L. - - - - Wetland Conservation Area Setback Line

E.P.C.H.C. - - - - Environmental Protection Commission of  
Hillsborough County

See Sheet 1 for Description, Signatures & Revisions  
See Sheet 3 for Tables

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