Rizzetta & Company

K-Bar Ranch II
Community Development District

Board of Supervisors Meeting
October 9, 2025

District Office:
2700 S. Falkenburg Rd. Suite 2745
Riverview, FL 33578

www.kbarranchiicdd.org

K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647

Board of Supervisors	Duzianthan Mohan	Chair
	Greg Halstead	Vice Chair
	Michele Emery	Assistant Secretary
	Venu Reddy	Assistant Secretary
	Chris Grossenbacher	Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc
District Engineer	Charles Reed	Johnson Engineering
District Counsel	Andy Cohen	Persson Cohen Mooney
	Dan Lewis	Persson Cohen Mooney

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 five (5) 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) 533-2950. 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 5844 OLD PASCO ROAD, SUITE 100,
WESLEY CHAPEL, FL 33544
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
WWW.KBARRANCHIICDD.ORG

Board of Supervisors
K-Bar Ranch II Community
Development District

October 3, 2025

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, October 9, 2025, 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. Field Services Inspection Report .... Tab 1
   - B. Pine Lake Nursery Report
   - C. Presentation of Aquatics Report .... Tab 2
   - D. District Counsel
     - i. Discussion of District Counsel Replacement .... Tab 3
   - E. District Engineer
   - F. Clubhouse Manager Report .... Tab 4
   - G. District Manager Report .... Tab 5
4. **BUSINESS ADMINISTRATION**
   - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 18, 2025 .... Tab 6
   - B. Ratification of Operations & Maintenance Expenditures for August & September 2025 .... Tab 7
5. **BUSINESS ITEMS**
   - A. Consideration of Revised Annuals to Perennials Proposal .... Tab 8
   - B. Discussion on Securiteam Litigation and Meditation Hearing
   - C. Discussion of Guilded Woods Striping
   - D. Discussion of Pricing for Storage Costs
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) 994-1001.

Sincerely,
Lynn Hayes
District Manager

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT

September 23, 2025
Rizzetta & Company
Amiee Brodeen - Landscape Specialist
Landscape Inspection Services

Rizzetta & Company
Professionals in Community Management

Summary, Old Spanish

General Updates, Recent & Upcoming Maintenance Events

- As a reminder, please ensure that mulch is raked away from the base of all tree trunks to expose the root flare.

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. This oak tree at the Old Spanish entrance has a thinning canopy, and the bare areas of the branches show a significant amount of moss, indicating that the tree is struggling. For now, I will continue to monitor its condition. (Pic 1)

2. The same applies to these Magnolia trees at Old Spanish. I will continue to monitor them and make a judgment call if their condition progressively worsens. (Pic 2>)

3. The crape myrtles are severely struggling. Pollarding is not recommended, as it stresses the tree and results in a thinning canopy. I suggest performing a pencil prune to encourage thicker, healthier growth in the tops of these crape myrtles, once they start to fill in of course. (Pic 3>)

4. These bottlebrush shrubs are thinning and….

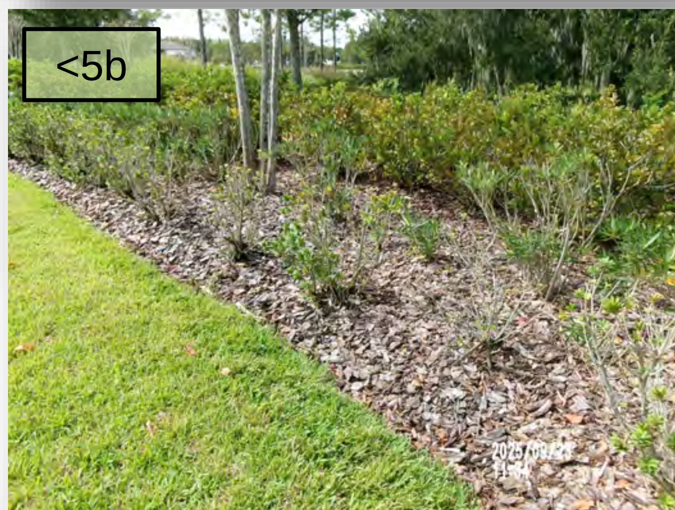
….appear to be struggling. Jeff and I discussed this two board meetings ago and suggested that it may be time to consider removing and replacing them with a more suitable plant species. I will continue to monitor their condition until they become unruly. (Pic 4>)

Old Spanish, Mistflower Ln, Amenities Center

5. The oleanders are showing signs of recovery, but the bottlebrush shrubs are still looking rough. I will continue to monitor this area, as these plants often rebound; however, if they do not improve, I will make note of it and propose replacing them with a more suitable species. (Pic 5a>, 5b>)

6. Near Mistflower and Old Spanish, there appears to be an irrigation break. I notified Jeff as soon as I noticed it. Can you please confirm whether this has been addressed? (Pic 6)

7. On Mistflower, east of the Amenity Center, the Fakahatchee grasses have been treated. I recommend thinning out the browning leaves and cleaning up this area to improve appearance and promote healthy regrowth. (Pic 7>)



8. Additionally, please have a crew detail this bed as well. I am noticing several volunteer trees and other unwanted plant material that should be removed to maintain a clean, well-kept appearance.

Amenities Center, Mistflower Ln,

9. In the same bed as #7, this pine tree shows green needles and healthy bark; however, there is some damage at the base of the tree. I will continue to monitor its condition, as it is located approximately 15 feet from the road. (Pic 9)

10. There are tire tracks in the turf near the line break mentioned in #6. The crew is likely aware, but please ensure this area is allowed to dry out before mowing again to prevent further damage. (Pic 10)

11. More Fakahatchee grasses have been treated for spider mites. It is now time to trim back the browning leaves to help rejuvenate the grasses and encourage healthy new growth. These are located along Mistflower, just east of the Amenities Center. (Pic 11a>, 11b>)

12. At the Amenities Center, the liriope beds are ready to have the browning leaves trimmed to maintain a clean and well-kept appearance. (Pic 12)

13. At the next detailing day, please have the crew limb up the Robellini palms to maintain clear sightlines and a tidy appearance. These are located in the Amenities Parking lot. (Pic 13)

14. Additionally, please have the crews trim out the browning foliage from the asparagus ferns located throughout the Amenities parking lot to maintain a neat and healthy appearance. (Pic 14)

15. A couple of items to note as I was leaving the Amenities Center: there are dead fronds in the beds, tire tracks in the turf, and the variegated shrubs are starting to thin out further. These areas may need attention to restore a clean and healthy appearance.

16. At Pond 222 west of Morning Dew Way, I am noticing pond scum beginning to build…. …. Currently, it is in sections and has not yet gathered in one area. Please treat the pond accordingly to prevent further accumulation. (Pic 16a, 16b)

17. Around Pond 222, there are large clumps of debris that are not being mulched into the turf. Please remind the crews to always run debris back over if there are large clumps, as leaving them can cause turf dieback and increase the risk of disease, especially during heavy rain. (Pic 17a>, 17b>)

18. At the Eagle Creek planting bed entrance, several bottlebrush shrubs are thinning and appear stressed. Similar to #4, we will monitor them for now, but we should begin planning to select a hardier replacement species for the future.

19. This is the third separate area where the turf appears saturated. What are the current irrigation runtimes, and has there been recent rainfall? Please have the irrigation team inspect the system and adjust the clocks as needed to prevent overwatering. (Pic 19)

19

<17a

<17b

20. Another area where the crape myrtles are struggling. Pollarding is not recommended, as it stresses the tree and results in a thinning canopy. I suggest performing a pencil prune to encourage thicker, healthier growth in the tops of these crape myrtles. (Pic 20)

20

21. In the Sundrift pocket park, it appears the mowing crew did not trim the base of the oak tree. Since it was close to lunchtime, it is possible this area was addressed after I left. If not, please have the crew cut back the plants at least halfway to prevent them from going to seed. (Pic 21)


21

22. Around Pond 244, the in/out-flow areas were not line-trimmed. Please ensure the crew trims the water access points during every mowing event to maintain clear and accessible pond edges. (Pic 22)

23. Additionally, this pond is showing signs of floating pond scum. Please treat it accordingly during your next visit and ensure that all trash and debris are removed to maintain water quality and appearance.

24. As I was leaving Sundrift, I noticed a large mound of plant material. Upon further inspection, it is still difficult to determine what is underneath. This area should be trimmed down to improve visibility and maintain a clean, well-kept appearance. (Pic 24)

25. Just to the left of the Sundrift sign, there is a pipe protruding from the ground. It is grey piping, which appears to be electrical. Please inspect this area to ensure it is safe and properly managed. (Pic 25)

26. Lastly, as I was leaving Redwood Point, I noticed one of the Podocarpus shrubs is declining. Please send someone to investigate and ensure that this is not due to disease. (Pic 26)

Tab 2

Chris Thompson

Blue Water Aquatics, Inc.

Sep 29, 2025 | 8 Photos

Blue Water Aquatics
Aquatic & Environmental Services

K-Bar Ranch CDD II

Aquatics Report

September Aquatics Report

Recent Rainfall & Weather (Month to Date)

• According to the Southwest Florida Water Management District, Hillsborough County has seen significantly below-normal rainfall so far this month. The provisional summary shows about 1.05 inches of rain, compared to a historical monthly average of around 6.87 inches, meaning we're at roughly 15% of normal for this time period.
• Tampa and Hillsborough weather-climatology data indicate that early September tends to still carry quite a bit of the wet season's moisture (i.e. tropical moisture, daily thunderstorms, etc.), but the current deficits suggest a drying trend already underway.

How Stormwater Ponds Have Been Affected

• Low input volumes / pond levels dropping: Because rainfall is well below average, stormwater ponds are receiving less runoff. This means water levels are lower than usual, which can reduce their capacity to buffer sudden rain events. Some ponds may be nearing a point where inflow cannot replenish what's lost to evaporation, seepage, or intentional discharge.
• Water quality changes: Lower volumes of water mean less dilution of pollutants. Runoff that does enter ponds (especially after light rains) can bring in nutrients, sediments, and debris that concentrate more in smaller volumes. Also, lower water depths can lead to higher water temperatures, which can exacerbate algal growth and reduce dissolved oxygen.
• Sedimentation and exposure: Some pond bottoms that might normally be submerged are now exposed or more shallow, which can lead to more sediment drying, compaction, or even cracking. Shoreline plants may also experience stress (or die back) during these lower water levels, reducing shoreline stabilization and increasing vulnerability to erosion when heavy rain returns.

Animal Activity & Ecological Impacts

• As ponds get shallower and warmer, you're likely to see more activity from amphibians and reptiles such as frogs, toads, turtles, and perhaps snakes, especially near pond edges and shallow zones. These animals often take advantage of warmer, shallow water to feed and breed (if water remains).
• Fish stress: Fish in smaller, warmer, lower-oxygen ponds may show signs of stress; some species that are less tolerant of low dissolved oxygen may decline, while more tolerant species (e.g. carp, certain catfish) may dominate.
• Birds and other wildlife that depend on ponds—waterfowl, wading birds, and even some mammals—may have less reliable water availability, less food (if aquatic invertebrate populations decline due to poor water quality), or may need to travel further.
• Insects: Mosquitoes often lay eggs in standing shallow water; with more shallow margins and less

flow, some ponds may become better breeding grounds unless managed or disturbed.

What Fall Will Bring, and How It Will Affect Stormwater Ponds As fall progresses, several shifts are likely:

• Rain patterns changing: Fall in Hillsborough typically brings a decrease in daily thunderstorms and summer convection, with fewer, but sometimes heavier, rain events. There may be occasional tropical systems or remnants that bring intense rainfall. Overall, average rainfall declines.
• Temperature drops: Nights will start to get cooler, daytime highs will moderate. Water temperatures in ponds will gradually decline, which can help with dissolved oxygen levels and reduce thermal stress on aquatic species.
• Lower evaporative loss: With less intense sun and lower temperatures, evaporation from pond surfaces will slow, helping to conserve water volumes in ponds.
• Vegetation changes: Aquatic and shoreline plants may slow growth; some species may die back. Leaves from surrounding trees will begin falling, which can introduce organic matter to ponds. This leaf litter can fuel microbial activity, possibly resulting in oxygen drawdown (as microbes decompose the organic matter), or contribute to nutrient loading if decomposition is rapid.
• Wildlife behavior shifts: Many species will begin preparing for winter (or the cooler season) – migration, hibernation, reduced activity. Some amphibians may lay final egg masses; others may seek wetter microhabitats. Birds may use ponds more for foraging as insects shift.
• Stormwater pond maintenance concerns: With lower flows, clogging of inlet/outlet structures from debris (fallen leaves, sediment) becomes more likely. Sediment that has built up during the wetter months could now be more exposed or compacted. If heavy rains come after dry spells, sudden runoff can produce flash events that erode pond banks or overtop structures if capacity hasn't been maintained.

Subdivision

Project: K-Bar Ranch II CDD

Treated:
- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.
A littoral zone helps improve water quality by fostering beneficial plants that consume excess nutrients that contribute to excessive algae and invasive aquatic weed growth. The littoral shelf helps filter phosphorous from the water before it can accumulate to excessive levels. Littoral…

Project: K-Bar Ranch II CDD

Treated:
- Grasses
- Brush
- Floating

Pond 201 - Purple Pickerel Weed is a beautiful native plant that is heavily present in pond 201.
Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Treated:
• Grasses
• Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Treated:
• Grasses
• Algae
• Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Treated:
• Grasses
• Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Treated:

- Grasses
- Brush
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Order report

Service details

Technician: **Randy Mitchell**	**Client:** **K-Bar Ranch CDD II**
Service Date	9/4/2025
Request Warranted	Yes
Action Taken	Treated filamentous algae
Service Date	9/4/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	ENE 6mph
Temperature	93
Multiple Sites Treated	No
Pond Number	SDII 5
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	3 days
Observations/Recommendations	Treated site for filamentous algae

Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	9/9/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Cloudy
Wind	ENE 5mph
Temperature	87
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	100 thru 104, FC 40, FC105, EWR-2, EWR-3, 121, 122, 190 thru 205, S-1, 242, EC1 thru EC5, EC7, FPM5-8A, FPM 151, 161, FC 1055
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed

2 of 2

Pond Numbers	121
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV

Aquatic Services Report

Water Level	Normal
Restrictions	3 days
Observations/Recommendations	Treated site for filamentous algae

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	9/9/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	2ne
Temperature	86
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	Ec6 ec7 ec8 ec9 210-244 a13 c2 c3 all fc's all sdii's
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 2

Pond Numbers	Sdii5 210 222
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	High
Restrictions	None

Aquatic Services Report

Observations/Recommendations	Sites treated for algae

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	9/16/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	3ne
Temperature	87
Multiple Sites Treated	Yes

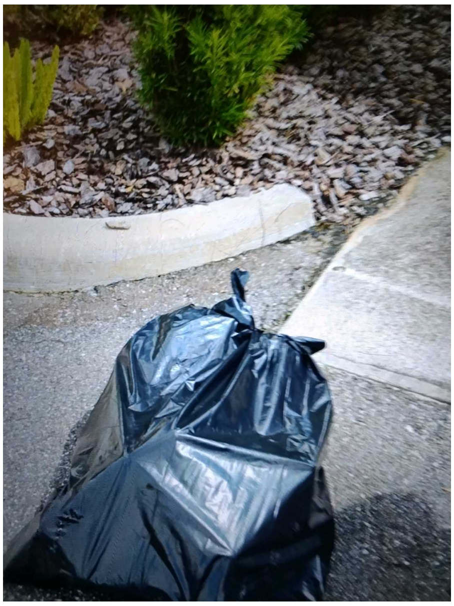
Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	Sdii5 210
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated with eutrazorb to reduce phosphates that help grow algae and picked up trash

Pictures

Aquatic Services Report



Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	9/23/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	2sw
Temperature	89
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	210 sdii5 fc231 204 205 200
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for algae

Tab 3

BRANDON E. POWNALL
1908 N Westmoreland Dr. (352) 459-9233
Orlando, Fl 32804 brandon.pownall@gmail.com

EDUCATION

UNIVERSITY OF FLORIDA LEVIN COLLEGE OF LAW, J.D. with Honors May 2020

GPA: 3.44

Honors: *Cum Laude*; Dean's List; Recipient of Dean's Scholarship (80% of tuition); Pro Bono Certificate for Outstanding Achievement; Book Award in Agricultural Law

Activities: Articles Editor for *Florida Law Review*
Conservation Clinic, Spring 2019 – Fall 2019
Technology Chair for Public Interest Environmental Conference
Study Abroad: Conservation and Sustainable Development Program in Costa Rica

EMORY UNIVERSITY, B.A. in English and Minor in Computer Science May 2017

GPA: 3.6

LEGAL EXPERIENCE

FISHBACK DOMINICK, Winter Park, Florida April 2022 – Present

Associate Lawyer

- Act as Deputy City Attorney for the City of Belle Isle, attending City Council meetings and advising the governing body on charter interpretation, contracts, procurement, and regulatory compliance.
- Serve as Assistant City Attorney for the cities of Winter Park, Winter Garden, Longwood, and DeBary, advising on municipal law, public meetings, code enforcement, procurement, land use, ethics, and complex real estate transactions, with experience on transactions $4M in value.
- Serve as primary general counsel to multiple Community Development Districts (Waterset North CDD & Bahia Lakes CDD); attend all board meetings, advise on public finance and infrastructure projects, and issue legal opinions on governance and compliance.
- Represent the Volusia County Tax Collector and Property Appraiser in litigation and statutory compliance matters; draft pleadings, motions, appellate briefs, and handle discovery in property disputes, taxation cases, and constitutional challenges.
- Litigate high-value cases, including land use, contract disputes, code enforcement appeals, and zoning enforcement actions. Conduct mediations resulting in favorable settlements for local governments.
- Draft ordinances, resolutions, contracts, and procurement documents for local governments and development entities, addressing commercial, construction, and infrastructure-related issues.

COMPUTER BUSINESS CONSULTANTS, Oakland, Florida April 2021 – April 2022

General Counsel

- Drafted contracts, policies, and board resolutions; rendered legal opinions regarding disputes arising from contracts, employee termination, etc. and negotiated to resolve such disputes.

SALTER FEIBER, P.A., Gainesville, Florida June 2019 – June 2020

Legal Clerk

ALACHUA COUNTY ATTORNEY'S OFFICE, Gainesville, Florida Summer 2019

Legal Intern

JUDGE DENISE R. FERRERO, Eighth Judicial Circuit of Florida Summer 2018

Legal Intern

PROFESSIONAL LICENSE

- Member in Good Standing, Florida State Bar November 2020

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
October 2025 CDD Meeting
Operations and Maintenance Report

Amenities Center

- Set up residents with new security access profiles and credentials
- Create tow exemptions
- Responded to resident calls, reports, concerns, and complaints
- Updated new employee paperwork and orientation process
- Employee scheduling
- Hired and trained new full-time maintenance employee
- Designed and ordered uniforms
- Updated security profiles with car registrations
- 4 event parties assisted, no issues, no damages
- Sent out eblasts on car registrations, CDD Town Halls, CDD meeting & new meeting schedule, and October newsletter
- Assisted in cleaning amenities and grounds
- Ordered office and janitorial supplies, continued tool purchasing
- Coffee Day every Wednesday
- Met with Rizzetta management, Blue Water Aquatics, and Pine Lake

Maintenance

- Picked up community trash
- Reinstalled gate barrier arms
- Re-secured court windscreens
- Removed ~10 commercial yard signs
- Maintained drain lines, HVAC filters and AC drain line
- Palm trees removed at Amenities Center
- Continued cleaning monuments
- Adjusted playground and neighborhood pedestrian gates
- Emptied and maintained dog stations
- Re-secured pavers at Amenities Center
- Trash removed from K Bar Ranch Pkwy dead end
- Started re-painting dog stations

Tab 5

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** November 13, 2025 @ 6:00 PM
- **Next Election:** November 2026

District Manager's Report

October 9

2025

K BAR RANCH II

FINANCIAL SUMMARY	**8/31/2025**
General Fund Cash & Investment Balance:	$1,184,681
Reserve Fund Cash & Investment Balance:	$299,138
Debt Service Fund Investment Balance:	$781,178
Total Cash and Investment Balances:	**$2,264,997**

General Fund Expense Variance: $185,277 Under Budget

Tab 6

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, September 18, 2025, at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Duzianthan Mohan	**Board Supervisor, Chairman**
Greg Halstead	**Board Supervisor, Vice Chair**
Michele Emery	**Board Supervisor, Assistant Secretary**
Venu Reddy	**Board Supervisor, Assistant Secretary**
Chris Grossenbacher	**Board Supervisor, Assistant Secretary**

Also present:

Matt O'Nolan	**District Manager, Rizzetta & Company, Inc.**
Dan Lewis	**District Counsel, Persson, Cohen and Mooney**
Jeff Cane	**Representative, Pine Lake Nursery, Inc.**
Amy Brodeen	**Field Services Manager, Rizzetta & Company, Inc.**
Mitch Severson	**Clubhouse Manager, Rizzetta & Company, Inc.**
Scarlett Spongberg	**Representative, Rizzetta & Company, Inc.**
Lynn Hayes	**District Manager, Rizzetta & Company, Inc.**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

The Board heard comments on Rizzetta contracts, accountability and transparency.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report

Ms. Brodeen presented her report to the Board.

The Board requested staff work with city on water testing and draining that is causing erosion to the pond banks.

Mr. Cane presented his report to the Board.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the Pine Lake proposal number 6764 for $849.55, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Pine Lake proposal number 6765 for $1434.98, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Pine Lake proposal number 6766 for $284.31, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved a not to exceed in the amount of $4500 authorizing Pine Lake to remove the palms damaging the tennis courts, for K-Bar Ranch II Community Development District.

There was a discussion, and Board tabled the Pine Lake proposal number 6763 and 6762.

The Board requested Pine Lake bring back to the next meeting, detailed proposal for transitioning from annuals to perennials.

Supervisor Halstead requested staff investigate Sundrift entrance struggling plants.

B. Presentation of Aquatics Report

Mr. Thompson reviewed his report with the Board.

The Board requested the landscaper trim up closer to the pond edge.

C. District Counsel

Mr. Lewis reviewed his report with the Board and updated the Board on the Securiteam lawsuit.

There was a discussion about the October 30th, 2025 mediation and Mr. Mohan will attend.

> On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors accept putting money in escrow pending the District Engineer final review, for K-Bar Ranch II Community Development District.

The District Counsel requested the Oct 9th, 2025 meeting be continued to October 30th and requested all BOS members be available for that date if needed.

> On a Motion by Mr. Grossenbacher, seconded by Mr. Halstead, with all in favor, the Board of Supervisors adopted resolution 2025-09, Redesignating an Assistant Secretary, for K-Bar Ranch II Community Development District.

D. Amenity Manager Report

Mr. Severson reviewed his report with the Board and spoke about car registrations and amenity staffing.

The Board requested the Amenity Manager and District Counsel work on potential collections agreement and review language.

The Board agreed to continue monthly town hall, dates to be coordinated with AM and October supervisor Emery will conduct, November will be Grossenbacher and December will be Mr. Halstead.

E. District Engineer

Mr. Reid presented his report to the Board.

The Board requested District Engineer looking into possibility of adding barriers in the area specified on 3B in the landscape inspection report.

The Board requested District Engineer attend October meeting to discuss Gilded Woods striping.

F. District Manager Report

Mr. O'Nolan advised the upcoming meeting to be held on October 9, 2025, at 6:00 pm.

> On a Motion by Mr. Grossenbacher, seconded by Ms. Emery, with all in favor, the Board of Supervisors The Board adopted Financial Transparency and Budget Consciousness for Goals and Objectives for FY 25-26, for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS — **Consideration of Minutes of the Board of Supervisors' meeting held on July 17 and August 21,2025**

The Board reviewed the minutes for the July 17, and August 21,2025 meeting.

FIFTH ORDER OF BUSINESS — **Review of the Financial Statement for**

July 2025

The Board reviewed the Financial Statement for July 2025.

SIXTH ORDER OF BUSINESS — **Consideration of Operation and Maintenance Expenditures for July 2025**

> On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the meeting minutes for July 17 and August 21 and the Operation and Maintenance Expenditures for July 2025, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS — **Consideration of Resolution 2025-07, Setting the Meeting schedule for Fiscal Year 2025-2026**

> On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adopted resolution 2025-07, setting the meeting schedule for fiscal year 2025-2026 as presented, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS — **Consideration of the 2nd Quarter Website Audit**

> On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors, approved the second quarter website audit as presented, for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS — **Consideration of the District Management Contract**

> On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the District Management Contract as presented, for K-Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS — **Ratification of the Amenity Management Contract**

> On a Motion by Mr. Grossenbacher, seconded by Mr. Halstead, with one opposed (Mr. Reddy), the Board of Supervisors, ratified the Amenity Management contract with the following stipulations: adding pet waste station cleaning to the scope and changing part time maintenance to part time clubhouse attendant., for K-Bar Ranch II Community Development District.

ELEVENTH ORDER OF BUSINESS — **Discussion of Easement and Rights to Extract Fill Dirt Agreement**

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the Easement and rights to Extract fill dirt agreement as presented pending Di, for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS **Supervisor Requests**

The Board requested staff investigate putting all nonexempt contracts on the website after reviewing potential costs.

THIRTEENTH 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. Mohan, with all in favor, the Board of Supervisors adjourned the meeting at 8:16 p.m., for K-Bar Ranch II Community Development District.

______________________________ ______________________________
Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 7

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview , Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.kbarranchiicdd.org

Operations and Maintenance Expenditures
August 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$181,116.47**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
AMTEC	300213	8/25/6819	Arbitrage Rebate Calculation S2021	$ 450.00
Anti-Pesto Bugkillers	300221	508424	Pest Control 05/25	$ 142.00
Anti-Pesto Bugkillers	300207	520348	Bimonthly Pest Control 07/25	$ 142.00
Blue Water Aquatics, Inc.	300211	33849	Aquatic Service - Pond Treatment 07/25	$ 4,860.00
Christopher Lee Grossenbacher	300215	CG071725	Board of Supervisors Meeting 07/17/25	$ 200.00
Christopher Lee Grossenbacher	300233	CG082125	Board of Supervisors Meeting 08/21/25	$ 200.00
City of Tampa Utilities	300222	2282015 8/25	10352 K Bar Ranch Pkwy - Account #2282015 08/25	$ 7.70
City of Tampa Utilities	300222	2287182 8/25	10820 Mistflower Ln - Account #2287182 08/25	$ 201.41
City of Tampa Utilities	300222	2333386 8/25	19339 Eagle Creek Ln - Account #2333386 08/25	$ 63.61
City of Tampa Utilities	300222	2382753 8/25	10598 K-Bar Ranch Pkwy (Unit TM-2) 08/25	$ 1,040.58
City of Tampa Utilities	300222	2382755 8/25	10598 K-Bar Ranch Pkwy (Unit TM-1) 08/25	$ 685.06
Complete IT Corp	300208	17125	Service Call - Pedestal (Old Spanish) 07/25	$ 330.00
Complete IT Corp	300225	17304	Security Monitoring 08/25	$ 3,557.00
Complete IT Corp	300223	17366	Service Call - Hawk Valley (Spectrum) 08/25	$ 330.00
Complete IT Corp	300225	17404	Service Call - Briar Brook (Entry Gate) 08/25	$ 380.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Complete IT Corp	300229	17419	Service Call - (4) Gates - Old Spanish 08/25	$ 330.00
Cooper Pools Inc.	300230	2025-1020	Monthly Pool Service 08/25	$ 2,840.00
Duzianthan Mohanadoss	300216	DM071725	Board of Supervisors Meeting 07/17/25	$ 200.00
Duzianthan Mohanadoss	300234	DM082125	Board of Supervisors Meeting 08/21/25	$ 200.00
Florida Department of Revenue	20250812-1	39-8017923158-4 07/25	Sales and Use Tax 07/25	$ 143.39
Gregory Halstead	300217	GH071725	Board of Supervisors Meeting 07/17/25	$ 200.00
Gregory Halstead	300235	GH082125	Board of Supervisors Meeting 08/21/25	$ 200.00
Michele Emery	300218	ME071725	Board of Supervisors Meeting 07/17/25	$ 200.00
Michele Emery	300236	ME082125	Board of Supervisors Meeting 08/21/25	$ 200.00
Persson, Cohen & Mooney, P.A.	300224	6150	Legal Services 06/25	$ 3,382.50
Persson, Cohen & Mooney, P.A.	300214	6207	Legal Services 07/25	$ 7,445.31
Pine Lake Services, LLC	300212	7828	Install Mulch 07/25	$ 47,250.00
Pine Lake Services, LLC	300231	7874	Landscape Maintenance - Common Areas 11-23 08/25	$ 1,099.00
Pine Lake Services, LLC	300231	7875	Monthly Landscape Maintenance 08/25	$ 26,578.67
Pine Lake Services, LLC	300231	7876	Monthly Maintenance - Gilded Woods 08/25	$ 2,862.10

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	300212	7933	Plant Replacement - Pool 07/25	$ 1,251.85
Pine Lake Services, LLC	300212	7939	Fertilizer & Pest Control 07/25	$ 5,075.00
Pine Lake Services, LLC	300212	7946	Install Annuals 07/25	$ 10,788.00
Pine Lake Services, LLC	300226	7991	Install Sod - Sundrift & Mossy Pine (Mail Kiosks) 08/25	$ 218.44
Pine Lake Services, LLC	300226	7992	Plant Replacement - Old Spanish 04/25	$ 391.09
Pine Lake Services, LLC	300226	7997	Install Mulch - Playground 08/25	$ 6,300.00
Rizzetta & Company, Inc.	300209	INV0000101188	District Management Services 08/25	$ 6,050.75
Rizzetta & Company, Inc.	300210	INV0000101312	Amenity Management & Oversight 08/25	$ 6,099.71
Rizzetta & Company, Inc.	300227	INV0000101350	Out of Pocket Expense 07/25	$ 50.00
Rizzetta & Company, Inc.	300228	INV0000101384	Personnel Reimbursement 08/15/25	$ 4,764.89
Spectrum	20250805-2	1736970071925 - 6970 07/25 ACH	10711 Mistflower Lane 07/25	$ 160.00
Spectrum	20250805-1	1736988071925 - 6988 07/25 ACH	10541 K-Bar Ranch Pkwy 07/25	$ 160.00
Spectrum	20250829-1	1736996081225 - 6996 08/25 ACH	10339 K-Bar Ranch Pkwy Bldg - Gate 08/25	$ 160.00
Spectrum	20250816-1	1744362072925 - 4362 08/25 ACH	10340 K-Bar Ranch Pkwy 08/25	$ 148.42
Spectrum	20250808-2	1752167072125 - 2167 07/25 ACH	10820 Mistflower Lane - Amenity Center 07/25	$ 290.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount	
Spectrum	20250827-1	1758297081025 - 8297 08/25 ACH	10621 Mistflower Ln 08/25	$	170.00
Spectrum	20250804-1	1779814071725 - 9814 07/25 ACH	19302 Eagle Creek LN SB 07/25	$	130.00
Spectrum	20250813-1	2313795072625 - 3795 08/25 ACH	10820 Mistflower Ln 08/25	$	340.00
Spectrum	20250808-1	2736809072225 - 6809 07/25 ACH	19292 Mossy Pine Dr 07/25	$	170.00
Spectrum	20250827-2	2756559081025 - 6559 08/25 ACH	10841 Mistflower Ln - Gate Phone 08/25	$	160.00
Suncoast Rust Control, Inc.	300232	08158	Monthly Rust Control 07/25	$	1,525.00
Suncoast Rust Control, Inc.	300232	08159	Monthly Rust Control - Hawk Valley 08/25	$	685.00
TECO	20250829-6	211025392658 8/25	10841 Mistflower Lane, Gate 08/25	$	83.65
TECO	20250829-5	211025490809 8/25	10611 K-Bar Ranch Pkwy 08/25	$	142.10
TECO	20250829-3	221005600376 8/25	10598 K Bar Ranch Pkwy, Entry Light/Gate 08/25	$	177.84
TECO	20250829-9	221008392039 8/25	Parcel I - Street Lights 08/25	$	1,737.17
TECO	20250829-8	221008498422 8/25	19301 Eagle Creek LN - Entry Sign/Gate 08/25	$	100.67
TECO	20250829-10	221008728984 8/25	Parcel G - Streetlights 08/25	$	2,245.64
TECO	20250829-7	221008777817 8/25	10598 K-Bar Ranch Pkwy 08/25	$	52.99
TECO	20250829-4	221008777825 8/25	10580 K-Bar Ranch Pkwy 08/25	$	23.93

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	20250808-10	321000017111 8/25	Electric Summary 08/25	$ 19,469.50
U.S. Bank	300219	7834012	Trustee Fees Series 2021 07/01/2025-06/30/2026	$ 4,040.63
Valley National Bank	20250826-1	Valley CC ACH 07/25 - 221	Credit Card Expenses 07/25	$ 1,356.48
Venu M. Reddy	300220	VR071725	Board of Supervisors Meeting 07/17/25	$ 200.00
Venu M. Reddy	300237	VR082125	Board of Supervisors Meeting 08/21/25	$ 200.00
Waste Management Inc. of Florida	20250805-3	0173182-2206-8	Waste Management - Clubhouse 08/25	$ 477.39
Total				$ 181,116.47

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
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. 6819-08-25

Date: August 8, 2025

For Professional Services:

Issue	Service	Fee
$6,135,000 K-Bar Ranch II Community Development District (Tampa, Florida), Special Assessment Bonds, Series 2021	Rebate Report & Opinion	$450
Total		**$450**

RECEIVED 08/08/2025

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

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

Institution	:	**Bank of America, N.A.**
ABA # (Wires)	:	**026009593**
ABA # (ACH Only)	:	**011900254**
AMTEC Account Number	:	**385033805188**

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Anti-Pesto Bug Killers
13596 66th St N
Largo, FL 33771
(727)-524-6333
antipesto.com

Invoice

May 20, 2025 - #508424

Billing Location: #21891

K Bar Ranch Ii Cdd
Suite 200
3434 Colwell Ave
Tampa, FL 33614-8390

Service Location: #21891

K Bar Ranch Ii Cdd/Amenity Center
10820 Mistflower Ln
Tampa, FL 33647-3781

Invoice Total $142.00

Amount Enclosed: ______________

INVOICE(S) #508424
$142.00

Please detach and return top portion with payment

Service Address: 10820 Mistflower Ln, Tampa, FL 33647

Current Invoice #508424 PO					
Date	**Work Order**	**Description**	**Subtotal**	**Tax**	**Total**
05/20/2025	W500471	Commercial Pest Control Program	$142.00	$0.00	$142.00
		Total	**$142.00**	**$0.00**	**$142.00**

Terms: COD

Anti-Pesto Bug Killers
13596 66th St N
Largo, FL 33771
(727)-524-6333
antipesto.com

Invoice

July 15, 2025 - #520348

Billing Location: #21891

K Bar Ranch Ii Cdd
Suite 200
3434 Colwell Ave
Tampa, FL 33614-8390

Service Location: #21891

K Bar Ranch Ii Cdd/Amenity Center
10820 Mistflower Ln
Tampa, FL 33647-3781

Invoice Total $142.00

Amount Enclosed: ______________

INVOICE(S) #520348
$142.00

Please detach and return top portion with payment

Service Address: 10820 Mistflower Ln, Tampa, FL 33647

Current Invoice #520348 PO					
Date	**Work Order**	**Description**	**Subtotal**	**Tax**	**Total**
07/15/2025	W506426	Commercial Pest Control Program	$142.00	$0.00	$142.00
		Total	**$142.00**	**$0.00**	**$142.00**

Terms: COD

RECEIVED 07/17/2025

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
+17278422100
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	33849
DATE	07/31/2025
TERMS	Net 45
DUE DATE	09/14/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/08/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Treatment Report Attached	1	0.00	0.00
07/14/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit (Included) Treatment Report Attached	1	0.00	0.00
07/24/2025	Pond / Waterway Treatment	Aquatic Services - 3rd Visit Treatment Report Attached	1	4,860.00	4,860.00
07/29/2025	Monthly Management Report	Monthly Management Report (No Charge) Attached	1	0.00	0.00

SUBTOTAL	4,860.00
TAX	0.00
TOTAL	4,860.00
BALANCE DUE	**$4,860.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

K-Bar Ranch II CDD

Meeting Date, July 17, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Michele Emery	✓
Duzianthan Mohan	✓
Greg Halstead	✓
Chris Grossenbacher	✓
Venu Reddy	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00p
Meeting End Time:	9:57p
Total Meeting Time:	3:57

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$175

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	$0.700
Mileage to Charge	

DM Signature: [signature]

K-Bar Ranch II CDD

Meeting Date, August 21, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Michele Emery	✓
Duzianthan Mohan	✓
Greg Halstead	✓
Chris Grossenbacher	✓
Venu Reddy	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	10:27
Total Meeting Time:	4:27

Time Over 1:27 (3) Hours:	1.5

Total at $175 per Hour:	$412.50

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	$0.700
Mileage to Charge	

DM Signature: [signature]

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

Amount Now Due
$7.70

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015

BILL DATE: 08/11/2025
PAY NEW CHARGES BY: 09/02/2025

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

0000 2282015 0000000770

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: 08/11/2025

Service For:
K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 08/05/2025

Amount Now Due
$7.70

Your Account Number
2282015

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	35	35	29	0	0

LAST BILLING				7.70
LESS PAYMENTS				7.70 CR
WATER BASE CHARGE 5/8"		1 Meter @	7.00	7.00
TBW PASS-THROUGH		0.0 @	0.00	0.00
WATER SUBTOTAL	7.00			
UTILITY TAX 10%				0.70

Pay This Amount → **$7.70**

PLEASE PAY BY DUE DATE OF 09/02/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

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

Amount Now Due
$201.41

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182

BILL DATE: 08/11/2025
PAY NEW CHARGES BY: 09/02/2025

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

0000 2287182 0000020141

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

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

Bill Date: 08/11/2025

Service For:
K-BAR RANCH COMMINUTY DEVELOP
10820 MISTFLOWER LN

Service To: 08/06/2025

Amount Now Due
$201.41

Your Account Number
2287182

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	356	352	29	4	3
19073745	WATER	1563	1559	29	4	3

LAST BILLING			184.53
LESS PAYMENTS			184.53 CR
ANNUAL FIRE LINE CHARGE	1.0 @	90.00	90.00
WATER BASE CHARGE 1 1/2"	2 Meters @	35.00	70.00
WATER TIER 1 CHARGE	8.0 @	3.91	31.28
TBW PASS-THROUGH	8.0 @	0.00	0.00
WATER SUBTOTAL	101.28		
UTILITY TAX 10%			10.13

Water Usage History

Months	Gallons (1000's)
AUG	6
JUL	19
JUN	64
MAY	37
APR	11
MAR	9
FEB	5
JAN	123
DEC	10
NOV	12
OCT	5
SEP	17
AUG	2

Pay This Amount → **$201.41**

PLEASE PAY BY DUE DATE OF 09/02/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

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

Amount Now Due
$63.61

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386

BILL DATE: 08/11/2025

PAY NEW CHARGES BY: 09/02/2025

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

0000 2333386 0000006361

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: 08/11/2025

Service For:
K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 08/06/2025

Amount Now Due
$63.61

Your Account Number
2333386

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	422	409	29	13	10

LAST BILLING				80.82
LESS PAYMENTS				80.82 CR
WATER BASE CHARGE 5/8"		1 Meter @	7.00	7.00
IRRIGATION TIER 1 CHARGE		13.0 @	3.91	50.83
TBW PASS-THROUGH		13.0 @	0.00	0.00
WATER SUBTOTAL	57.83			
UTILITY TAX 10%				5.78

Pay This Amount → **$63.61**

PLEASE PAY BY DUE DATE OF 09/02/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

Amount Now Due
$1,040.58

Make Check Payable:
City of Tampa Utilities

Your Account Number
2382753

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

BILL DATE: 08/11/2025
PAY NEW CHARGES BY: 09/02/2025

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

0000 2382753 0000104058

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: 08/11/2025

Service For:
K BAR RANCH II CDD
10598 K BAR RANCH PKWY UNIT TRAC TM-2

Service To: 08/06/2025

Amount Now Due
$1,040.58

Your Account Number
2382753

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000652	IRR	561	440	29	121	91

LAST BILLING			1,208.27
LESS PAYMENTS			1,208.27 CR
WATER BASE CHARGE 1"	1 Meter @	17.50	17.50
IRRIGATION TIER 1 CHARGE	25.0 @	3.91	97.75
IRRIGATION TIER 2 CHARGE	25.0 @	6.57	164.25
IRRIGATION TIER 3 CHARGE	37.5 @	8.75	328.13
IRRIGATION TIER 4 CHARGE	33.5 @	10.10	338.35
TBW PASS-THROUGH	121.0 @	0.00	0.00
WATER SUBTOTAL	945.98		
UTILITY TAX 10%			94.60

Pay This Amount → **$1,040.58**

PLEASE PAY BY DUE DATE OF 09/02/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

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

Amount Now Due
$685.06

Make Check Payable:
City of Tampa Utilities

Your Account Number
2382755

BILL DATE: 08/11/2025
PAY NEW CHARGES BY: 09/02/2025

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

0000 2382755 0000068506

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: 08/11/2025

Service For:
K BAR RANCH II CDD
10598 K BAR RANCH PKWY UNIT TRAC TM-1

Service To: 08/06/2025

Amount Now Due
$685.06

Your Account Number
2382755

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000650	IRR	391	302	29	89	67

LAST BILLING				774.98
LESS PAYMENTS				774.98 CR
WATER BASE CHARGE 1"		1 Meter @	17.50	17.50
IRRIGATION TIER 1 CHARGE		25.0 @	3.91	97.75
IRRIGATION TIER 2 CHARGE		25.0 @	6.57	164.25
IRRIGATION TIER 3 CHARGE		37.5 @	8.75	328.13
IRRIGATION TIER 4 CHARGE		1.5 @	10.10	15.15
TBW PASS-THROUGH		89.0 @	0.00	0.00
WATER SUBTOTAL	622.78			
UTILITY TAX 10%				62.28

Pay This Amount → **$685.06**

PLEASE PAY BY DUE DATE OF 09/02/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17125
Invoice Date	07-24-25
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS - onsite inspection after incident	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Wed 06-25-25 04:45 PM
Ticket #	11956
Subject	**Old Spanish Ped Hit**

Ticket Issue

Initial Issue Mon 07-21-25 04:57 PM Charles Bourne	Pedestal was hit and removed. Whit doge ram pulling a trailer. Hit was 6-25-25

Ticket Comments

Date	Comment
Update Mon 07-21-25 05:00 PM Charles Bourne	Video of the ped hit, and the license plate of the trailer has been uploaded to the drive. Repair has been made, the ped was re-mounted. Equipment is scratched up but functioning. Went back onsite to verify all functionality once the internet was restored.
Initial Issue Mon 07-21-25 04:57 PM Charles Bourne	Pedestal was hit and removed. Whit doge ram pulling a trailer. Hit was 6-25-25

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(813) 444-4355

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17304
Invoice Date	08-01-25
Balance Due	**$3,557.00**

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Clubhouse ==	$0.00	1.0	$0.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	$9.50	25.0	$237.50
Monitored Camera System	Cameras Monitored after hours. Notifies Police (Monthly)	$500.00	1.0	$500.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$17.50	5.0	$87.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	$150.00	1.0	$150.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	$60.00	1.0	$60.00
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	$40.00	1.0	$40.00
Notes	== Community Gates ==	$0.00	1.0	$0.00
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	56.0	$532.00
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	$45.00	20.0	$900.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$17.50	40.0	$700.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	$35.00	10.0	$350.00

Subtotal	**$3,557.00**
Tax	$0.00
Invoice Total	$3,557.00
Payments	$0.00
Credits	$0.00
Balance Due	**$3,557.00**

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K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17366
Invoice Date	08-11-25
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours *For onsite diagnosis of downed network following a Spectrum equipment replacement. Details in Ticket #12016.	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Thu 08-07-25 02:24 PM
Ticket #	12016
Subject	**Hawk Valley Down after Replacing Spectrum Equipment**

Ticket Issue

Initial Issue Thu 08-07-25 02:24 PM Mark Johnson	Hawk Valley Down after Replacing Spectrum Equipment Need to diagnose

Ticket Comments

Date	Comment
Note Fri 08-08-25 03:27 PM Jacob Macy	Bypassed the spectrum router and Internet is back up
Initial Issue Thu 08-07-25 02:24 PM Mark Johnson	Hawk Valley Down after Replacing Spectrum Equipment Need to diagnose

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17404
Invoice Date	08-19-25
Balance Due	**$380.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00
Viking Limit Plate	Viking Limit switch plate W/Keys	$50.00	1.0	$50.00

Subtotal	**$380.00**
Tax	$0.00
Invoice Total	$380.00
Payments	$0.00
Credits	$0.00
Balance Due	**$380.00**

Invoice Ticket

Ticket Date	Mon 08-04-25 01:57 PM
Ticket #	12001
Subject	**Briarbrook Entry Gate Malfunctioning**

Ticket Issue

Initial Issue Mon 08-04-25 01:57 PM Charles Bourne	On Saturday evening I got a call from our clubhouse attendant that our Briarbrook entry gate would not move on its own, and was stuck in a nearly totally closed position. I tried to override on Brivo to hold both the gates open, but only the exit gate would open, neither the entrance arm or gate responded. I asked our attendant to take the emergency key for the liftmaster and put the arm in the vertical position and see if the gate would open manually. He was able to do that, but texted me that the gate seemed to close itself after he left. Our old maintenance employee went out and shut off power to the gate at the breaker, opened the gate, and I believe he said he somehow tied the gate open. My co-worker sent a photo of what would seem to be a broken clutch key. I know our former maintenance tech had changed one out before, and we do have a couple more onsite, but no maintenance man here until tomorrow afternoon. I can let the temp maintenance tech to take a shot tomorrow, but it doesn't seem to be something he's done before either, and I wouldn't know the difficulty. Both gates will remain open until fixed. Thanks, Mitch

Ticket Comments

Date	Comment
Note Fri 08-08-25 03:24 PM Jacob Macy	Open close limit paddle was broken when gate was manually opened, replaced with new limit disk and gate is now operating as normal, replaced clutch key
Initial Issue Mon 08-04-25 01:57 PM Charles Bourne	On Saturday evening I got a call from our clubhouse attendant that our Briarbrook entry gate would not move on its own, and was stuck in a nearly totally closed position. I tried to override on Brivo to hold both the gates open, but only the exit gate would open, neither the entrance arm or gate responded. I asked our attendant to take the emergency key for the liftmaster and put the arm in the vertical position and see if the gate would open manually. He was able to do that, but texted me that the gate seemed to close itself after he left. Our old maintenance employee went out and shut off power to the gate at the breaker, opened the gate, and I believe he said he somehow tied the gate open. My co-worker sent a photo of what would seem to be a broken clutch key. I know our former maintenance tech had changed one out before, and we do have a couple more onsite, but no maintenance man here until tomorrow afternoon. I can let the temp maintenance tech to take a shot tomorrow, but it doesn't seem to be something he's done before either, and I wouldn't know the difficulty. Both gates will remain open until fixed. Thanks, Mitch

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https://completeit.io
(813) 444-4355

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17419
Invoice Date	08-20-25
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Wed 08-20-25 02:30 PM
Ticket #	12063
Subject	**4 Gates were hit over the weekend**

Ticket Issue

Initial Issue Wed 08-20-25 02:30 PM Charles Bourne	4 gates were having issues. Look while onsite for Old spanish mangled arm.

Ticket Comments

Date	Comment
Initial Issue Wed 08-20-25 02:30 PM Charles Bourne	4 gates were having issues. Look while onsite for Old spanish mangled arm.

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:K-Bar Ranch II

Bill to
K-Bar Ranch II
3434 Colwell Ave Suite 200
Tampa, FL 33625

Ship to
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33614

Invoice details
Invoice no.: 2025-1020
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance August 2025	1	$2,840.00	$2,840.00

Total **$2,840.00**

Ways to pay

VISA BANK PayPal venmo

View and pay

FLORIDA DEPARTMENT OF REVENUE

Sales and Use Tax Return

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

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

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

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

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	$1,911.87	.	$1,911.87	143.39
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: 1.5 Reporting Period JUL 2025

5. Total Amount of Tax Due	143.39
6. Less Lawful Deductions	.
7. Net Tax Due	90.18
8. Less Est Tax Pd / DOR Cr Memo	
9. Plus Est Tax Due Current Month	
10. Amount Due	143.39
~~11. Less Collection Allowance~~	E-file/E-pay Only
12. Plus Penalty	
13. Plus Interest	.
14. Amount Due with Return	143.39

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: 08/20/25
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:
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first $1,200 of tax due, not to exceed $30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at **floridarevenue.com**.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than $50, may be charged. The $50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Signature of Preparer	Date
		Tiffany Judd	

Telephone Number	Telephone Number
( )	( ) 813-994-1001 ext 3099

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a).	Exempt Amount of Items Over $5,000 (included in Column 3) ..... **15(a).**	
15(b).	Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3) ..... **15(b).**	
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3) ..... **15(c).**	
15(d).	**Total Amount of Discretionary Sales Surtax Due** (included in Column 4) ..... **15(d).**	28.68
16.	**Hope Scholarship Credits** (included in Line 6) ..... **16.**	
17.	Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A) ..... **17.**	
18.	Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A) ..... **18.**	
19.	Taxable Sales from **Amusement Machines** (included in Line A) ..... **19.**	
20.	Rural or Urban High Crime Area Job Tax Credits ..... **20.**	
21.	Other Authorized Credits ..... **21.**	

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Signature of Preparer	Date

Telephone Number	Telephone Number
( )	( )

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a).	Exempt Amount of Items Over $5,000 (included in Column 3) ..... **15(a).**	
15(b).	Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3) ..... **15(b).**	
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3) ..... **15(c).**	
15(d).	**Total Amount of Discretionary Sales Surtax Due** (included in Column 4) ..... **15(d).**	
16.	**Hope Scholarship Credits** (included in Line 6) ..... **16.**	
17.	Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A) ..... **17.**	
18.	Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A) ..... **18.**	
19.	Taxable Sales from **Amusement Machines** (included in Line A) ..... **19.**	
20.	Rural or Urban High Crime Area Job Tax Credits ..... **20.**	
21.	Other Authorized Credits ..... **21.**	

INVOICE

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

Invoice # 6150
Date: 07/02/2025
Due On: 08/02/2025

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$3,382.50	) - (	$0.00	) =	**$3,382.50**

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	06/03/2025	Review further revised M/I amenities land purchase agreement and exchange e-mails with M/I counsel.	0.25	$330.00	$82.50
Service	AHC	06/04/2025	Exchange e-mails with M/I counsel re: finalization of contract for presentation to Board re: amenities parcel purchase.	0.25	$330.00	$82.50
Service	AHC	06/09/2025	Review e-mail exchange re: Gilded Woods roadway paving.	0.25	$330.00	$82.50
Service	DPL	06/11/2025	Follow up with Amazon about key installation and respond to the district manager.	0.25	$330.00	$82.50
Service	AHC	06/11/2025	Confer with associate counsel re: district management RFP and additional pending items for CDD meeting.	0.25	$330.00	$82.50
Service	DPL	06/17/2025	Review agenda package and prepare for the supervisor meeting.	1.50	$330.00	$495.00
Service	RDJ	06/17/2025	Review agenda and materials to prepare for upcoming Board of Supervisors meeting.	1.00	$330.00	$330.00
Service	RDJ	06/18/2025	Continued preparation for and	2.50	$330.00	$825.00

			attendance virtually at first part of Board of Supervisors meeting.			
Service	DPL	06/18/2025	Appear telephonically for the supervisor meeting.	2.00	$330.00	$660.00
Service	DPL	06/20/2025	Review and information about chess tournament request and discuss with RDJ.	0.25	$330.00	$82.50
Service	DPL	06/25/2025	Call with district manager to discuss follow up actions from the supervisor meeting.	0.50	$330.00	$165.00
Service	DPL	06/29/2025	Draft pest control contract addendum.	0.50	$330.00	$165.00
Service	DPL	06/30/2025	Call with the Board Chair to discuss chess tournament at K-Bar facilities.	0.50	$330.00	$165.00
Service	DPL	06/30/2025	Call with the district manager and the district engineer to discuss next steps with M/I land purchase.	0.25	$330.00	$82.50

Subtotal	**$3,382.50**
Total	**$3,382.50**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6150	08/02/2025	$3,382.50	$0.00	$3,382.50
			Outstanding Balance	**$3,382.50**
			Total Amount Outstanding	**$3,382.50**

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

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

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

AUG - 6 2025

INVOICE

Invoice # 6207
Date: 08/01/2025
Due On: 09/01/2025

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
(	$3,382.50	+	$7,445.31	) - (	$0.00	) =	$10,827.81

KBarRanch

Community Development District Services

Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	07/01/2025	Review e-mails re: amenity land purchase. Review and reply to e-mails from special counsel re: Securiteam litigation. Review Addendum to pest control agreement prepared by associate counsel and provide revisions.	1.00	$330.00	$330.00
Service	DPL	07/02/2025	Call with litigation counsel to discuss Securiteam discovery.	0.25	$330.00	$82.50
Service	DPL	07/03/2025	Draft RFPs for district management and amenity management.	2.00	$330.00	$660.00
Service	DPL	07/07/2025	Continue to draft RFPs for district management and amenity management.	0.75	$330.00	$247.50
Service	DPL	07/08/2025	Continue to draft RFPs for district management and amenity management.	1.25	$330.00	$412.50
Service	AHC	07/08/2025	Confer with associate counsel and brief review of RFP documents for District management services.	0.25	$330.00	$82.50

Service	DPL	07/09/2025	Finish RFPs for district management and amenity management.	2.25	$330.00	$742.50
Service	DPL	07/10/2025	Review emails and upload to lit counsel re: Securiteam litigation.	0.75	$330.00	$247.50
Service	DPL	07/10/2025	Draft newspaper ad for RFP's and send for publication.	1.75	$330.00	$577.50
Service	AHC	07/10/2025	Review and reply to e-mail re: Securiteam litigation.	0.25	$330.00	$82.50
Service	DPL	07/15/2025	Review agenda package and prepare for CDD meeting.	2.00	$330.00	$660.00
Service	AHC	07/15/2025	Exchange e-mails with M/I re: status of due diligence for amenities land purchase.	0.25	$330.00	$82.50
Service	DPL	07/16/2025	Answer questions from a possible RFP applicant.	0.75	$330.00	$247.50
Service	DPL	07/16/2025	Continued preparation for CDD meeting.	1.50	$330.00	$495.00
Service	DPL	07/17/2025	Final preparation for CDD meeting and attend meeting.	6.00	$330.00	$1,980.00
Service	DPL	07/28/2025	Review the affidavit for the District Manager re: pending personal injury suit, and approve him to sign it.	0.25	$330.00	$82.50
Service	AHC	07/28/2025	Exchange e-mails with real estate counsel re: amenity land purchase and brief review of issue regarding easement. Forward easement issue to Engineer.	0.25	$330.00	$82.50
Service	DPL	07/28/2025	Answer questions about the RFP from additional possible applicant.	0.25	$330.00	$82.50
Service	AHC	07/31/2025	Exchange e-mails and tele-conv. with real estate counsel re: amenities land purchase issues. Tele-conv. with Chloe Firebaugh re: purchase.	0.50	$330.00	$165.00
					Services Subtotal	**$7,342.50**

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	07/30/2025	Published Notice: Seeking Proposals-Property and Amenity	1.00	$102.81	$102.81
				Expenses Subtotal	**$102.81**

Subtotal	**$7,445.31**
Total	**$7,445.31**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6150	08/02/2025	$3,382.50	$0.00	$3,382.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6207	09/01/2025	$7,445.31	$0.00	$7,445.31

Outstanding Balance	**$10,827.81**
Total Amount Outstanding	**$10,827.81**

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.
07/30/25	7828
Terms	**Due Date**
Net 30	08/29/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$47,250.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5750 - KBAR Ranch II Mulch Installation Proposal April 2025		**$47,250.00**	**$0.00**	**$47,250.00**
	#5750 - KBAR Ranch II Mulch Installation Proposal April 2025		**$47,250.00**	**$0.00**	**$47,250.00**
	Mulch Install		*$47,250.00*	*$0.00*	*$47,250.00*
	Total		**$47,250.00**	**$0.00**	**$47,250.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/01/25	7874
Terms	**Due Date**
Net 30	08/31/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	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
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 August 2025		**$1,099.00**	**$0.00**	**$1,099.00**
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 August 2025		**$1,099.00**	**$0.00**	**$1,099.00**
	Total		**$1,099.00**	**$0.00**	**$1,099.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/01/25	7875
Terms	**Due Date**
Net 30	08/31/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	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
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL August 2025		**$26,578.67**	**$0.00**	**$26,578.67**
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL August 2025		**$26,578.67**	**$0.00**	**$26,578.67**
	Total		**$26,578.67**	**$0.00**	**$26,578.67**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/01/25	7876
Terms	**Due Date**
Net 30	08/31/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$2,862.10	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 August 2025		**$2,862.10**	**$0.00**	**$2,862.10**
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 August 2025		**$2,862.10**	**$0.00**	**$2,862.10**
	Total		**$2,862.10**	**$0.00**	**$2,862.10**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/31/25	7933
Terms	**Due Date**
Net 30	08/30/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$1,251.85	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$1,251.85	**$0.00**	**$1,251.85**

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@pinelakeLLC.com or (813) 948-4736.

KBar Ranch Amenity Oleander Replacements. 7.10.25

- Purpose:
  - Existing oleander has historically suffered due to insects

that persist over the season even after being treated.
    - Replacement plantings will match pool aesthetic but be better suited for the area.
- Process:
    - Remove existing Oleander
    - Rake back mulch in beds and check for any breaks in drip line.
    - Install (40) 3 gal Silver Buttonwood
    - Check drip lines after install and rake back mulch

over area.

- Result:
    - Privacy hedge is restored with plants that will hedge together and be less prone to insect activity.

Plant Material Install	*$1,251.85*	*$0.00*	*$1,251.85*
Total	**$1,251.85**	**$0.00**	**$1,251.85**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/31/25	7939
Terms	**Due Date**
Net 30	08/30/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$5,075.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		**$5,075.00**	**$0.00**	**$5,075.00**
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		**$5,075.00**	**$0.00**	**$5,075.00**
	July F&P		*$5,075.00*	*$0.00*	*$5,075.00*
	Total		**$5,075.00**	**$0.00**	**$5,075.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/31/25	7946
Terms	**Due Date**
Net 30	08/30/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$10,788.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$10,788.00	**$0.00**	**$10,788.00**
	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 or (813) 948-4736. **KBarII Spring Annuals Rotation 6.10.25** 4650 annuals				
	Summer Annuals		*$10,788.00*	*$0.00*	*$10,788.00*
	Total		**$10,788.00**	**$0.00**	**$10,788.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/14/25	7991
Terms	**Due Date**
Net 30	09/13/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$218.44	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$218.44	**$0.00**	**$218.44**
	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@pinelakeLLC.com or (813) 948-4736. **KBar Sundrift and Mossy Pine Fill Dirt and Sod 4.8.25** • Backfill ruts left from vehicles near mail kiosks and resod with St. Augustine turf.				
	Plant Material Install		*$218.44*	*$0.00*	*$218.44*
	Total		**$218.44**	**$0.00**	**$218.44**

RECEIVED 08/14/2025

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/14/25	7992
Terms	**Due Date**
Net 30	09/13/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$391.09	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$391.09	**$0.00**	**$391.09**
	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@pinelakeLLC.com or (813) 948-4736. **<u>KBar Old Spanish Vibernum Remove and Replace 4.22.25</u>** • Remove and replace 3 failed viburnum within Old Spanish community.				
	Plant Material Install		*$311.38*	*$0.00*	*$311.38*
	Post Install Irrigation Check		*$79.71*	*$0.00*	*$79.71*
	Total		**$391.09**	**$0.00**	**$391.09**

RECEIVED 08/14/2025

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/18/25	7997
Terms	**Due Date**
Net 30	09/17/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$6,300.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$6,300.00	**$0.00**	**$6,300.00**

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Install 105 yards of playground mulch in the playground area. Optional price to mulch under the Oak tree to match. See the attached map Playground areas marked in Green, optional area marked in Yellow.

Mulch Installation	*$6,300.00*	*$0.00*	*$6,300.00*
Total	**$6,300.00**	**$0.00**	**$6,300.00**

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

Invoice

Date	Invoice #
8/2/2025	INV0000101188

Bill To:

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

Services for the month of	Terms	Client Number
August	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
Dissemination Services	1.00	$500.00	$500.00
Financial & Revenue Collections	1.00	$455.00	$455.00
Landscape Consulting Services	1.00	$1,000.00	$1,000.00
Management Services	1.00	$1,886.83	$1,886.83
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,050.75
Total	$6,050.75

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

Invoice

Date	Invoice #
8/2/2025	INV0000101312

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,000.00	$1,000.00
Personnel Reimbursement	1.00	$5,099.71	$5,099.71

Subtotal	$6,099.71
Total	$6,099.71

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

Invoice

Date	Invoice #
8/1/2025	INV0000101350

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
8/15/2025	INV0000101384

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$4,764.89	$4,764.89

Subtotal	$4,764.89
Total	$4,764.89

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 07202025 NNNNNNNN 01 995222

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

833712032173697000160002

 July 19, 2025

Kbar Ranch II Cdd

Invoice Number:	1736970071925
Account Number::	8337 12 032 1736970
Security Code:	

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 19 07202025 NNNNNNNN 01 995222

July 19, 2025
Invoice Number: 1736970071925
Account Number: **8337 12 032 1736970**
Security Code:
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

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

Summary
Service from 07/19/25 through 08/18/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 08/05/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

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

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

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

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as $20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 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 DY RP 19 07202025 NNNNNNNN 01 995222

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

July 19, 2025
KBAR RANCH II CDD
Invoice Number: 1736970071925
Account Number: 8337 12 032 1736970
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173697000160002

 July 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970071925
Account Number: 8337 12 032 1736970
Security Code:

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995222

Charge Details

Previous Balance		160.00
EFT Payment	07/05	-160.00
Remaining Balance		**$0.00**

Payments received after 07/19/25 will appear on your next bill.

Service from 07/19/25 through 08/18/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 536-1076

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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

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

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.

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The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

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 7:00pm

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

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

 July 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970071925
Account Number: 8337 12 032 1736970
Security Code:

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995222

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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.

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

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

July 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970071925
Account Number:: 8337 12 032 1736970
Security Code:

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995222

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 07202025 NNNNNNNN 01 995221

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

833712032173698800160002

 July 19, 2025

Kbar Ranch II Cdd

Invoice Number: 1736988071925

Account Number:: 8337 12 032 1736988

Security Code:

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995221

July 19, 2025
Invoice Number: 1736988071925
Account Number: **8337 12 032 1736988**
Security Code:
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

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

Summary
Service from 07/19/25 through 08/18/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 08/05/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 07202025 NNNNNNNN 01 995221

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

July 19, 2025
KBAR RANCH II CDD
Invoice Number: 1736988071925
Account Number: 8337 12 032 1736988
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173698800160002

 July 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988071925
Account Number: 8337 12 032 1736988
Security Code:

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995221

Charge Details

Previous Balance		160.00
EFT Payment	07/05	-160.00
Remaining Balance		**$0.00**

Payments received after 07/19/25 will appear on your next bill.

Service from 07/19/25 through 08/18/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 536-1073

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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Continued on the next page....

 July 19, 2025

KBAR RANCH II CDD
Invoice Number: 1736988071925
Account Number: 8337 12 032 1736988
Security Code:

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995221

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Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

July 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988071925
Account Number:: 8337 12 032 1736988
Security Code:

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995221

August 12, 2025
Invoice Number: 1736996081225
Account Number: **8337 12 032 1736996**
Security Code:
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

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

Summary
Service from 08/12/25 through 09/11/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 08/29/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

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

IMPORTANT PHONE UPDATE
Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, “Allow List” to add an unlimited number of trusted phone numbers

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 DY RP 12 08132025 NNNNNNNN 01 996559

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

August 12, 2025
KBAR RANCH II CDD
Invoice Number: 1736996081225
Account Number: 8337 12 032 1736996
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173699600160002

 August 12, 2025

KBAR RANCH II CDD

Invoice Number: 1736996081225
Account Number: 8337 12 032 1736996
Security Code:

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

8633 2390 DY RP 12 08132025 NNNNNNNN 01 996559

Charge Details

Previous Balance		160.00
EFT Payment	07/29	-160.00
Remaining Balance		**$0.00**

Payments received after 08/12/25 will appear on your next bill.

Service from 08/12/25 through 09/11/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 536-1058

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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

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

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

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

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

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 7:00pm

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

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

 August 12, 2025

KBAR RANCH II CDD
Invoice Number: 1736996081225
Account Number: 8337 12 032 1736996
Security Code:

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

8633 2390 DY RP 12 08132025 NNNNNNNN 01 996559

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 Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

August 12, 2025

KBAR RANCH II CDD
Invoice Number: 1736996081225
Account Number:: 8337 12 032 1736996
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 12 08132025 NNNNNNNN 01 996559

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 29 07302025 NNNNNNNN 01 995282

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

83371203217443620014842 9

July 29, 2025

Envera KBar Ranch II CDD

Account Number: 8337 12 032 1744362

Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 29 07302025 NNNNNNNN 01 995282

July 29, 2025
Invoice Number: 1744362072925
Account Number: **8337 12 032 1744362**
Security Code:
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Auto Pay Notice

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.

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.

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

Summary

Service from 07/29/25 through 08/28/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Adjustments	-11.58
Remaining Balance	**-$11.58**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 08/16/25	
Total Due by Auto Pay	**$148.42**

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 DY RP 29 07302025 NNNNNNNN 01 995282

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

July 29, 2025
Envera KBar Ranch II CDD
Invoice Number: 1744362072925
Account Number: 8337 12 032 1744362
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Total Due by Auto Pay **$148.42**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032174436200148429

July 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362072925
Account Number: 8337 12 032 1744362
Security Code:

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

8633 2390 DY RP 29 07302025 NNNNNNNN 01 995282

Charge Details

Previous Balance		160.00
EFT Payment	07/16	-160.00

Payments received after 07/29/25 will appear on your next bill.

Adjustments

Customer Commitment Credit	07/16	-11.58
Adjustments Total		-$11.58
Remaining Balance		**-$11.58**

Service from 07/29/25 through 08/28/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$160.00**
Total Due by Auto Pay	**$148.42**

Billing Information

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

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

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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 7:00pm

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

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

 July 29, 2025

Envera KBar Ranch II CDD
Invoice Number: 1744362072925
Account Number: 8337 12 032 1744362
Security Code:

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

8633 2390 DY RP 29 07302025 NNNNNNNN 01 995282

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

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 Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

 July 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362072925
Account Number:: 8337 12 032 1744362
Security Code:

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

8633 2390 DY RP 29 07302025 NNNNNNNN 01 995282

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 07222025 NNNNNNNN 01 994836

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

833712032175216700290007

 July 21, 2025

K Bar Ranch II Amenity
Invoice Number: 1752167072125
Account Number:: 8337 12 032 1752167
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 21 07222025 NNNNNNNN 01 994836

July 21, 2025
Invoice Number: 1752167072125
Account Number: **8337 12 032 1752167**
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice

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

Summary
Service from 07/21/25 through 08/20/25
details on following pages

Previous Balance	290.00
Payments Received -Thank You!	-290.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	120.00
Other Charges	0.00
Current Charges	$290.00
YOUR AUTO PAY WILL BE PROCESSED 08/08/25	
Total Due by Auto Pay	**$290.00**

NEWS AND INFORMATION

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

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

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

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 DY RP 21 07222025 NNNNNNNN 01 994836

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

July 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167072125
Account Number: 8337 12 032 1752167
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **$290.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120321752167002900007

 July 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167072125
Account Number: 8337 12 032 1752167
Security Code:

Contact Us

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 994836

Charge Details

Previous Balance		290.00
EFT Payment	07/08	-290.00
Remaining Balance		**$0.00**

Payments received after 07/21/25 will appear on your next bill.

Service from 07/21/25 through 08/20/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Spectrum Business™ Voice

Phone number (813) 388-9646

Spectrum Business Voice	40.00
	$40.00

Phone number (813) 388-9713

Spectrum Business Voice	40.00
	$40.00

Phone number (813) 388-9728

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$120.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$290.00**
Total Due by Auto Pay	**$290.00**

Billing Information

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

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

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Continued on the next page....

 July 21, 2025

K BAR RANCH II AMENITY
Invoice Number: 1752167072125
Account Number: 8337 12 032 1752167
Security Code:

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 994836

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $1.20, Federal USF $6.86, Florida CST $13.88, Sales Tax $0.11, TRS Surcharge $0.24.

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 Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

July 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167072125
Account Number:: 8337 12 032 1752167
Security Code:

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 994836

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 08112025 NNNNNNNN 01 994924

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

83371203217582970017000l

August 10, 2025

K BAR RANCH II CDD-GATE

Account Number: 8337 12 032 1758297
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 10 08112025 NNNNNNNN 01 994924

August 10, 2025
Invoice Number: 1758297081025
Account Number: **8337 12 032 1758297**
Security Code:
Service At: 10621 MISTFLOWER LN
TAMPA FL 33647-3738

Auto Pay Notice

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

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Summary *Service from 08/10/25 through 09/09/25 details on following pages*

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 08/27/25	
Total Due by Auto Pay	**$170.00**

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 DY RP 10 08112025 NNNNNNNN 01 994924

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

August 10, 2025
K BAR RANCH II CDD-GATE
Invoice Number: 1758297081025
Account Number: 8337 12 032 1758297
Service At: 10621 MISTFLOWER LN
TAMPA FL 33647-3738

Total Due by Auto Pay **$170.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175829700170001

 August 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297081025
Account Number: 8337 12 032 1758297
Security Code:

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

8633 2390 DY RP 10 08112025 NNNNNNNN 01 994924

Charge Details

Previous Balance		170.00
EFT Payment	07/27	-170.00
Remaining Balance		**$0.00**

Payments received after 08/10/25 will appear on your next bill.

Service from 08/10/25 through 09/09/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$170.00**
Total Due by Auto Pay	**$170.00**

Billing Information

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

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Continued on the next page....

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

August 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297081025
Account Number: 8337 12 032 1758297
Security Code:

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

8633 2390 DY RP 10 08112025 NNNNNNNN 01 994924

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.

August 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297081025
Account Number:: 8337 12 032 1758297
Security Code:

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

8633 2390 DY RP 10 08112025 NNNNNNNN 01 994924

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 17 07182025 NNNNNNNN 01 995171

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

833712032177981400130005

 July 17, 2025

K Bar Ranch Cdd 2 Eagle Creek
Invoice Number: 1779814071725
Account Number:: 8337 12 032 1779814
Security Code:

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

8633 2390 DY RP 17 07182025 NNNNNNNN 01 995171

July 17, 2025
Invoice Number: 1779814071725
Account Number: **8337 12 032 1779814**
Security Code:
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Auto Pay Notice

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

Summary

Service from 07/17/25 through 08/16/25
details on following pages

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	$130.00
YOUR AUTO PAY WILL BE PROCESSED 08/04/25	
Total Due by Auto Pay	**$130.00**

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 DY RP 17 07182025 NNNNNNNN 01 995171

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

July 17, 2025
K BAR RANCH CDD 2 EAGLE CREEK
Invoice Number: 1779814071725
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Total Due by Auto Pay	**$130.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400130005

 July 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814071725
Account Number: 8337 12 032 1779814
Security Code:

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

8633 2390 DY RP 17 07182025 NNNNNNNN 01 995171

Charge Details

Previous Balance		130.00
EFT Payment	07/04	-130.00
Remaining Balance		**$0.00**

Payments received after 07/17/25 will appear on your next bill.

Service from 07/17/25 through 08/16/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-30.00
Promotional Discount	-60.00
Your promotional price will expire on 05/16/26	
	$130.00
Spectrum Business™ Internet Total	$130.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$130.00**
Total Due by Auto Pay	**$130.00**

Billing Information

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

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

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Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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

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 7:00pm

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

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

 July 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814071725
Account Number: 8337 12 032 1779814
Security Code:

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

8633 2390 DY RP 17 07182025 NNNNNNNN 01 995171

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.

July 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK
Invoice Number: 1779814071725
Account Number:: 8337 12 032 1779814
Security Code:

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

8633 2390 DY RP 17 07182025 NNNNNNNN 01 995171

July 26, 2025
Invoice Number: 2313795072625
Account Number: **8337 12 032 2313795**
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice

NEWS AND INFORMATION

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

Summary
Service from 07/26/25 through 08/25/25
details on following pages

Previous Balance	7.43
Payments Received -Thank You!	-7.43
Adjustments	170.00
Remaining Balance	**$170.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 08/13/25	
Total Due by Auto Pay	**$340.00**

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 DY RP 26 07272025 NNNNNNNN 01 996735

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

July 26, 2025
K-BAR RANCH 2 GATE
Invoice Number: 2313795072625
Account Number: 8337 12 032 2313795
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay	**$340.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032231379500340000

 July 26, 2025

K-BAR RANCH 2 GATE
Invoice Number: 2313795072625
Account Number: 8337 12 032 2313795
Security Code:

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

8633 2390 DY RP 26 07272025 NNNNNNNN 01 996735

Charge Details

Previous Balance		7.43
EFT Payment	07/13	-7.43

Payments received after 07/26/25 will appear on your next bill.

Adjustments

Transfer 8337120321754981	07/07	170.00
Adjustments Total		$170.00
Remaining Balance		**$170.00**

Service from 07/26/25 through 08/25/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$170.00**
Total Due by Auto Pay	**$340.00**

Billing Information

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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....

 July 26, 2025

K-BAR RANCH 2 GATE
Invoice Number: 2313795072625
Account Number: 8337 12 032 2313795
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 26 07272025 NNNNNNNN 01 996735

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.

July 26, 2025

K-BAR RANCH 2 GATE

Invoice Number: 2313795072625
Account Number:: 8337 12 032 2313795
Security Code:

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

8633 2390 DY RP 26 07272025 NNNNNNNN 01 996735

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 22 07232025 NNNNNNNN 01 995154

K-BAR RANCH II - MOSSY PINE-GATE
ATTN MITCHELL SEVERSON
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

83371203027368090017000l

July 22, 2025

K-bar Ranch II - Mossy Pine-gate

Invoice Number: 2736809072225
Account Number:: 8337 12 030 2736809
Security Code:

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

8633 2390 DY RP 22 07232025 NNNNNNNN 01 995154

July 22, 2025
Invoice Number: 2736809072225
Account Number: **8337 12 030 2736809**
Security Code:
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

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

Summary

Service from 07/22/25 through 08/21/25
details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 08/08/25	
Total Due by Auto Pay	**$170.00**

NEWS AND INFORMATION

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as $20/mo. per line when you get four or more lines. Internet and Auto Pay required.

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 DY RP 22 07232025 NNNNNNNN 01 995154

K-BAR RANCH II - MOSSY PINE-GATE
ATTN MITCHELL SEVERSON
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

July 22, 2025
K-BAR RANCH II - MOSSY PINE-GATE
Invoice Number: 2736809072225
Account Number: 8337 12 030 2736809
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Total Due by Auto Pay **$170.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030273680900170001

 July 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809072225
Account Number: 8337 12 030 2736809
Security Code:

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

8633 2390 DY RP 22 07232025 NNNNNNNN 01 995154

Charge Details

Previous Balance		170.00
EFT Payment	07/08	-170.00
Remaining Balance		**$0.00**

Payments received after 07/22/25 will appear on your next bill.

Service from 07/22/25 through 08/21/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$170.00**
Total Due by Auto Pay	**$170.00**

Billing Information

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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.

Continued on the next page....

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 7:00pm

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

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

July 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809072225
Account Number: 8337 12 030 2736809
Security Code:

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

8633 2390 DY RP 22 07232025 NNNNNNNN 01 995154

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.

 July 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809072225
Account Number:: 8337 12 030 2736809
Security Code:

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

8633 2390 DY RP 22 07232025 NNNNNNNN 01 995154

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 08112025 NNNNNNNN 01 994925

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

833712030275655900160002

 August 10, 2025

Kbar Ranch II Cdd

Invoice Number: 2756559081025
Account Number:: 8337 12 030 2756559
Security Code:

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

8633 2390 DY RP 10 08112025 NNNNNNNN 01 994925

August 10, 2025

Invoice Number: 2756559081025
Account Number: **8337 12 030 2756559**
Security Code:
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Auto Pay Notice

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

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Summary

Service from 08/10/25 through 09/09/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	160.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 08/27/25	
Total Due by Auto Pay	**$160.00**

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 DY RP 10 08112025 NNNNNNNN 01 994925

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

August 10, 2025

KBAR RANCH II CDD

Invoice Number: 2756559081025
Account Number: 8337 12 030 2756559
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030275655900160002

 August 10, 2025

KBAR RANCH II CDD
Invoice Number: 2756559081025
Account Number: 8337 12 030 2756559
Security Code:

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

8633 2390 DY RP 10 08112025 NNNNNNNN 01 994925

Charge Details

Previous Balance		160.00
EFT Payment	07/27	-160.00
Remaining Balance		**$0.00**

Payments received after 08/10/25 will appear on your next bill.

Service from 08/10/25 through 09/09/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Business WiFi	10.00
	$160.00
Spectrum Business™ Internet Total	$160.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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Continued on the next page....

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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

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KBAR RANCH II CDD
Invoice Number: 2756559081025
Account Number: 8337 12 030 2756559
Security Code:

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

8633 2390 DY RP 10 08112025 NNNNNNNN 01 994925

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.

 August 10, 2025

KBAR RANCH II CDD
Invoice Number: 2756559081025
Account Number:: 8337 12 030 2756559
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 10 08112025 NNNNNNNN 01 994925

Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to	K-Bar Ranch II CDD cddinvoice@rizzetta.com
Ship to	C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Invoice	08158
Date	Aug 1, 2025
Due date	Aug 31, 2025
Amount due	$1,525.00

Items	Quantity	Price	Amount
Commercial Service Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	$1,525.00	$1,525.00

Subtotal	$1,525.00
Total	$1,525.00
Paid	$0.00

Amount due **$1,525.00**

Use this link to pay online: https://app02.us.bill.com/p/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to	K-Bar Ranch II CDD cddinvoice@rizzetta.com	**Invoice**	08159
Ship to	C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	**Date**	Aug 1, 2025
		Due date	Aug 31, 2025
		Amount due	$685.00

Items	Quantity	Price	Amount
Commercial Service Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	$685.00	$685.00

Subtotal	$685.00
Total	$685.00
Paid	$0.00

Amount due $685.00

Use this link to pay online: https://app02.us.bill.com/p/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

TampaElectric.com

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

Statement Date: August 18, 2025

Amount Due: **$83.65**

Due Date: September 08, 2025
Account #: 211025392658

Account Summary

Current Service Period: July 15, 2025 - August 12, 2025

Previous Amount Due	$90.40
Payment(s) Received Since Last Statement	-$90.40
Current Month's Charges	**$83.65**
Amount Due by September 08, 2025	**$83.65**

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

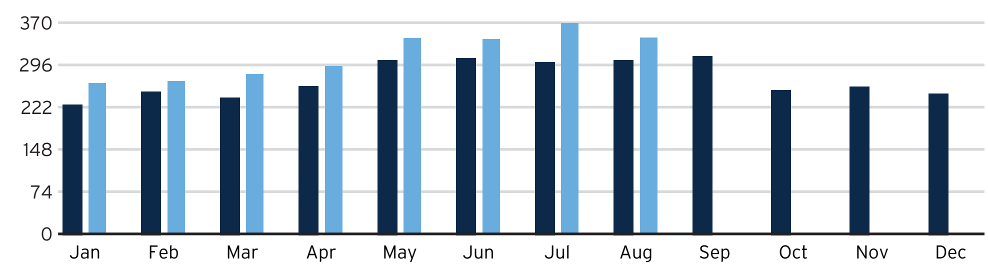
Your Energy Insight

Your average daily kWh used was **20% higher** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211025392658
Due Date: September 08, 2025

Amount Due: **$83.65**

Payment Amount: $ ________

682248441685

Pay your bill online at TampaElectric.com

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

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

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

682248441685211025392658000000008365 7

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

Account #: 211025392658
Statement Date: August 18, 2025
Charges Due: September 08, 2025

Meter Read

Service Period: Jul 15, 2025 - Aug 12, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	08/12/2025	8,714		8,370		344 kWh	1	29 Days

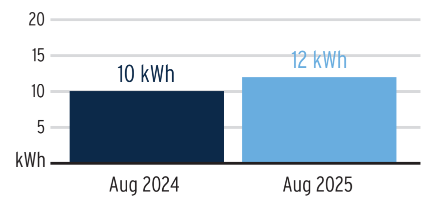
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*344 kWh @ $0.08641/kWh*	$29.73
Fuel Charge	*344 kWh @ $0.03391/kWh*	$11.67
Storm Protection Charge	*344 kWh @ $0.00577/kWh*	$1.98
Clean Energy Transition Mechanism	*344 kWh @ $0.00418/kWh*	$1.44
Storm Surcharge	*344 kWh @ $0.02121/kWh*	$7.30
Florida Gross Receipt Tax		$1.80
Electric Service Cost		**$72.19**
Franchise Fee		$4.73
Municipal Public Service Tax		$6.73
Total Electric Cost, Local Fees and Taxes		**$83.65**

Total Current Month's Charges $83.65

Avg kWh Used Per Day



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Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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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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Energy-Saving Programs:
813-275-3909

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

Statement Date: August 18, 2025

Amount Due:	**$142.10**

Due Date: September 08, 2025
Account #: 211025490809

Account Summary

Current Service Period: July 15, 2025 - August 12, 2025	
Previous Amount Due	$149.20
Payment(s) Received Since Last Statement	-$149.20
Current Month's Charges	**$142.10**
Amount Due by September 08, 2025	**$142.10**

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

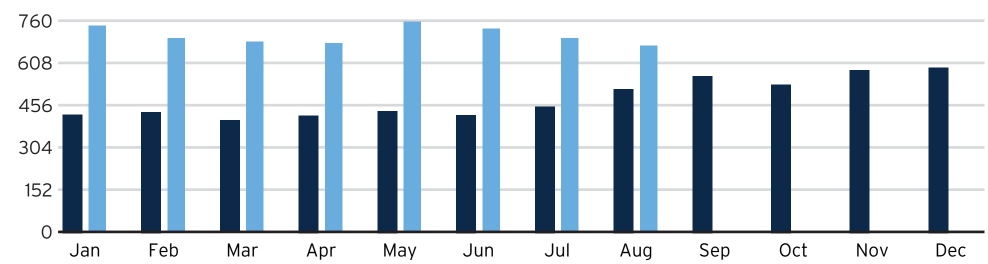
Your Energy Insight

Your average daily kWh used was **43.75% higher** than the same period last year.

Your average daily kWh used was **4.55% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211025490809
Due Date: September 08, 2025

Amount Due:	**$142.10**
Payment Amount: $ ________	

682248441686

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TAMPA, FL 33614-8390

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

682248441686211025490809000000142105

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: August 18, 2025
Charges Due: September 08, 2025

Meter Read

Service Period: Jul 15, 2025 - Aug 12, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	08/12/2025	15,800		15,130		670 kWh	1	29 Days

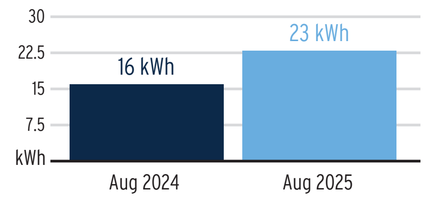
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*670 kWh @ $0.08641/kWh*	$57.89
Fuel Charge	*670 kWh @ $0.03391/kWh*	$22.72
Storm Protection Charge	*670 kWh @ $0.00577/kWh*	$3.87
Clean Energy Transition Mechanism	*670 kWh @ $0.00418/kWh*	$2.80
Storm Surcharge	*670 kWh @ $0.02121/kWh*	$14.21
Florida Gross Receipt Tax		$3.07
Electric Service Cost		**$122.83**
Franchise Fee		$8.05
Municipal Public Service Tax		$11.22
Total Electric Cost, Local Fees and Taxes		**$142.10**

Total Current Month's Charges $142.10

Avg kWh Used Per Day



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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)

Hearing Impaired/TTY:
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Power Outage:
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Energy-Saving Programs:
813-275-3909

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K BAR RANCH II CDD
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Statement Date: August 18, 2025

Amount Due:	**$177.84**
Due Date: September 08, 2025	
Account #: 221005600376	

Account Summary

Current Service Period: July 15, 2025 - August 12, 2025

Previous Amount Due	$259.95
Payment(s) Received Since Last Statement	-$259.95
Current Month's Charges	**$177.84**
Amount Due by September 08, 2025	**$177.84**

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

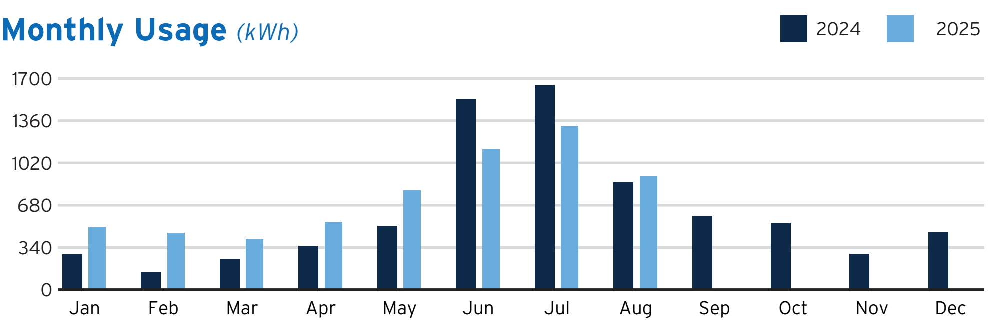
Your Energy Insight

Your average daily kWh used was **10.71% higher** than the same period last year.

Your average daily kWh used was **24.39% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 221005600376
Due Date: September 08, 2025

Amount Due:	**$177.84**
Payment Amount: $ ________	

642742461413

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642742461413221005600376000000177848

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221005600376
Statement Date: August 18, 2025
Charges Due: September 08, 2025

Meter Read

Meter Location: WELL
Service Period: Jul 15, 2025 - Aug 12, 2025 **Rate Schedule:** Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	08/12/2025	21,523		20,613		910 kWh	1	29 Days

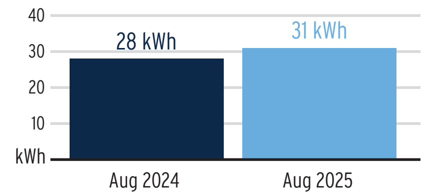
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.43000*	$12.47
Energy Charge	*910 kWh @ $0.08924/kWh*	$81.21
Fuel Charge	*910 kWh @ $0.03044/kWh*	$27.70
Storm Protection Charge	*910 kWh @ $0.00722/kWh*	$6.57
Clean Energy Transition Mechanism	*910 kWh @ $0.00406/kWh*	$3.69
Storm Surcharge	*910 kWh @ $0.01995/kWh*	$18.15
Florida Gross Receipt Tax		$3.84
Electric Service Cost		**$153.63**
Franchise Fee		$10.06
Municipal Public Service Tax		$14.15
Total Electric Cost, Local Fees and Taxes		**$177.84**

Total Current Month's Charges $177.84

Avg kWh Used Per Day



Important Messages

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Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
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Phone:
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

Statement Date: August 19, 2025

Amount Due:	**$1,737.17**

Due Date: September 09, 2025
Account #: 221008392039

Account Summary

Current Service Period: July 16, 2025 - August 13, 2025

Previous Amount Due	$1,737.17
Payment(s) Received Since Last Statement	-$1,737.17
Current Month's Charges	**$1,737.17**
Amount Due by September 09, 2025	**$1,737.17**

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

Scan here to view your account online.

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

Account #: 221008392039
Due Date: September 09, 2025

Amount Due:	**$1,737.17**
Payment Amount: $ ________	

653853501896

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TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

653853501896221008392039000000173717 7

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008392039
Statement Date: August 19, 2025
Charges Due: September 09, 2025

Service Period: Jul 16, 2025 - Aug 13, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*779 kWh @ $0.03412/kWh*	$26.58
Fixture & Maintenance Charge	*41 Fixtures*	$681.01
Lighting Pole / Wire	*41 Poles*	$875.76
Lighting Fuel Charge	*779 kWh @ $0.03363/kWh*	$26.20
Storm Protection Charge	*779 kWh @ $0.00559/kWh*	$4.35
Clean Energy Transition Mechanism	*779 kWh @ $0.00043/kWh*	$0.33
Storm Surcharge	*779 kWh @ $0.01230/kWh*	$9.58
Florida Gross Receipt Tax		$1.72
Franchise Fee		$106.47
Municipal Public Service Tax		$5.17
Lighting Charges		**$1,737.17**

Total Current Month's Charges **$1,737.17**

Important Messages

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

Statement Date: August 19, 2025

Amount Due:	**$100.67**

Due Date: September 09, 2025
Account #: 221008498422

Account Summary

Current Service Period: July 16, 2025 - August 13, 2025

Previous Amount Due	$104.90
Payment(s) Received Since Last Statement	-$104.90
Current Month's Charges	**$100.67**
Amount Due by September 09, 2025	**$100.67**

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

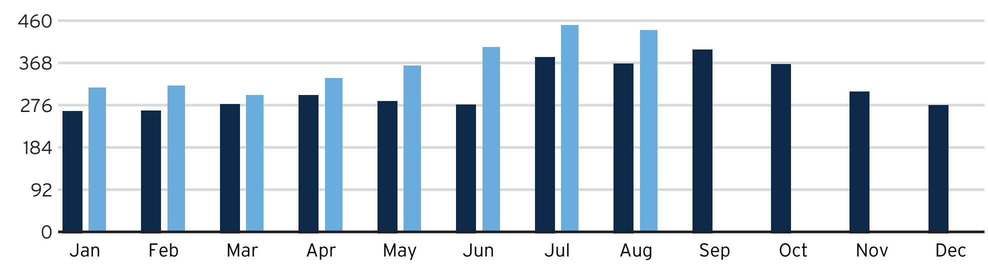
Your Energy Insight

Your average daily kWh used was **15.38% higher** than the same period last year.

Your average daily kWh used was **7.14% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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---

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

Account #: 221008498422
Due Date: September 09, 2025

Amount Due:	**$100.67**
Payment Amount: $ ________	

653853501897

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Make check payable to: TECO
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653853501897221008498422000000100673

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: August 19, 2025
Charges Due: September 09, 2025

Meter Read

Meter Location: ENTRY SIGN & GATE
Service Period: Jul 16, 2025 - Aug 13, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000867629	08/13/2025	9,319	8,880	439 kWh	1	29 Days

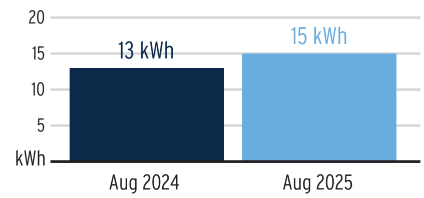
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*439 kWh @ $0.08641/kWh*	$37.93
Fuel Charge	*439 kWh @ $0.03391/kWh*	$14.89
Storm Protection Charge	*439 kWh @ $0.00577/kWh*	$2.53
Clean Energy Transition Mechanism	*439 kWh @ $0.00418/kWh*	$1.84
Storm Surcharge	*439 kWh @ $0.02121/kWh*	$9.31
Florida Gross Receipt Tax		$2.17
Electric Service Cost		**$86.94**
Franchise Fee		$5.69
Municipal Public Service Tax		$8.04
Total Electric Cost, Local Fees and Taxes		**$100.67**

Total Current Month's Charges $100.67

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 19, 2025

Amount Due:	**$2,245.64**

Due Date: September 09, 2025
Account #: 221008728984

Account Summary

Current Service Period: July 16, 2025 - August 13, 2025	
Previous Amount Due	$2,245.64
Payment(s) Received Since Last Statement	-$2,245.64
Current Month's Charges	**$2,245.64**
Amount Due by September 09, 2025	**$2,245.64**

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008728984
Due Date: September 09, 2025

Amount Due:	**$2,245.64**
Payment Amount: $ ________	

653853501898

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65385350189822100872898400000022456400

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008728984
Statement Date: August 19, 2025
Charges Due: September 09, 2025

Service Period: Jul 16, 2025 - Aug 13, 2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*1007 kWh @ $0.03412/kWh*	$34.36
Fixture & Maintenance Charge	*53 Fixtures*	$880.33
Lighting Pole / Wire	*53 Poles*	$1132.08
Lighting Fuel Charge	*1007 kWh @ $0.03363/kWh*	$33.87
Storm Protection Charge	*1007 kWh @ $0.00559/kWh*	$5.63
Clean Energy Transition Mechanism	*1007 kWh @ $0.00043/kWh*	$0.43
Storm Surcharge	*1007 kWh @ $0.01230/kWh*	$12.39
Florida Gross Receipt Tax		$2.22
Franchise Fee		$137.64
Municipal Public Service Tax		$6.69
Lighting Charges		**$2,245.64**

Total Current Month's Charges $2,245.64

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome;** it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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888-223-0800 (All Other Counties)

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Energy-Saving Programs:
813-275-3909

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Statement Date: August 18, 2025

TampaElectric.com

K BAR RANCH II CDD
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Amount Due:	**$52.99**
Due Date: September 08, 2025	
Account #: 221008777817	

Account Summary

Current Service Period: July 15, 2025 - August 12, 2025	
Previous Amount Due	$60.98
Payment(s) Received Since Last Statement	-$60.98
Current Month's Charges	**$52.99**
Amount Due by September 08, 2025	**$52.99**

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

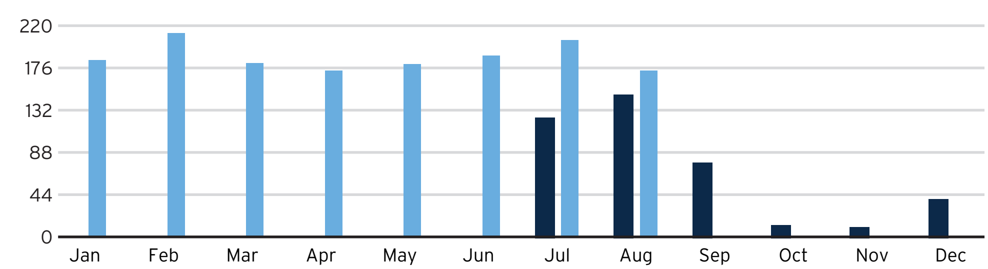
Your Energy Insight

Your average daily kWh used was **20% 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)*



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

Account #: 221008777817
Due Date: September 08, 2025

Amount Due:	**$52.99**
Payment Amount: $ ________	

608174663335

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TAMPA, FL 33614-8390

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TAMPA, FL 33631-3318

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608174663335221008777817000000052994

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008777817
Statement Date: August 18, 2025
Charges Due: September 08, 2025

Meter Read

Service Period: Jul 15, 2025 - Aug 12, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000876288	08/12/2025	2,491		2,318		173 kWh	1	29 Days

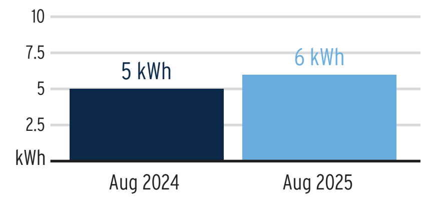
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*173 kWh @ $0.08641/kWh*	$14.95
Fuel Charge	*173 kWh @ $0.03391/kWh*	$5.87
Storm Protection Charge	*173 kWh @ $0.00577/kWh*	$1.00
Clean Energy Transition Mechanism	*173 kWh @ $0.00418/kWh*	$0.72
Storm Surcharge	*173 kWh @ $0.02121/kWh*	$3.67
Florida Gross Receipt Tax		$1.14
Electric Service Cost		**$45.62**
Franchise Fee		$2.99
Municipal Public Service Tax		$4.38
Total Electric Cost, Local Fees and Taxes		**$52.99**

Total Current Month's Charges $52.99

Avg kWh Used Per Day



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Statement Date: August 18, 2025

TampaElectric.com

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

Amount Due:	**$23.93**
Due Date: September 08, 2025	
Account #: 221008777825	

Account Summary

Current Service Period: July 15, 2025 - August 12, 2025

Previous Amount Due	$35.15
Payment(s) Received Since Last Statement	-$35.15
Current Month's Charges	**$23.93**
Amount Due by September 08, 2025	**$23.93**

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

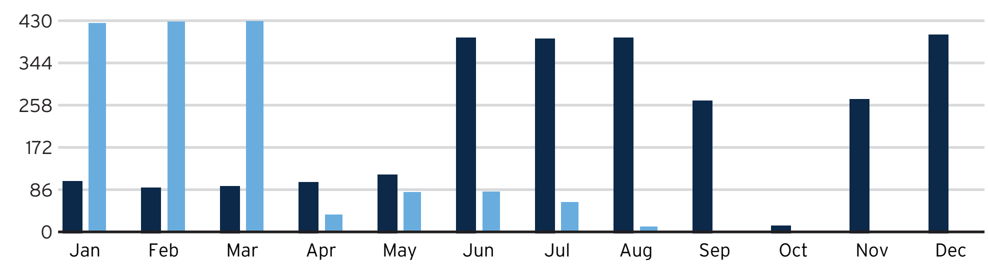
Your Energy Insight

Your average daily kWh used was **96.92% lower** than the same period last year.

Your average daily kWh used was **80% 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

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

Account #: 221008777825
Due Date: September 08, 2025

Amount Due:	**$23.93**
Payment Amount: $ ________	

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TAMPA, FL 33614-8390

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TAMPA, FL 33631-3318

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6081746633362210087778250000000023939

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: August 18, 2025
Charges Due: September 08, 2025

Meter Read

Meter Location: IRRIGATION
Service Period: Jul 15, 2025 - Aug 12, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	08/12/2025	10,540		10,529		11 kWh	1	29 Days

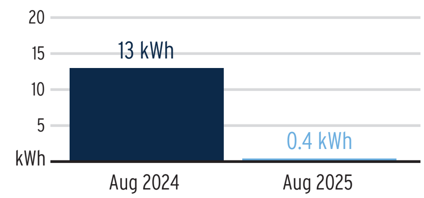
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*11 kWh @ $0.08641/kWh*	$0.95
Fuel Charge	*11 kWh @ $0.03391/kWh*	$0.37
Storm Protection Charge	*11 kWh @ $0.00577/kWh*	$0.06
Clean Energy Transition Mechanism	*11 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*11 kWh @ $0.02121/kWh*	$0.23
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.44**
Franchise Fee		$1.34
Municipal Public Service Tax		$2.15
Total Electric Cost, Local Fees and Taxes		**$23.93**

Total Current Month's Charges $23.93

Avg kWh Used Per Day



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K-Bar Ranch II CDD

8/5/2025

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	$ 1,534.03	8/19/2025	19292 Mossy Pine Dr	53100	4301
211019281875	$ 1,554.24	8/19/2025	10820 Mistflower Ln, Amenity	53100	4304
211019923880	$ 87.90	8/19/2025	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	$ 94.15	8/19/2025	10821 Mistflower LN	53100	4301
211023511093	$ 675.33	8/19/2025	K-Bar Ranch Segment E	53100	4307
211023511135	$ 104.38	8/19/2025	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	$ 66.91	8/19/2025	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	$ 840.53	8/19/2025	10711 Mistflower Ln	53100	4301
221005599891	$ 140.97	8/19/2025	10339 K Bar Ranch Pkwy	53100	4301
221005600327	$ 197.08	8/19/2025	10340 K Bar Ranch Pkwy	53100	4301
221005600335	$ 6,099.27	8/19/2025	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	$ 30.33	8/19/2025	10310 K Bar Ranch Pk	53100	4301
221005600368	$ 2,653.67	8/19/2025	19290 Briarbrook Dr, B	53100	4301
221005629565	$ 162.30	8/19/2025	19294 Mossy Pine Dr., Well	53100	4301
221007136783	$ 71.76	8/19/2025	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	$ 870.42	8/19/2025	10820 Mistflower Ln, Well	53100	4301
221007993977	$ 1,567.71	8/19/2025	Parcel N, Streetlights	53100	4307
221008130249	$ 1,059.25	8/19/2025	K Bar Parcel D, Streetlights	53100	4307
221008151583	$ 1,659.27	8/19/2025	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307
Total	**$ 19,469.50**				

	$ 6,854.43	**53100-4301**	**Utilities**
	$ 1,554.24	**53100-4304**	**Recreation**
	$ 11,060.83	**53100-4307**	**Street Lights**
		53100-4301	**Credit**
	$ -	**53100-4307**	**Credit**
Total	**$ 19,469.50**		

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 05, 2025

Amount Due: **$19,469.50**

Due Date: August 19, 2025
Account #: 321000017111

Account Summary

Previous Amount Due	$19,325.16
Payment(s) Received Since Last Statement	-$19,325.16
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$19,469.50**
Amount Due by August 19, 2025	**$19,469.50**

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	**13,372 KWH**
19290 BRIARBROOK DR, TAMPA, FL 33647	**1,135 KWH**

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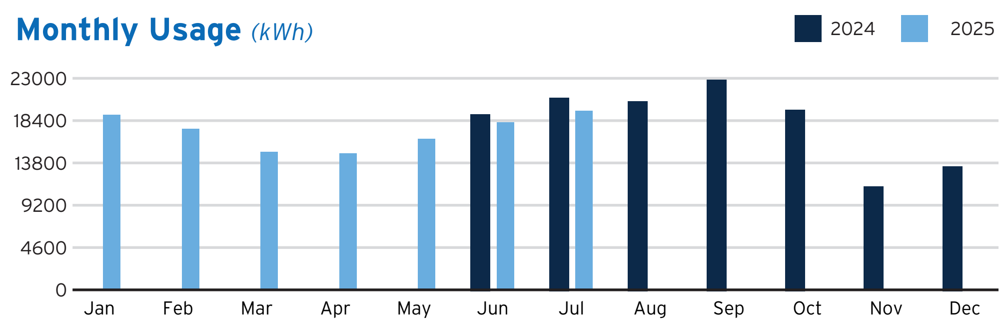
Monthly Usage *(kWh)*



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---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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Account #: 321000017111
Due Date: August 19, 2025

Amount Due: **$19,469.50**

Payment Amount: $ ____________

700125004387

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3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

70012500438732100001711100000194695 04

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	07/15/2025	20,165		19,779		386 kWh	1	32 Days	**$1,534.03**
									4.0%

Service Address: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781 — **Sub-Account Number:** 211019281875

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000778163	07/14/2025	47,992		34,620		13,372 kWh	1	32 Days	**$1,554.24**
									6.6%
1000778163	07/14/2025	25.72		0		25.72 kW	1	32 Days	

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	07/14/2025	16,327		15,972		355 kWh	1	32 Days	**$87.90**
									4.4%

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647 — **Sub-Account Number:** 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	07/14/2025	15,048		14,658		390 kWh	1	32 Days	**$94.15**
									8.9%

Service Address: K BAR RANCH SEGMENT E, TAMPA, FL 33647 — **Sub-Account Number:** 211023511093

Continued on next page →

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Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month
Increased | Same | Decreased

Amount: $675.33

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	07/14/2025	24,268		23,821		447 kWh	1	32 Days	**$104.38**

26.6%

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	07/14/2025	16,903		16,665		238 kWh	1	32 Days	**$66.91**

0.4%

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647 **Sub-Account Number:** 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	07/14/2025	18,237		17,965		272 kWh	1	32 Days	**$840.53**

9.2%

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	07/14/2025	24,472		23,821		651 kWh	1	32 Days	**$140.97**

53.2%

Service Address: 10340 K BAR RANCH PKWY, TAMPA, FL 33647 **Sub-Account Number:** 221005600327

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000851365	07/14/2025	9,593		8,629		964 kWh	1	32 Days	**$197.08**

2.7%

Service Address: HAWK VALLEY RANCH DR, TAMPA, FL 33647 **Sub-Account Number:** 221005600335

Amount: $6,099.27

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	07/14/2025	3,030		2,996		34 kWh	1	32 Days	**$30.33**

39.3%

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	07/14/2025	46,248		45,113		1,135 kWh	1	32 Days	**$2,653.67**

7.3%

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	07/15/2025	50,755		49,985		770 kWh	1	32 Days	**$162.30**

6.8%

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	07/14/2025	15,385		15,120		265 kWh	1	32 Days	**$71.76**

6.0%

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	07/15/2025	14,323		14,152		171 kWh	1	32 Days	**$870.42**

36.2%

Service Address: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647 **Sub-Account Number:** 221007993977

Amount: $1,567.71

Service Address: K BAR PARCEL D, TAMPA, FL 33647 **Sub-Account Number:** 221008130249

Amount: $1,059.25

Service Address: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647 **Sub-Account Number:** 221008151583

Amount: $1,659.27

Total Current Month's Charges **$19,469.50**

Sub-Account #: 211017791636
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	07/15/2025	20,165		19,779		386 kWh	1	32 Days

Charge Details

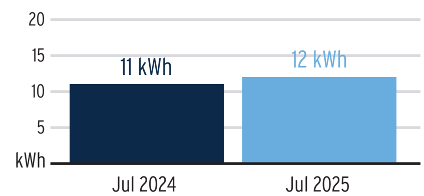
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*386 kWh @ $0.08641/kWh*	$33.35
Fuel Charge	*386 kWh @ $0.03391/kWh*	$13.09
Storm Protection Charge	*386 kWh @ $0.00577/kWh*	$2.23
Clean Energy Transition Mechanism	*386 kWh @ $0.00418/kWh*	$1.61
Storm Surcharge	*386 kWh @ $0.02121/kWh*	$8.19
Florida Gross Receipt Tax		$2.02
Electric Service Cost		**$80.65**
Franchise Fee		$5.28
Municipal Public Service Tax		$7.51
Total Electric Cost, Local Fees and Taxes		**$93.44**

Current Month's Electric Charges $93.44

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211017791636
Statement Date: 07/31/2025

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

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*646 kWh @ $0.03412/kWh*	$22.04
Fixture & Maintenance Charge	*34 Fixtures*	$564.74
Lighting Pole / Wire	*34 Poles*	$726.24
Lighting Fuel Charge	*646 kWh @ $0.03363/kWh*	$21.72
Storm Protection Charge	*646 kWh @ $0.00559/kWh*	$3.61
Clean Energy Transition Mechanism	*646 kWh @ $0.00043/kWh*	$0.28
Storm Surcharge	*646 kWh @ $0.01230/kWh*	$7.95
Florida Gross Receipt Tax		$1.43
Franchise Fee		$88.29
Municipal Public Service Tax		$4.29
Lighting Charges		**$1,440.59**

Current Month's Electric Charges	**$1,440.59**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019281875
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	07/14/2025	47,992		34,620		13,372 kWh	1	32 Days
1000778163	07/14/2025	25.72		0		25.72 kW	1	32 Days

Charge Details

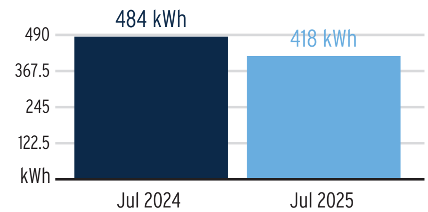
Electric Charges

Daily Basic Service Charge	*32 days @ $1.06000*	$33.92
Billing Demand Charge	*26 kW @ $18.07000/kW*	$469.82
Energy Charge	*13,372 kWh @ $0.00773/kWh*	$103.37
Fuel Charge	*13,372 kWh @ $0.03391/kWh*	$453.44
Capacity Charge	*26 kW @ $0.30000/kW*	$7.80
Storm Protection Charge	*26 kW @ $2.08000/kW*	$54.08
Energy Conservation Charge	*26 kW @ $0.93000/kW*	$24.18
Environmental Cost Recovery	*13,372 kWh @ $0.00068/kWh*	$9.09
Clean Energy Transition Mechanism	*26 kW @ $1.15000/kW*	$29.90
Storm Surcharge	*13,372 kWh @ $0.01035/kWh*	$138.40
Florida Gross Receipt Tax		$33.95
Electric Service Cost		**$1,357.95**
Franchise Fee		$88.95
Municipal Public Service Tax		$107.34
Total Electric Cost, Local Fees and Taxes		**$1,554.24**

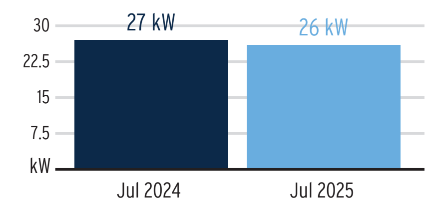
Current Month's Electric Charges **$1,554.24**

Billing information continues on next page →

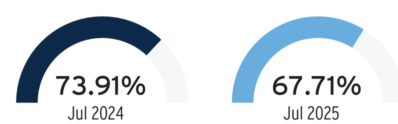
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019923880
Statement Date: 07/31/2025

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

Meter Read

Meter Location: SIGN/GATE

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	07/14/2025	16,327		15,972		355 kWh	1	32 Days

Charge Details

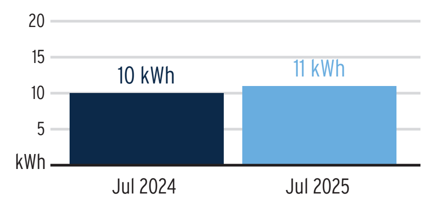
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*355 kWh @ $0.08641/kWh*	$30.68
Fuel Charge	*355 kWh @ $0.03391/kWh*	$12.04
Storm Protection Charge	*355 kWh @ $0.00577/kWh*	$2.05
Clean Energy Transition Mechanism	*355 kWh @ $0.00418/kWh*	$1.48
Storm Surcharge	*355 kWh @ $0.02121/kWh*	$7.53
Florida Gross Receipt Tax		$1.90
Electric Service Cost		**$75.84**
Franchise Fee		$4.97
Municipal Public Service Tax		$7.09
Total Electric Cost, Local Fees and Taxes		**$87.90**

Current Month's Electric Charges **$87.90**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211020399740
Statement Date: 07/31/2025

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Meter Location: ENTRY LIGHT & GATE

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	07/14/2025	15,048		14,658		390 kWh	1	32 Days

Charge Details

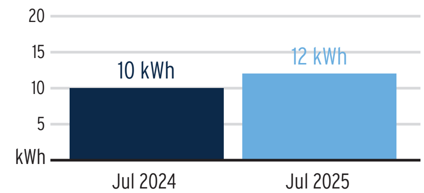
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*390 kWh @ $0.08641/kWh*	$33.70
Fuel Charge	*390 kWh @ $0.03391/kWh*	$13.22
Storm Protection Charge	*390 kWh @ $0.00577/kWh*	$2.25
Clean Energy Transition Mechanism	*390 kWh @ $0.00418/kWh*	$1.63
Storm Surcharge	*390 kWh @ $0.02121/kWh*	$8.27
Florida Gross Receipt Tax		$2.03
Electric Service Cost		**$81.26**
Franchise Fee		$5.32
Municipal Public Service Tax		$7.57
Total Electric Cost, Local Fees and Taxes		**$94.15**

Current Month's Electric Charges **$94.15**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211023511093
Statement Date: 07/31/2025

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

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*407 kWh @ $0.03412/kWh*	$13.89
Fixture & Maintenance Charge	*11 Fixtures*	$132.44
Lighting Pole / Wire	*11 Poles*	$462.88
Lighting Fuel Charge	*407 kWh @ $0.03363/kWh*	$13.69
Storm Protection Charge	*407 kWh @ $0.00559/kWh*	$2.28
Clean Energy Transition Mechanism	*407 kWh @ $0.00043/kWh*	$0.18
Storm Surcharge	*407 kWh @ $0.01230/kWh*	$5.01
Florida Gross Receipt Tax		$0.90
Franchise Fee		$41.35
Municipal Public Service Tax		$2.71
Lighting Charges		**$675.33**

Current Month's Electric Charges **$675.33**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211023511135
Statement Date: 07/31/2025

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

Meter Read

Meter Location: WELL/IRRIGATION

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	07/14/2025	24,268		23,821		447 kWh	1	32 Days

Charge Details

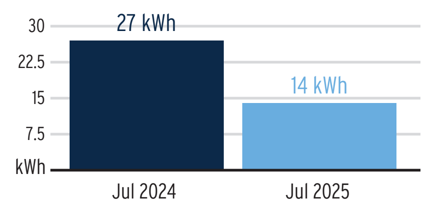
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*447 kWh @ $0.08641/kWh*	$38.63
Fuel Charge	*447 kWh @ $0.03391/kWh*	$15.16
Storm Protection Charge	*447 kWh @ $0.00577/kWh*	$2.58
Clean Energy Transition Mechanism	*447 kWh @ $0.00418/kWh*	$1.87
Storm Surcharge	*447 kWh @ $0.02121/kWh*	$9.48
Florida Gross Receipt Tax		$2.25
Electric Service Cost		**$90.13**
Franchise Fee		$5.90
Municipal Public Service Tax		$8.35
Total Electric Cost, Local Fees and Taxes		**$104.38**

Current Month's Electric Charges $104.38

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003321017
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	07/14/2025	16,903		16,665		238 kWh	1	32 Days

Charge Details

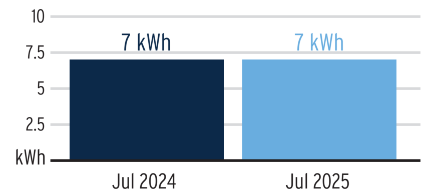
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*238 kWh @ $0.08641/kWh*	$20.57
Fuel Charge	*238 kWh @ $0.03391/kWh*	$8.07
Storm Protection Charge	*238 kWh @ $0.00577/kWh*	$1.37
Clean Energy Transition Mechanism	*238 kWh @ $0.00418/kWh*	$0.99
Storm Surcharge	*238 kWh @ $0.02121/kWh*	$5.05
Florida Gross Receipt Tax		$1.44
Electric Service Cost		**$57.65**
Franchise Fee		$3.78
Municipal Public Service Tax		$5.48
Total Electric Cost, Local Fees and Taxes		**$66.91**

Current Month's Electric Charges **$66.91**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221003637594
Statement Date: 07/31/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	07/14/2025	18,237		17,965		272 kWh	1	32 Days

Charge Details

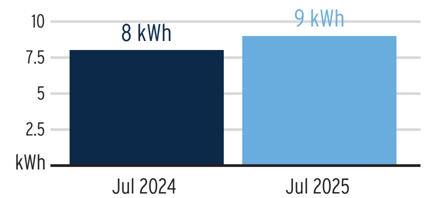
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*272 kWh @ $0.08641/kWh*	$23.50
Fuel Charge	*272 kWh @ $0.03391/kWh*	$9.22
Storm Protection Charge	*272 kWh @ $0.00577/kWh*	$1.57
Clean Energy Transition Mechanism	*272 kWh @ $0.00418/kWh*	$1.14
Storm Surcharge	*272 kWh @ $0.02121/kWh*	$5.77
Florida Gross Receipt Tax		$1.57
Electric Service Cost		**$62.93**
Franchise Fee		$4.12
Municipal Public Service Tax		$5.95
Total Electric Cost, Local Fees and Taxes		**$73.00**

Current Month's Electric Charges **$73.00**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221003637594
Statement Date: 07/31/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*432 kWh @ $0.03412/kWh*	$14.74
Fixture & Maintenance Charge	*16 Fixtures*	$337.76
Lighting Pole / Wire	*16 Poles*	$341.76
Lighting Fuel Charge	*432 kWh @ $0.03363/kWh*	$14.53
Storm Protection Charge	*432 kWh @ $0.00559/kWh*	$2.41
Clean Energy Transition Mechanism	*432 kWh @ $0.00043/kWh*	$0.19
Storm Surcharge	*432 kWh @ $0.01230/kWh*	$5.31
Florida Gross Receipt Tax		$0.95
Franchise Fee		$47.01
Municipal Public Service Tax		$2.87
Lighting Charges		**$767.53**

Current Month's Electric Charges **$767.53**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005599891
Statement Date: 07/31/2025

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

Meter Read

Meter Location: WELL

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	07/14/2025	24,472		23,821		651 kWh	1	32 Days

Charge Details

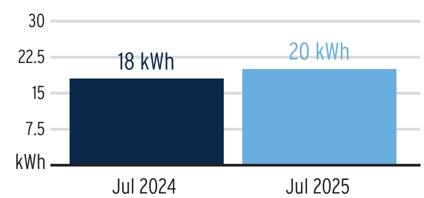
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*651 kWh @ $0.08641/kWh*	$56.25
Fuel Charge	*651 kWh @ $0.03391/kWh*	$22.08
Storm Protection Charge	*651 kWh @ $0.00577/kWh*	$3.76
Clean Energy Transition Mechanism	*651 kWh @ $0.00418/kWh*	$2.72
Storm Surcharge	*651 kWh @ $0.02121/kWh*	$13.81
Florida Gross Receipt Tax		$3.05
Electric Service Cost		**$121.83**
Franchise Fee		$7.98
Municipal Public Service Tax		$11.16
Total Electric Cost, Local Fees and Taxes		**$140.97**

Current Month's Electric Charges **$140.97**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221005600327
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851365	07/14/2025	9,593		8,629		964 kWh	1	32 Days

Charge Details

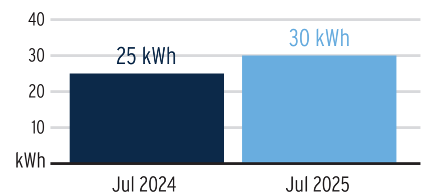
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*964 kWh @ $0.08641/kWh*	$83.30
Fuel Charge	*964 kWh @ $0.03391/kWh*	$32.69
Storm Protection Charge	*964 kWh @ $0.00577/kWh*	$5.56
Clean Energy Transition Mechanism	*964 kWh @ $0.00418/kWh*	$4.03
Storm Surcharge	*964 kWh @ $0.02121/kWh*	$20.45
Florida Gross Receipt Tax		$4.26
Electric Service Cost		**$170.45**
Franchise Fee		$11.16
Municipal Public Service Tax		$15.47
Total Electric Cost, Local Fees and Taxes		**$197.08**

Current Month's Electric Charges **$197.08**

Billing information continues on next page

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005600335
Statement Date: 07/31/2025

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

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*3237 kWh @ $0.03412/kWh*	$110.45
Fixture & Maintenance Charge	*128 Fixtures*	$2447.38
Lighting Pole / Wire	*128 Poles*	$3366.14
Lighting Fuel Charge	*3237 kWh @ $0.03363/kWh*	$108.86
Storm Protection Charge	*3237 kWh @ $0.00559/kWh*	$18.09
Clean Energy Transition Mechanism	*3237 kWh @ $0.00043/kWh*	$1.39
Storm Surcharge	*3237 kWh @ $0.01230/kWh*	$39.82
Florida Gross Receipt Tax		$7.14
Lighting Charges		**$6,099.27**

Current Month's Electric Charges **$6,099.27**

Billing information continues on next page →

Sub-Account #: 221005600350
Statement Date: 07/31/2025

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

Meter Read

Meter Location: ENTRANCE

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	07/14/2025	3,030		2,996		34 kWh	1	32 Days

Charge Details

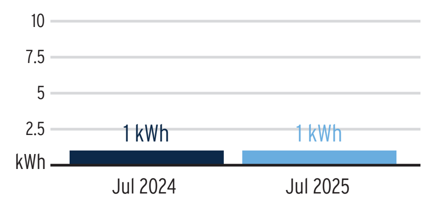
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*34 kWh @ $0.08641/kWh*	$2.94
Fuel Charge	*34 kWh @ $0.03391/kWh*	$1.15
Storm Protection Charge	*34 kWh @ $0.00577/kWh*	$0.20
Clean Energy Transition Mechanism	*34 kWh @ $0.00418/kWh*	$0.14
Storm Surcharge	*34 kWh @ $0.02121/kWh*	$0.72
Florida Gross Receipt Tax		$0.65
Electric Service Cost		**$25.96**
Franchise Fee		$1.70
Municipal Public Service Tax		$2.67
Total Electric Cost, Local Fees and Taxes		**$30.33**

Current Month's Electric Charges **$30.33**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221005600368
Statement Date: 07/31/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	07/14/2025	46,248		45,113		1,135 kWh	1	32 Days

Charge Details

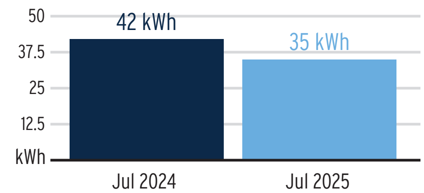
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*1,135 kWh @ $0.08641/kWh*	$98.08
Fuel Charge	*1,135 kWh @ $0.03391/kWh*	$38.49
Storm Protection Charge	*1,135 kWh @ $0.00577/kWh*	$6.55
Clean Energy Transition Mechanism	*1,135 kWh @ $0.00418/kWh*	$4.74
Storm Surcharge	*1,135 kWh @ $0.02121/kWh*	$24.07
Florida Gross Receipt Tax		$4.93
Electric Service Cost		**$197.02**
Franchise Fee		$12.90
Municipal Public Service Tax		$17.82
Total Electric Cost, Local Fees and Taxes		**$227.74**

Current Month's Electric Charges $227.74

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221005600368
Statement Date: 07/31/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*1041 kWh @ $0.03412/kWh*	$35.52
Fixture & Maintenance Charge	*44 Fixtures*	$1261.79
Lighting Pole / Wire	*44 Poles*	$916.62
Lighting Fuel Charge	*1041 kWh @ $0.03363/kWh*	$35.01
Storm Protection Charge	*1041 kWh @ $0.00559/kWh*	$5.82
Clean Energy Transition Mechanism	*1041 kWh @ $0.00043/kWh*	$0.45
Storm Surcharge	*1041 kWh @ $0.01230/kWh*	$12.80
Florida Gross Receipt Tax		$2.30
Franchise Fee		$148.71
Municipal Public Service Tax		$6.91
Lighting Charges		**$2,425.93**

Current Month's Electric Charges **$2,425.93**

Billing information continues on next page →

Sub-Account #: 221005629565
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	07/15/2025	50,755		49,985		770 kWh	1	32 Days

Charge Details

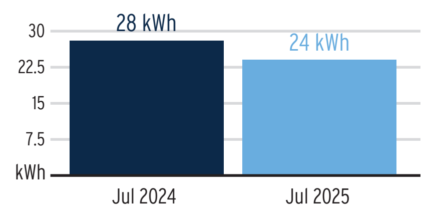
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*770 kWh @ $0.08641/kWh*	$66.54
Fuel Charge	*770 kWh @ $0.03391/kWh*	$26.11
Storm Protection Charge	*770 kWh @ $0.00577/kWh*	$4.44
Clean Energy Transition Mechanism	*770 kWh @ $0.00418/kWh*	$3.22
Storm Surcharge	*770 kWh @ $0.02121/kWh*	$16.33
Florida Gross Receipt Tax		$3.51
Electric Service Cost		**$140.31**
Franchise Fee		$9.19
Municipal Public Service Tax		$12.80
Total Electric Cost, Local Fees and Taxes		**$162.30**

Current Month's Electric Charges $162.30

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007136783
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	07/14/2025	15,385		15,120		265 kWh	1	32 Days

Charge Details

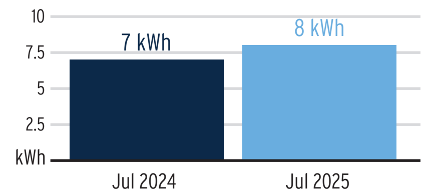
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*265 kWh @ $0.08641/kWh*	$22.90
Fuel Charge	*265 kWh @ $0.03391/kWh*	$8.99
Storm Protection Charge	*265 kWh @ $0.00577/kWh*	$1.53
Clean Energy Transition Mechanism	*265 kWh @ $0.00418/kWh*	$1.11
Storm Surcharge	*265 kWh @ $0.02121/kWh*	$5.62
Florida Gross Receipt Tax		$1.55
Electric Service Cost		**$61.86**
Franchise Fee		$4.05
Municipal Public Service Tax		$5.85
Total Electric Cost, Local Fees and Taxes		**$71.76**

Current Month's Electric Charges **$71.76**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007621776
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	07/15/2025	14,323		14,152		171 kWh	1	32 Days

Charge Details

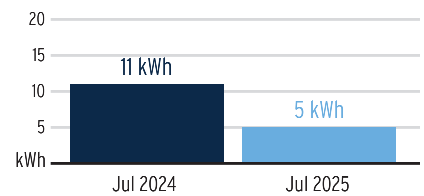
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*171 kWh @ $0.08641/kWh*	$14.78
Fuel Charge	*171 kWh @ $0.03391/kWh*	$5.80
Storm Protection Charge	*171 kWh @ $0.00577/kWh*	$0.99
Clean Energy Transition Mechanism	*171 kWh @ $0.00418/kWh*	$0.71
Storm Surcharge	*171 kWh @ $0.02121/kWh*	$3.63
Florida Gross Receipt Tax		$1.18
Electric Service Cost		**$47.25**
Franchise Fee		$3.09
Municipal Public Service Tax		$4.56
Total Electric Cost, Local Fees and Taxes		**$54.90**

Current Month's Electric Charges **$54.90**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007621776
Statement Date: 07/31/2025

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

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*459 kWh @ $0.03412/kWh*	$15.66
Fixture & Maintenance Charge	*17 Fixtures*	$358.87
Lighting Pole / Wire	*17 Poles*	$363.12
Lighting Fuel Charge	*459 kWh @ $0.03363/kWh*	$15.44
Storm Protection Charge	*459 kWh @ $0.00559/kWh*	$2.57
Clean Energy Transition Mechanism	*459 kWh @ $0.00043/kWh*	$0.20
Storm Surcharge	*459 kWh @ $0.01230/kWh*	$5.65
Florida Gross Receipt Tax		$1.01
Franchise Fee		$49.95
Municipal Public Service Tax		$3.05
Lighting Charges		**$815.52**

Current Month's Electric Charges **$815.52**

Billing information continues on next page →

Sub-Account #: 221007993977
Statement Date: 07/31/2025

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

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*703 kWh @ $0.03412/kWh*	$23.99
Fixture & Maintenance Charge	*37 Fixtures*	$614.57
Lighting Pole / Wire	*37 Poles*	$790.32
Lighting Fuel Charge	*703 kWh @ $0.03363/kWh*	$23.64
Storm Protection Charge	*703 kWh @ $0.00559/kWh*	$3.93
Clean Energy Transition Mechanism	*703 kWh @ $0.00043/kWh*	$0.30
Storm Surcharge	*703 kWh @ $0.01230/kWh*	$8.65
Florida Gross Receipt Tax		$1.55
Franchise Fee		$96.09
Municipal Public Service Tax		$4.67
Lighting Charges		**$1,567.71**

Current Month's Electric Charges $1,567.71

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008130249
Statement Date: 07/31/2025

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

Service Period: 06/13/2025 - 07/14/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*475 kWh @ $0.03412/kWh*	$16.21
Fixture & Maintenance Charge	*25 Fixtures*	$415.25
Lighting Pole / Wire	*25 Poles*	$534.00
Lighting Fuel Charge	*475 kWh @ $0.03363/kWh*	$15.97
Storm Protection Charge	*475 kWh @ $0.00559/kWh*	$2.66
Clean Energy Transition Mechanism	*475 kWh @ $0.00043/kWh*	$0.20
Storm Surcharge	*475 kWh @ $0.01230/kWh*	$5.84
Florida Gross Receipt Tax		$1.05
Franchise Fee		$64.92
Municipal Public Service Tax		$3.15
Lighting Charges		**$1,059.25**

Current Month's Electric Charges **$1,059.25**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008151583
Statement Date: 07/31/2025

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

Service Period: 06/14/2025 - 07/15/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*973 kWh @ $0.03412/kWh*	$33.20
Fixture & Maintenance Charge	*31 Fixtures*	$533.79
Lighting Pole / Wire	*31 Poles*	$931.52
Lighting Fuel Charge	*973 kWh @ $0.03363/kWh*	$32.72
Storm Protection Charge	*973 kWh @ $0.00559/kWh*	$5.44
Clean Energy Transition Mechanism	*973 kWh @ $0.00043/kWh*	$0.42
Storm Surcharge	*973 kWh @ $0.01230/kWh*	$11.97
Florida Gross Receipt Tax		$2.15
Franchise Fee		$101.60
Municipal Public Service Tax		$6.46
Lighting Charges		**$1,659.27**

Current Month's Electric Charges $1,659.27

Total Current Month's Charges $19,469.50

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

7834012

000001046 02 SP 106481452464433 S

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:	7834012
Account Number:	247858000
Invoice Date:	07/25/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

K-Bar Ranch II Community Development District
C/O Rizzetta & CO
3434 Colwell Avenue, Ste 200
Tampa, FL 33614
United States

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

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	$4,040.63

All invoices are due upon receipt.

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

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

Invoice Number:	7834012
Account Number:	247858000
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 # 247858000
Invoice # 7834012
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:	7834012
Invoice Date:	07/25/2025
Account Number:	247858000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	$3,750.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				**$3,750.00**
Incidental Expenses 07/01/2025 to 06/30/2026	3,750.00	0.0775		$290.63
Subtotal Incidental Expenses				**$290.63**
TOTAL AMOUNT DUE				**$4,040.63**

K-Bar II CDD
Clubhouse Credit Card ($1,500 Limit)
7/31/2025

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	**HVAC Maintenance & Repair**	**Clubhouse Supplies**	**Maintenance & Repair**	**Athletic/Park Court Playground**	**Office Supplies**
				001-57400-4731	**001-57200-4620**	**001-57200-4734**	**001-57200-4705**	**57200-4764**	**001-57200-5101**
Date	**Vendor Name**	**Description**	**Amount**						
07/01/25		**Beginning Balance**	**0.00**						
07/01/25	Publix	Event - Coffee	(28.77)	(28.77)					
07/03/25	Amazon	Creamer, Plier Set, Pet Waste Station Bags	(106.47)	(39.99)			(16.49)	(49.99)	
07/07/25	Amazon	Coffee Supplies, Janitorial, Tool Sets	(155.45)	(79.10)		(6.38)	(69.97)		
07/07/25	Publix	Event - Coffee	(17.97)	(17.97)					
07/15/25	Amazon	Monthly Membership Fee	(14.99)						(14.99)
07/15/25	Amazon	Pet Waste Station Bags, Clock, Coffee Cups	(140.96)	(38.99)				(79.98)	(21.99)
07/15/25	Mail Chimp	Monthly Email Service (ACH) Service Fee	(45.00)						(45.00)
07/15/25	Publix	Event - Coffee	(13.31)	(13.31)					
07/17/25	Amazon	Janitorial Supplies	(63.60)			(63.60)			
07/17/25	Amazon	Janitorial Supplies	(41.83)			(41.83)			
07/19/25	10 Minute Locksmith	Service Call	(275.00)				(275.00)		
07/22/25	Iernas	HVAC	(89.00)		(89.00)				
07/22/25	Publix	Event - Coffee	(21.06)	(21.06)					
07/23/25	RJ Kielty	HVAC	(89.00)		(89.00)				
07/25/25	Northside Services	HVAC	(94.00)		(94.00)				
07/28/25	Amazon	Janitorial Supplies	(37.99)			(37.99)			
07/29/25	Publix	Event - Coffee	(22.10)	(22.10)					
07/29/25	Amazon	Pet Waste Station Bags	(99.98)					(99.98)	
	TOTAL		**(1,356.48)**	**(261.29)**	**(272.00)**	**(149.80)**	**(361.46)**	**(229.95)**	**(81.98)**
		Replenishments	0.00						
7/31/2025		Ending Balance	**(1,356.48)**						

Valley

0 K-BAR RANCH II CDD 0 | Account Number: XXXX XXXX XXXX 3942

ACCOUNT SUMMARY

Credit Limit	
Credit Available	
Statement Closing Date	July 31, 2025
Days in Billing Cycle	31
Previous Balance	$1,292.80
Payments & Credits	$1,292.80
Purchases & Other Charges	$1,356.48
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,356.48

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$1,356.48
Minimum Payment Due	**$1,356.48**
Payment Due Date	**August 25, 2025**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 3942 $1,292.80-	
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,292.80-
			TOTAL XXXXXXXXXXXX 3991 $0.00	
		MITCH SEVERSON	**TOTAL XXXXXXXXXXXX 6100 $1,356.48**	
07/01	07/01	02305375PHEXXXWLQ	PUBLIX #1271 HUDSON FL	28.77
			MCC: 5411 MERCHANT ZIP: 34669	
07/04	07/04	55432865T5V6JHLLE	AMAZON MKTPL*NL71S54A2 AMZN.COM/BILL WA	106.47
			MCC: 5942 MERCHANT ZIP:	
07/04	07/04	55432865T5V9JZP09	AMAZON MKTPL*N321K3BN0 AMZN.COM/BILL WA	155.45
			MCC: 5942 MERCHANT ZIP:	
07/07	07/07	02305375X00H4M9LX	PUBLIX #876 TAMPA FL	17.97
			MCC: 5411 MERCHANT ZIP: 33647	
07/15	07/15	5543286645YXGNYDY	AMAZON PRIME*CC2Q69HB3 AMZN.COM/BILL WA	14.99
			MCC: 5968 MERCHANT ZIP:	
07/15	07/15	5543286645Z0LMR9G	AMAZON MKTPL*QZ2RS4UL3 AMZN.COM/BILL WA	140.96
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 3942
Payment Due Date	**August 25, 2025**
New Balance	**$1,356.48**
Minimum Payment Due	$1,356.48
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 K-BAR RANCH II CDD 0
K-BAR RANCH II COMMUNITY DEVELOPME
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
07/15	07/15	12302026400PYWHXM	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	45.00
07/15	07/15	02305376500GXE3AK	PUBLIX #1821 LUTZ FL MCC: 5411 MERCHANT ZIP: 33559	13.31
07/17	07/17	5543286665ZJM6R31	AMAZON MKTPL*T65OF1X23 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	63.60
07/18	07/18	5543286675ZXNHR19	AMAZON MKTPL*AM5F75UP3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	41.83
07/19	07/19	554328668608FBEBR	SQ *10 MINUTE LOCKSMIT 877-417-4551 FL MCC: 8999 MERCHANT ZIP: 33614	275.00
07/22	07/22	85454916QS66HPWGL	IERNAS HEATING, COOLIN LUTZ FL MCC: 1711 MERCHANT ZIP: 33549	89.00
07/22	07/22	02305376Q00GNEYYH	PUBLIX #876 TAMPA FL MCC: 5411 MERCHANT ZIP: 33647	21.06
07/23	07/23	85454916QS66F3RE9	RJ KIELTY PLUMBING, IN NEW PORT RICH FL MCC: 1711 MERCHANT ZIP: 34653	89.00
07/26	07/26	85187386FS66KA9YK	NORTHSIDE SERVICES INC TAMPA FL MCC: 1711 MERCHANT ZIP:	94.00
07/28	07/28	55432866H633MHFLP	AMAZON MKTPL*AQ95954P3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	37.99
07/29	07/29	02305376K00GTZFNZ	PUBLIX #876 TAMPA FL MCC: 5411 MERCHANT ZIP: 33647	22.10
07/30	07/30	55432866K5SDT9KWR	AMAZON MKTPL*LA8CH41C3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	99.98
			TOTAL XXXXXXXXXXXX 0921 $0.00	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,356.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$3.45	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$3.39	$0-$500,000 = 0.25%
New Cashback Balance	$6.84	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	31	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

Tiers	*Cashback %*
\$0 - \$500,000	*0.25*
\$500,001 - \$1,500,000	*0.60*
\$1,500,001 - \$4,000,000	*0.75*
\$4,000,001 - \$12,500,000	*0.90*
\$12,500,001 +	*1.00*

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

1271 71Q 053 920

PUBLIX HALF&HALF	3.15	F
24CT ASSORTED CKIE	5.99	F
24CT ASSORTED CKIE	5.99	F
LEMONS	0.99	F
LIMES PERSIAN		
1 @ 3 FOR 2.00	0.67	F
RASPBERRY CFE CKE	5.99	F
CHEESE COFFEE CAKE	5.99	F
Order Total	28.77	
Sales Tax	0.00	
Grand Total	28.77	
Credit Payment	28.77	
Change	0.00	

Receipt ID: 1271 71Q 053 920

- - - - - - - - - - - - - - - - - - - -

PRESTO!
Trace #: 051091
Reference #: 1267511139
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $28.77
Auth #: 001681

- - - - - - - - - - - - - - - - - - - -

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

- - - - - - - - - - - - - - - - - - - -

Your cashier was Kayla L.
07/01/2025 19:28 S1271 R105 3920 C0285
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

- COPY -

ORIGINAL LOST

- MITCH 7.29.25

Order Details

Order placed July 3, 2025 Order # 114-5227928-0609004

Ship to

Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method

Mastercard ending in 6100

Order Summary

Item(s) Subtotal:	$106.47
Shipping & Handling:	$0.00
Total before tax:	$106.47
Estimated tax to be collected:	$0.00
Grand Total:	**$106.47**

Delivered July 5

Your package was left near the front door or porch.

Land Coffee Creamer Mini Moo's Half & Half Creamer Singles, 192 Count

Sold by: POGALIGHT

Return items: Eligible through August 4, 2025

$39.99

Delivered July 5

Your package was left near the front door or porch.

Vivicreate 7-Piece Pliers Set Heavy Duty Multipurpose Tools for Home Repair DIY Auto Electrical Work Includes Long Nose Slip Joint Linesman and Diagonal Pliers Alicates de Corte Herramientas

Sold by: Dr.Outdoor

Return or replace items: Eligible through August 4, 2025

$16.49

Delivered July 5

Your package was left near the front door or porch.

SET 10 HEADERS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick Pull-Strap Header Dog Waste Bags, Leak-Proof - Single Pull Unscented

Sold by: UPGORILO

Return or replace items: Eligible through August 4, 2025

$49.99

Order Details

Order placed July 3, 2025 Order # 114-2121125-7966617

Ship to
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method
Mastercard ending in 6100

Order Summary

Item(s) Subtotal:	$155.45
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$155.45
Estimated tax to be collected:	$0.00
Grand Total:	**$155.45**

Delivered July 5

Your package was left near the front door or porch.

Nature Valley Crunchy Granola Bars, Value Pack, 60 Bars, 44.7 OZ Count (30 Pouches)
Sold by: Amazon.com
Supplied by: Other
Return items: Eligible through August 3, 2025
$16.83

McCafe Premium Roast, Keurig Single Serve K-Cup Pods, Medium Roast Coffee Pods, 32 Count
Sold by: Amazon.com
Supplied by: Other
Return items: Eligible through August 3, 2025
$17.99

Quaker Chewy Granola Bars, 3 Flavor Variety Pack,58 Count (Pack of 1)
Sold by: Amazon.com
Supplied by: Other
Return items: Eligible through August 3, 2025
$17.29

Bounty Paper Napkins, White, 400 Count
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through August 3, 2025
$6.38

Delivered July 5

Your package was left near the front door or porch.

Peet's Coffee, Dark Roast Keurig K-Cup Pods - French Roast 32 Count (1 Box of 32 K-Cup Pods)
Sold by: Amazon.com
Supplied by: Other
Return items: Eligible through August 3, 2025
$26.99

SUNHZMCKP Magnetic Screwdriver Set 66-Piece, S2- Alloy Tool Steel, Includes Slotted/Phillips/Torx Mini Precision Screwdrivers, Replaceable Screwdriver Bits With Sturdy tool box
Sold by: AMM Tools
Return or replace items: Eligible through August 3, 2025
$29.99

Adjustable Wrench Set Wrenches Sets: 4-Piece 6, 8, 10, 12 Inch Chrome Vanadium Steel Corrosion-Resistant Black Oxide Finish for Automotive Plumbing and Household Repairs
Sold by: SEDY TOOLS
Return or replace items: Eligible through August 3, 2025
$26.99

ELEAD 31-Piece Hex Key Set - Allen Wrench Set, SAE and Metric Allen Keys MM(0.7mm-10mm) SAE(0.028"-3/8) Heat-Treated, Torque Handle, High Leverage, Long & Short Keys, Easy Organization

Sold by: ELEAD TOOLS

Return or replace items: Eligible through August 3, 2025

$12.99

Publix

Cross Creek Commons
10928 Cross Creek Blvd.
Tampa, FL 33647
Store Manager: JR Fischer
813-986-1239

0876 770 074 947

24CT ASSORTED CKIE	5.99	F
CHEESE COFFEE CAKE	5.99	F
RASPBERRY CFE CKE	5.99	F

Order Total		17.97
Sales Tax		0.00
Grand Total		17.97
Credit	Payment	17.97
Change		0.00

Receipt ID: 0876 770 074 947

PRESTO!
Trace #: 071325
Reference #: 1195809691
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $17.97
Auth #: 007962

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Barbara

07/07/2025 14:19 S0876 R107 4947 C0251

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Publix Super Markets, Inc.

Details for Order # D01-4078602-6205017
Print this page for your records.

Amazon.com order number: D01-4078602-6205017

Order Total: $14.99

Digital Order: July 15, 2025

Items Ordered	**Price**
Prime Membership Fee Quantity: 1 Sold By: Amazon.com Services LLC	$14.99

Item(s) Subtotal: $14.99

Total Before Tax: $14.99
Tax Collected: $0.00

Total for this Order: $14.99

Payment Information

Payment method
Mastercard
ending in 6100

Billing address
Amy Linen
AMENITY CENTER
10820
MISTFLOWER LN
TAMPA, FL 33647-
3781
United States
8133889646

Item(s) Subtotal:	$14.99
Total Before Tax:	$14.99
Tax Collected:	$0.00
Grand Total:	**$14.99**

Return to the Order Summary.

Please note: This is not a VAT invoice.

Back to top

English United States Help

Order Details

Order placed July 10, 2025 Order # 114-9460072-1149008

Ship to
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method
Mastercard ending in 6100

Order Summary

Item(s) Subtotal:	$140.96
Shipping & Handling:	$0.00
Total before tax:	$140.96
Estimated tax to be collected:	$0.00
Grand Total:	**$140.96**

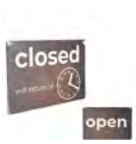
Arriving Wednesday

2

SET 10 HEADERS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick Pull-Strap Header Dog Waste Bags, Leak-Proof - Single Pull Unscented
Sold by: UPGORILO
Supplied by: Other
$39.99

Delivered July 12

Your package was left near the front door or porch.



Double-Sided Open Sign with Clock - Rustic Wooden Open Closed Sign with Will Return Clock for Business, Vintage Wood, Decorative, for Door and Window, 12 x 8 Inches
Sold by: Toros store
Supplied by: Other
Return or replace items: Eligible through August 11, 2025
$21.99

NYHI Set of 150 Ripple Insulated Kraft 12 oz Paper Cups Coffee Tea Hot Cups Recyclable 3 Layer Rippled Wall For Better Insulation Perfect for Cappuccino Hot Coco or Iced Drinks
Sold by: NYHI®
Return or replace items: Eligible through August 11, 2025
$38.99

Mailchimp Receipt MC24600279

Issued to

K-Bar Ranch II CDD c/o Rizzetta & Co., Inc.
Rizzetta & Co.
manager@kbarii.com
Office phone:8133889646
3434 Colwell Ave. Suite 200 Tampa, FL 33614

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30312
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order# 24600279
Date Paid: July 15, 2025 12:41 PM New York

Billing statement

Standard plan 1,500 contacts	**$45.00**
Intuit Assist for Mailchimp* AI-powered marketing	**$0.00**
Paid via **Mast** ending in **6100** which expires **05/2027** on July 15, 2025	**$45.00**

Balance as of July 15, 2025	**$0.00**

* Intuit Assist functionality (beta) is available to certain users with Premium, Standard and Legacy plans in select countries in English only. Access to Intuit Assist is available at no additional cost at this time. Pricing, terms, conditions, special features and service options are subject to change without

Done! A copy of the receipt was sent to manager@kbarii.com

details, please view Mailchimp's various **plans and pricing**

Publix

The Livingston Marketplace
2801 E. County Line Rd.
Lutz, FL 33559
Store Manager: Ryan Mulrooney
813-949-2812

1821 7FQ 074 003

CHEESE COFFEE CAKE		5.99	F
24CT CHOC CHIP CKI		5.99	F
24CT OATMEAL CKIE		5.99	F
Promotion		-5.99	F
LIMES PERSIAN			
2 @ 3 FOR	1.99	1.33	F

Order Total		13.31
Sales Tax		0.00
Grand Total		13.31
Credit	Payment	13.31
Change		0.00

Savings Summary
Special Price Savings 5.99

****
* Your Savings at Publix *
* 5.99 *
****

Receipt ID: 1821 7FQ 074 003

- - - - - - - - - - - - - - - - - - -

PRESTO!
Trace #: 077129
Reference #: 1198703513
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $13.31
Auth #: 015559

- - - - - - - - - - - - - - - - - - -

CREDIT CARD PURCHASE
A0000000041010 Mastercard
Entry Method: Chip Read
Mode: Issuer

- - - - - - - - - - - - - - - - - - -

Your cashier was Brice

07/15/2025 17:47 S1821 R107 4003 C0263

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We're an equal opportunity employer.

Publix Super Markets, Inc.

Order Summary

Order placed July 17, 2025 Order # 112-1762485-8381855

Ship to

Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method

Mastercard ending in 6100

Order Summary

Item(s) Subtotal:	$63.60
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$63.60
Estimated tax to be collected:	$0.00
Grand Total:	**$63.60**

Delivered July 17

4

MedPride Powder-Free Nitrile Exam Gloves, X-Large (Pack of 100)
Sold by: HLmedical
Supplied by: Other
Return or replace items: Eligible through August 16, 2025
$9.99

Clear Soap Dispenser with Rust Proof Pump, Waterproof Labels (2 Pack,16 Oz), Plastic Hand Soap Dish Soap Dispenser for Kitchen Bathroom
Sold by: X-Lent Direct US
Return or replace items: Eligible through August 16, 2025
$8.99

Kitchen Cleaning Sponges,24 Pack Eco Non-Scratch for Dish,Scrub Sponges
Sold by: Mavgv
Return or replace items: Eligible through August 16, 2025
$14.65

Order Summary

Order placed July 17, 2025 Order # 112-0925824-1905816

Ship to

Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method

Mastercard ending in 6100

Order Summary

Item(s) Subtotal:	$41.83
Shipping & Handling:	$0.00
Total before tax:	$41.83
Estimated tax to be collected:	$0.00
Grand Total:	**$41.83**

Delivered July 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Mara

Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 32 Regular Rolls, Everyday Value with 150 Sheets per Roll
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through August 17, 2025
$22.86

Delivered July 19

Amazon Basics Toilet Bowl Cleaner with Cling Action Formula, Bleach, Fresh Scent, 24 Fl Oz, Pack of 2
Sold by: Amazon.com
Supplied by: Other
$3.98

Delivered July 22

ValueGuard Large Trash Bags 13 Gallon Tall Kitchen Drawstring 100% Post-Consumer Recycled Garbage Bags Waste Bag for Office 0.6 Mil (110 Count)
Sold by: ValueGuard
Return or replace items: Eligible through August 22, 2025
$14.99

048271

CUSTOMER'S ORDER NO. 204084 | DATE 12-7-2025

NAME MITCH SEVERSON

ADDERSS 10820 MISTFLOWER LANE

CITY, STATE, ZIP TAMPA, FL 33647

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE.RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1	1	Lock Repair	275,	
2				—
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

RECIEVED BY

Ierna's Heating, Cooling & Plumbing, Inc.
16011 North Nebraska Avenue
Lutz, FL 33549
813-948-6355
#CAC1813676/#CFC1429475

BILL TO
K-Bar Ranch
10820 Mistflower Lane
Tampa, FL 33647 USA

INVOICE	INVOICE DATE
3117704	Jul 22, 2025

JOB ADDRESS
K-Bar Ranch
10820 Mistflower Lane
Tampa, FL 33647 USA

Completed Date:
Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

System #1:

System running on arrival. Noticed some condensation around the supply Plenum as well as the top panel. Filter was quite dirty on arrival. Replaced filter and examined evaporator coil. Coil is clean. Pressures did not improve after doing this however. Initial temperature split was 32° and pulling high static pressure. Static pressure showing 1.47. When I took the panel off the air handler I noticed there was condensation dripping from the bottom of the blower housing. Pressures were as follows: 118.1 suction pressure, 325.5 head pressure, 14.3 super heat and an 8.7 sub cool. This is a variable speed blower. I noticed that the yellow wires were both hooked up to Y1. Switched them over to Y2 to increase fan speed. Temperature split is looking much better now at 18°. It appears that the pressures were a little low due to the fact that the blower speed was set to the improper setting and was not blowing enough air over the evaporator coil.

System #2:

Condenser was not running at all on arrival. Compressor shorted to ground. Set meter to continuity then touched one lead to each pin and the other to a copper line. Got a beep between one of the leads . Compressor popping breaker. Needs replacement. Out of warranty. Also offered to put manager in touch with comfort advisor. They would like estimate emailed to them and they will make a decision.

M#4TTR6061C1000AA S#18381x7s2f.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HVS-CBS-00003	Part of Project: This service involves ongoing support and assistance as a component of a larger project. It includes dedicated collaboration, consistent updates, and seamless integration with the overall project objectives. Focused on ensuring project cohesiveness and success, it underscores our commitment to partnership and excellence in every project phase.	1.00	$0.00	$0.00

HVS-HSS-TUS-00016	$89 Furnace Tune-Up Special: Is your furnace prepared for the upcoming heating season? Ensure it runs at its best with our "$89 Furnace Tune-Up Special." We provide a comprehensive furnace maintenance service to keep your home warm, comfortable, and backed by our exclusive "No Breakdown Guarantee." What's Included in Our Furnace Tune-Up Special: 1. Thorough Inspection: Our experienced technicians conduct a detailed inspection of your furnace, carefully examining all key components to identify any potential issues. 2. Cleaning and Maintenance: We perform thorough cleaning and maintenance tasks, including cleaning burners, heat exchangers, and filters, and applying lubrication to enhance efficiency and prolong your furnace's lifespan. 3. Diagnostic Checks: We conduct diagnostic checks to proactively address any issues that could affect your furnace's performance. 4. Safety Assessment: Your safety is our priority. We conduct checks for gas or electrical concerns to ensure your furnace operates safely. 5. Performance Optimization: Our goal is to optimize your furnace's performance, ensuring it delivers consistent and efficient heating throughout the season. No Breakdown Guarantee: Here's the added assurance: With our "No Breakdown Guarantee," if your furnace experiences a breakdown during the same heating season after our tune-up, the cost of the tune-up will be credited towards your repair or replacement service. Includes an inspection and clean tune-up of one (1) furnace system. Excludes oil furnaces, oil boilers, and mini splits. Cannot be combined with any other offer. Not available to existing plan members. Limit one system per offer. Residential only. Expires 12/31/23.	1.00	$89.00	$89.00

PAID ON	TYPE	MEMO	AMOUNT
7/22/2025	MasterCard		$89.00

POTENTIAL SAVINGS	$13.35
SUB-TOTAL	$89.00
TAX	$0.00
TOTAL DUE	$89.00
PAYMENT	$89.00
BALANCE DUE	**$0.00**

Thank you for choosing Ierna's Heating and Cooling!

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here Date 7/22/2025

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Ierna's Heating and Cooling pursuant to the contract terms agreed by me at K-Bar Ranch 10820 Mistflower Lane, Tampa, FL 33647 USA. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Ierna's Heating and Cooling to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here Date 7/22/2025

I authorize Ierna's Heating and Cooling to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here Date 7/22/2025

Publix

Cross Creek Commons
10928 Cross Creek Blvd.
Tampa, FL 33647
Store Manager: JR Fischer
813-986-1239

0876 7MQ 036 773

LIMES PERSIAN			
2 @ 2 FOR 1.00		1.00	F
You Saved	0.32		
LEMONS		0.89	F
13CT M&M CHOC CHIP		7.19	F
APPLE COFFEE CAKE		5.99	F
CHEESE COFFEE CAKE		5.99	F

Order Total		21.06
Sales Tax		0.00
Grand Total		21.06
Credit	Payment	21.06
Change		0.00

Savings Summary
Special Price Savings 0.32

****
* Your Savings at Publix *
* 0.32 *
****

Receipt ID: 0876 7MQ 036 773

PRESTO!
Trace #: 038104
Reference #: 0958165581
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $21.06
Auth #: 022231

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Christine

07/22/2025 13:44 S0876 R103 6773 C0239

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We're an equal opportunity employer.

Publix Super Markets, Inc.

R.J. Kielty Plumbing, Heating & Cooling, Inc.
7979 Massachusetts Ave., New Port Richey, Florida 34653
(727) 863-5486
rjkservice@rjkielty.com
CFC020342/CAC1816725

BILL TO
K BAR RANCH II CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE	INVOICE DATE
225631646	Jul 23, 2025

JOB ADDRESS
K-Bar Ranch II CDD
10820 Mistflower Lane
Tampa, FL 33647 USA

Completed Date:
Technician: Doraine Vance(S Hillsborough)

Payment Term: Due Upon Receipt

TASK	DESCRIPTION	QTY	PRICE	TOTAL
10001.1	DIAGNOSTIC ANALYSIS: FULL SYSTEM DIAGNOSIS INCLUDING DETAILED ESTIMATE AND RECOMMENDATIONS	1.00	$89.00	$89.00

PAID ON	TYPE	MEMO	AMOUNT
7/23/2025	MasterCard		$89.00

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$89.00
TAX	$0.00
TOTAL DUE	$89.00
PAYMENT	$89.00
BALANCE DUE	$0.00

Thank you for choosing R.J. Kielty Plumbing, Heating & Cooling, Inc.

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here Date 7/23/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by R.J. Kielty Plumbing, Heating & Cooling, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here Date 7/23/2025

I authorize R.J. Kielty Plumbing, Heating & Cooling, Inc. to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here Date 7/23/2025

TERMS & CONDITIONS OF SALE

INSTALLATION DISLAIMER: Duct disclaimer: Upon completion of installation, if ductwork is insufficient for the new equipment and additional ductwork is needed additional charges will apply. If additional permits or upgrades to electrical or mechanical systems are required for code compliance, this will be performed at owners expense. R.J Kielty is providing pricing to replace the HVAC equipment only, unless otherwise specified. The condensate drains, copper line set, ductwork, and electrical are considered preexisting equipment and as such any future problem with preexisting equipment will not be covered under warranty. R.J Kielty is not responsible for drywall repair unless specified in contract. I understand that I'm required to be available for any COUNTY inspections for work completed at my residence or place of business. In the event that the COUNTY charges contractor a $75.00 fee for you not being available for your inspection you will be assessed the amount charged to the contractor for reinspection. It is agreed and understood by the parties that all equipment and parts which are sold pursuant hereto shall become fixtures or part of the real estate where they are placed. Said parts and equipment shall at all times remain personal property and the title thereto shall remain with the seller until payment in full is received. Buyer hereby agrees that all parts and equipment may be repossessed in the event of non-payment.

PAYMENT TERMS: The entire invoice is due upon completion of described work. If inspection is required, payment is due upon completion of work, monies will not be held back due to inspection. Any payment not received within 10 days from completion of work is subject to interest at the highest amount lawfully allowed by contract in the state in which the work was performed until paid. If applicable, sales tax is included in the price. If Seller commences litigation or employs attorneys to collect payment for any amount due it from Buyer. Buyer agrees to pay reasonable costs and attorney's fees which may be due. If my check does not clear. I realize I could be liable for more than the check amount plus the face value of the check and court costs. All parts will be removed from the premises and discarded unless otherwise specified herein.

COLLECTION COSTS: Customer agrees that it shall pay all expenses incurred by Seller for the collection of any delinquent accounts including, but not limited to, actual attorney's fees, filing fees and costs. Any and all disputes arising out of this sale shall be interpreted under the laws of the state in which the work was performed. I agree to pay collection fees, reasonable attorney's fees and court costs in the event of legal action. A monthly service charge of 1.5 % will be added after 10 days. I acknowledge that I have read and received a legible copy of the contract.

WARRANTIES AND LIMITATIONS ON WARRANTIES: Standard warranty is 1 year on labor and parts supplied by us. Seller warrants that all work performed and all parts and equipment which were installed in the servicing of the plumbing/HVAC unit(s) were completed in a workmanlike manner and that said work shall be free from defects in materials and workmanship for a period of 365 days from date said work was performed or manufacturer's warranties (except for the exclusions listed below) Seller's obligation for defective products and/or workmanship or any damage caused thereby, and Buyer's exclusive remedy, shall be limited at Seller's option, to the replacement of any defective parts or workmanship or the refund of amounts paid by Customer for said service and shall be conditions upon Seller receiving actual written notice of said defect within the 365 day period noted herein. Stoppages, worn out equipment or fixtures or not doing recommended repairs, owner supplied equipment. These exclusions may have a limited or no warranty, if parts have been replaced by us and not worked on by anyone else during warranty period or use of items that damage plumbing parts supplied by us. Warranty period may be different if noted herein. (Warranty excludes stoppages and customer supplied items). All warranty issues must be allowed to be inspected and approved by R.J. Kielty Plumbing, Heating and Cooling, Inc. before any repair is made or warranty is voided. Warranty is not transferable. Not liable for damage caused by weather, valve breaks, high water pressure, normal maintenance items not reviewed by whomever, or manufacture defects.

WARRANTY EXCLUSIONS:
THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES (EXCEPT OF TITLE) FROM SELLER INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER SHALL NOT BE SUBJECT TO AND
DISCLAIMS (1) ANY OTHER OBLIGATION OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR OF
WARRANTY; (2) ANY OBLIGATIONS WHATSOEVER ARISING FROM TORT CLAIMS INCLUDING NEGLIGENCE AND STRICT LIABILITY OR ARISING UNDER THEORIES OF LAW WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY SELLER OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATED THERETO; AND (3) ALL CONSEQUENTIAL, INCIDENTAL AND CONTINGENT DAMAGES WHATSOEVER.

RESTRICTION OF THE PERIOD LIMITATION OF ACTION: Any legal action relating to this Agreement or breach thereof shall be commenced within one (1) year from the date of the work. Buyer shall be deemed to have accepted all delivered goods which he has not rejected within three (3) days of receipt.

ALTERCATIONS: Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by this Seller, will be cause to terminate Seller's obligation under the contract.

EXCLUSIONS OF COURSE OF DEALING: It is agreed that no prior course of trade not expressly set forth in this contract shall be admissible to explain, modify, or contradict this contract in any way.

All warranty work will be performed during normal business hours. Any customer requiring warranty work not performed during regular business hours will be charged as a service charge.

SERVICE AGREEMENTS AUTOMATIC PAYMENT
I authorize the above named customer/business to charge the credit card(s) indicated in this authorization form according to the terms outlined above. I understand that this authorization will remain in effect for a minimum of 1 year term and until I cancel it in writing, and I agree to notify the business in writing of any changes in my account information or termination of this authorization at least 30 days prior to the next billing date. If the above noted payment dates fall on a weekend or holiday, I understand that the payments may be executed on the next business day. This payment authorization is for the type of bill indicated above. Any billable accounts not paid within 30 days will be paid with the credit card on account and any discounts removed. I certify that I am an authorized user of this credit card(s) and that I will not dispute the payments with my credit card company provided the transactions correspond to the terms indicated in this authorization form.

R.J. Kielty Plumbing, Heating and Cooling
7979 Massachusetts Ave
New Port Richey, FL 34653

Invoice

10701 N Nebraska Ave
Tampa, FL 33612
(813) 975-8815 / CAC058228
northside@northsideservices.com

DATE	07/25/2025
INVOICE#	83011007
TERMS	Due Upon Receipt
DUE DATE	07/25/2025

BILL TO	SERVICE LOCATION
K-Bar Ranch 2 - CDD 10820 Mistflower Lane Tampa FL 33647 (813) 388-9646	K-Bar Ranch 2 - CDD 10820 Mistflower Lane Tampa FL 33647 (813) 388-9646

JOB#	DATE	PO/REF#	DESCRIPTION
1071590989	07/25/2025		Diagnostic - $94. Customer says that the older system in the neighborhood clubhouse is not cooling properly. **Completion Notes:** Visit 1. Arrived onsite. Mechanical closet was locked and person with keys was unavailable. Must reschedule. Visit 2. Performed diagnostic, confirmed compressor has shorted to ground. Office to quote repair vs replacement. System is out of warranty.

Job Charges	Qty	Rate	Total
Diagnostic Level 1	1.00	$94.00	$94.00
Job Subtotal			**$94.00**
Job Total			**$94.00**

PRE-WORK SIGNATURE

07/26/2025 11:10 am

Signed By: Mitch

POST-WORK SIGNATURE

Signed By:

CUSTOMER MESSAGE

We take reasonable precautions to protect areas surrounding the air conditioner during service, removal, and/or installation; however, some incidental damage may occur that is beyond our control. By signing this agreement, customer waives all claims for damage to his or her property resulting directly from the work performed by Northside Services or occurring during the work performed by Northside Services with the sole exception of claims for damages due to the gross negligence of Northside Services.

Invoice Total:	**$94.00**
Deposits (-):	**$94.00**
Payments (-):	**$0.00**
Total Due:	**$0.00**

Order Summary

Order placed July 28, 2025 Order # 114-9243898-7977001

Ship to

Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method

Mastercard ending in 6100

View related transactions

Order Summary

Item(s) Subtotal:	$37.99
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$37.99
Estimated tax to be collected:	$0.00
Grand Total:	**$37.99**

Delivered July 28

Your package was left near the front door or porch.

55-60 Gallon Trash Bags Heavy Duty - Bulk 150 Pack Large Garbage Bags - Big Black Commercial Trash Can Liners - Made In USA

Sold by: Home & Party

Return or replace items: Eligible through August 27, 2025

$37.99

Publix

Cross Creek Commons
10928 Cross Creek Blvd.
Tampa, FL 33647
Store Manager: JR Fischer
813-986-1239

0876 700 054 070

LEMONS			
2 @ 0.89		1.78	F
NAVEL ORANGES			
0.68 lb @ 1.99/ lb		1.35	F
You Saved	0.34		
13CT CHOC CHP CKIE		6.99	F
13CT CHOC CHP CKIE		6.99	F
Promotion		-6.99	F
CHERRY COFFEE CAKE		5.99	F
CHEESE COFFEE CAKE		5.99	F

Order Total		22.10
Sales Tax		0.00
Grand Total		22.10
Credit	Payment	22.10
Change		0.00

Savings Summary
Special Price Savings 7.33

****
* Your Savings at Publix *
* 7.33 *
****

Receipt ID: 0876 700 054 070

PRESTO!
Trace #: 055694
Reference #: 1013355874
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $22.10
Auth #: 029754

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Mary

07/29/2025 13:58 S0876 R105 4070 C0250

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Order Summary

Order placed July 28, 2025 Order # 114-2890634-3887465

Ship to

Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method

Mastercard ending in 6100

View related transactions

Order Summary

Item(s) Subtotal:	$99.98
Shipping & Handling:	$0.00
Total before tax:	$99.98
Estimated tax to be collected:	$0.00
Grand Total:	**$99.98**

Arriving today

Shipped

2

SET 10 HEADERS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick Pull-Strap Header Dog Waste Bags, Leak-Proof - Single Pull Unscented

Sold by: UPGORILO

$49.99

INVOICE

Customer ID:	**23-24608-23004**
Customer Name:	K BAR RANCH II CDD
Service Period:	08/01/25-08/31/25
Invoice Date:	07/25/2025
Invoice Number:	0173182-2206-8

How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat. **Customer Service: (813) 621-3055**	**Aug 24, 2025** 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.	**$477.39** If payment is received after 08/24/2025: **$ 489.32**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
477.39		(477.39)		0.00		477.39		**477.39**

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

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

WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
07/25/2025	0173182-2206-8	**23-24608-23004**
Payment Terms	**Total Due**	**Amount**
Total Due by 08/24/2025	$477.39	
If Received after 08/24/2025	$489.32	

220600023246082300400173182000000477390000047739 5

I0290C68

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

405-0236934-2206-7

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 23-24608-23004**
K Bar Ranch Ii Cdd, 10820 Mistflower Lane, Tampa FL 33647-3781

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	08/01/25		1.00	380.72
8 Yard Dumpster 1X Week	08/01/25		1.00	96.67
Total Current Charges				**477.39**

GREENER WAYS TO PAY

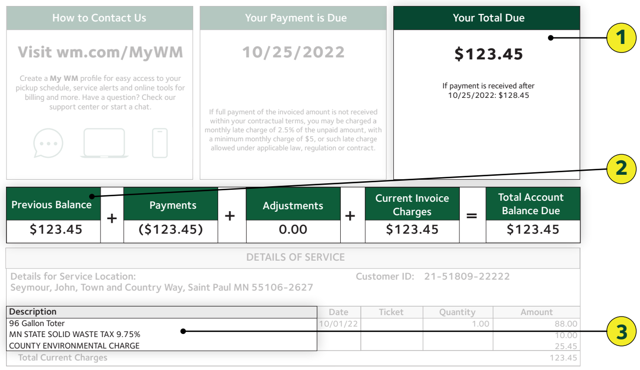
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



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.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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.

☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview , Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.kbarranchiicdd.org

Operations and Maintenance Expenditures
September 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$131,002.35**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Blue Water Aquatics, Inc.	300240	34002	Aquatic Service - Pond Treatment 08/25	$ 4,860.00
Christopher Lee Grossenbacher	300255	CG091825	Board of Supervisors Meeting 09/18/25	$ 200.00
City of Tampa Utilities	300247	2282015 9/25	10352 K Bar Ranch Pkwy - Account #2282015 09/25	$ 5.50
City of Tampa Utilities	300247	2287182 9/25	10820 Mistflower Ln - Account #2287182 09/25	$ 145.82
City of Tampa Utilities	300247	2333386 9/25	19339 Eagle Creek Ln - Account #2333386 09/25	$ 72.22
City of Tampa Utilities	300247	2382753 9/25	10598 K-Bar Ranch Pkwy (Unit TM-2) 09/25	$ 1,118.35
City of Tampa Utilities	300247	2382755 9/25	10598 K-Bar Ranch Pkwy (Unit TM-1) 09/25	$ 707.28
Complete IT Corp	300248	17623	Security Monitoring 09/25	$ 3,557.00
Complete IT Corp	300252	17710	Service Call - Old Spanish (Exit Gate) 09/25	$ 1,075.00
Complete IT Corp	300252	17712	Service Call - Sundrift 09/25	$ 1,075.00
Complete IT Corp	300252	17714	Service Call - Winsome 09/25	$ 1,075.00
Complete IT Corp	300252	17715	Service Call - Redwood 09/25	$ 330.00
Complete IT Corp	300252	17716	Service Call - Briarbrooke 09/25	$ 330.00
Complete IT Corp	300252	17717	Service Call - Old Spanish 09/25	$ 330.00
Complete IT Corp	300252	17718	Service Call - Briarbrooke (LPR) 09/25	$ 350.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Cooper Pools Inc.	300249	2025-1080	Pool Repair 08/25	$ 1,764.12
Cooper Pools Inc.	300249	2025-1158	Monthly Pool Service 09/25	$ 2,840.00
Duzianthan Mohanadoss	300256	DM091825	Board of Supervisors Meeting 09/18/25	$ 200.00
Gregory Halstead	300258	GH091825	Board of Supervisors Meeting 09/18/25	$ 200.00
Illuminations Holiday Lighting, LLC	300253	112825	Deposit - Holiday Decor 09/25	$ 10,098.94
Johnson Engineering, LLC	300241	6600	Engineering Services 08/25	$ 2,310.00
Michele Emery	300259	ME091825	Board of Supervisors Meeting 09/18/25	$ 200.00
Northside Services, Inc.	300260	83011505	Service Call - HVAC 09/25	$ 3,508.00
Persson, Cohen & Mooney, P.A.	300244	6291	Legal Services 08/25	$ 5,197.50
Pine Lake Services, LLC	300242	8029	Irrigation Repairs 08/25	$ 1,518.82
Pine Lake Services, LLC	300250	8080	Landscape Maintenance - Common Areas 11-23 09/25	$ 1,099.00
Pine Lake Services, LLC	300250	8081	Monthly Landscape Maintenance 09/25	$ 26,578.67
Pine Lake Services, LLC	300250	8082	Monthly Maintenance - Gilded Woods 09/25	$ 2,862.10
Pine Lake Services, LLC	300250	8147	Fertilizer & Pest Control 08/25	$ 1,135.00
Pine Lake Services, LLC	300245	8157	Install River Rock - (3) Sundrift Entrances 09/25	$ 2,200.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300238	INV0000102233	District Management Services 09/25	$ 6,050.75
Rizzetta & Company, Inc.	300239	INV0000102358	Personnel Reimbursement 08/29/25	$ 4,859.65
Rizzetta & Company, Inc.	300246	INV0000102400	Out of Pocket Expense 08/25	$ 162.18
Spectrum	20250905-1	1736970081925 - 6970 08/25 ACH	10711 Mistflower Lane 08/25	$ 160.00
Spectrum	20250905-2	1736988081925 - 6988 08/25 ACH	10541 K-Bar Ranch Pkwy 08/25	$ 160.00
Spectrum	20250929-1	1736996091225 - 6996 09/25 ACH	10339 K-Bar Ranch Pkwy Bldg - Gate 09/25	$ 160.00
Spectrum	20250916-1	1744362082925 - 4362 09/25 ACH	10340 K-Bar Ranch Pkwy 09/25	$ 160.00
Spectrum	20250908-1	1752167082125 - 2167 08/25 ACH	10820 Mistflower Lane - Amenity Center 08/25	$ 290.00
Spectrum	20250927-1	1758297091025 - 8297 09/25 ACH	10621 Mistflower Ln 09/25	$ 170.00
Spectrum	202050904-1	1779814081725 - 9814 08/25 ACH	19302 Eagle Creek LN SB 08/25	$ 130.00
Spectrum	20250913-1	2313795082625 - 3795 09/25 ACH	10820 Mistflower Ln 09/25	$ 170.00
Spectrum	20250908-2	2736809082225 - 6809 08/25 ACH	19292 Mossy Pine Dr 08/25	$ 170.00
Spectrum	20250927-2	2756559091025 - 6559 09/25 ACH	10841 Mistflower Ln - Gate Phone 09/25	$ 160.00
Stearns Weaver Miller Weissler Alhadeff &	300254	16111889	Legal Services - Litigation 07/25	$ 8,095.00
Stearns Weaver Miller Weissler Alhadeff &	300254	16113694	Legal Services - Litigation 08/25	$ 6,652.13

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Suncoast Rust Control, Inc.	300251	08190	Monthly Rust Control - Hawk Valley 09/25	$ 685.00
Suncoast Rust Control, Inc.	300243	08200	Monthly Rust Control 08/25	$ 1,525.00
TECO	20250924-1	211025392658 9/25	10841 Mistflower Lane, Gate 09/25	$ 82.06
TECO	20250924-3	211025490809 9/25	10611 K-Bar Ranch Pkwy 09/25	$ 151.46
TECO	20250924-5	221005600376 9/25	10598 K Bar Ranch Pkwy, Entry Light/Gate 09/25	$ 113.57
TECO	20250924-2	221008392039 9/25	Parcel I - Street Lights 09/25	$ 1,737.17
TECO	20250924-7	221008498422 9/25	19301 Eagle Creek LN - Entry Sign/Gate 09/25	$ 98.37
TECO	20250924-8	221008728984 9/25	Parcel G - Streetlights 09/25	$ 2,245.64
TECO	20250924-4	221008777817 9/25	10598 K-Bar Ranch Pkwy 09/25	$ 55.35
TECO	20250924-6	221008777825 9/25	10580 K-Bar Ranch Pkwy 09/25	$ 59.48
TECO	20250909-1	321000017111 9/25	Electric Summary 09/25	$ 19,078.83
Venu M. Reddy	300261	VR091825	Board of Supervisors Meeting 09/18/25	$ 200.00
Waste Management Inc. of Florida	20250904-3	0182439-2206-1	Waste Management - Clubhouse 09/25	$ 477.39
Total				$ 131,002.35

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
+17278422100
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	34002
DATE	08/30/2025
TERMS	Net 45
DUE DATE	10/14/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/04/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Treatment Report Emailed to Property Management	1	0.00	0.00
08/13/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit (Included) Treatment Report Emailed to Property Management	1	0.00	0.00
08/25/2025	Pond / Waterway Treatment	Aquatic Services - 3rd Visit Treatment Report Emailed to Property Management	1	4,860.00	4,860.00
08/30/2025	Monthly Management Report	Monthly Management Report (No Charge) Emailed to Property Management	1	0.00	0.00

SUBTOTAL	4,860.00
TAX	0.00
TOTAL	4,860.00
BALANCE DUE	**$4,860.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

K-Bar Ranch II CDD

Meeting Date, September 18, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Michele Emery	/
Duzianthan Mohan	/
Greg Halstead	/
Chris Grossenbacher	/
Venu Reddy	/

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	8:16
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	9/18/25
Additional or Continued Meeting?	additional
Total Meeting Time:	2:16
Total at $175 per Hour:	437.50

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	

DM Signature: Matt O'Neal

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

Amount Now Due
$5.50

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015

BILL DATE: 09/10/2025
PAY NEW CHARGES BY: 10/01/2025

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

0000 2282015 0000000550

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

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

Bill Date: 09/10/2025

Service For:
K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 09/07/2025

Amount Now Due
$5.50

Your Account Number
2282015

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	35	35	33	0	0

LAST BILLING				7.70
LESS PAYMENTS				7.70 CR
CS WTR DEP INTEREST				2.20 CR
WATER BASE CHARGE 5/8"		1 Meter @	7.00	7.00
TBW PASS-THROUGH		0.0 @	0.00	0.00
WATER SUBTOTAL	7.00			
UTILITY TAX 10%				0.70

Pay This Amount → **$5.50**

PLEASE PAY BY DUE DATE OF 10/01/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

Amount Now Due
$145.82

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182

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

BILL DATE: 09/10/2025
PAY NEW CHARGES BY: 10/01/2025

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

0000 2287182 0000014582

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

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

Bill Date: 09/10/2025

Service For:
K-BAR RANCH COMMINUTY DEVELOP
10820 MISTFLOWER LN

Service To: 09/06/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	359	356	31	3	2
19073745	WATER	1576	1563	31	13	10

LAST BILLING				201.41
LESS PAYMENTS				201.41 CR
WATER BASE CHARGE 1 1/2"		2 Meters @	35.00	70.00
WATER TIER 1 CHARGE		16.0 @	3.91	62.56
TBW PASS-THROUGH		16.0 @	0.00	0.00
WATER SUBTOTAL	132.56			
UTILITY TAX 10%				13.26

Amount Now Due
$145.82

Your Account Number
2287182

Water Customer Class
COMMERCIAL

Water Usage History

Months	Gallons (1000's)
SEP	12
AUG	6
JUL	19
JUN	64
MAY	37
APR	11
MAR	9
FEB	5
JAN	123
DEC	10
NOV	12
OCT	5
SEP	17

Pay This Amount → **$145.82**

PLEASE PAY BY DUE DATE OF 10/01/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

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

Amount Now Due
$72.22

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386

BILL DATE: 09/10/2025
PAY NEW CHARGES BY: 10/01/2025

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

0000 2333386 0000007222

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

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

Bill Date: 09/10/2025

Service For:
K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 09/06/2025

Amount Now Due
$72.22

Your Account Number
2333386

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	437	422	31	15	11

LAST BILLING				63.61
LESS PAYMENTS				63.61 CR
WATER BASE CHARGE 5/8"		1 Meter @	7.00	7.00
IRRIGATION TIER 1 CHARGE		15.0 @	3.91	58.65
TBW PASS-THROUGH		15.0 @	0.00	0.00
WATER SUBTOTAL	65.65			
UTILITY TAX 10%				6.57

Pay This Amount → **$72.22**

PLEASE PAY BY DUE DATE OF 10/01/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

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

Amount Now Due
$1,118.35

Make Check Payable:
City of Tampa Utilities

Your Account Number
2382753

BILL DATE: 09/10/2025
PAY NEW CHARGES BY: 10/01/2025

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

0000 2382753 0000111835

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

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

Bill Date: 09/10/2025

Service For:
K BAR RANCH II CDD
10598 K BAR RANCH PKWY UNIT TRAC TM-2

Service To: 09/05/2025

Amount Now Due
$1,118.35

Your Account Number
2382753

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000652	IRR	689	561	30	128	96

LAST BILLING			1,040.58
LESS PAYMENTS			1,040.58 CR
WATER BASE CHARGE 1"	1 Meter @	17.50	17.50
IRRIGATION TIER 1 CHARGE	25.0 @	3.91	97.75
IRRIGATION TIER 2 CHARGE	25.0 @	6.57	164.25
IRRIGATION TIER 3 CHARGE	37.5 @	8.75	328.13
IRRIGATION TIER 4 CHARGE	40.5 @	10.10	409.05
TBW PASS-THROUGH	128.0 @	0.00	0.00
WATER SUBTOTAL	1,016.68		
UTILITY TAX 10%			101.67

Pay This Amount → **$1,118.35**

PLEASE PAY BY DUE DATE OF 10/01/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

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

Amount Now Due
$707.28

Make Check Payable:
City of Tampa Utilities

Your Account Number
2382755

BILL DATE: 09/10/2025
PAY NEW CHARGES BY: 10/01/2025

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

0000 2382755 0000070728

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

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

Bill Date: 09/10/2025

Service For:
K BAR RANCH II CDD
10598 K BAR RANCH PKWY UNIT TRAC TM-1

Service To: 09/05/2025

Amount Now Due
$707.28

Your Account Number
2382755

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000650	IRR	482	391	30	91	68

LAST BILLING			685.06
LESS PAYMENTS			685.06 CR
WATER BASE CHARGE 1"	1 Meter @	17.50	17.50
IRRIGATION TIER 1 CHARGE	25.0 @	3.91	97.75
IRRIGATION TIER 2 CHARGE	25.0 @	6.57	164.25
IRRIGATION TIER 3 CHARGE	37.5 @	8.75	328.13
IRRIGATION TIER 4 CHARGE	3.5 @	10.10	35.35
TBW PASS-THROUGH	91.0 @	0.00	0.00
WATER SUBTOTAL	642.98		
UTILITY TAX 10%			64.30

Pay This Amount → **$707.28**

PLEASE PAY BY DUE DATE OF 10/01/2025

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2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T. SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17623
Invoice Date	09-01-25
Balance Due	**$3,557.00**

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Clubhouse ==	$0.00	1.0	$0.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	$9.50	25.0	$237.50
Monitored Camera System	Cameras Monitored after hours. Notifies Police (Monthly)	$500.00	1.0	$500.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$17.50	5.0	$87.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	$150.00	1.0	$150.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	$60.00	1.0	$60.00
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	$40.00	1.0	$40.00
Notes	== Community Gates ==	$0.00	1.0	$0.00
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	56.0	$532.00
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	$45.00	20.0	$900.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$17.50	40.0	$700.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	$35.00	10.0	$350.00

Subtotal	**$3,557.00**
Tax	$0.00
Invoice Total	$3,557.00
Payments	$0.00
Credits	$0.00
Balance Due	**$3,557.00**

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Complete I.T. SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17710
Invoice Date	09-17-25
Balance Due	**$1,075.00**

Item	Description	Unit Cost	Quantity	Line Total
Gate Arm with double sided LED (For Liftmaster)	INCLUDES: 12' ARM, WIRING HARNESS, LED STIPS ON BOTH SIDES, DUAL CONTROLLER AND POWER SUPPLY)	$745.00	1.0	$745.00
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Subtotal	**$1,075.00**
Tax	$0.00
Invoice Total	$1,075.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,075.00**

Invoice Ticket

Ticket Date	Thu 08-14-25 11:18 AM
Ticket #	12040
Subject	**Old Spanish - City Tampa Truck**

Ticket Issue

	Old Spanish Exit Arm 8/12/25 11:07AM City of Tampa, Waste Water Truck XK2454 (Fl) Truck ID 2438
Initial Issue Thu 08-14-25 11:18 AM Thomas Giella	Truck drives through exit arm before it can raise, runs it over with front and back wheels. Driver pulls over, moves arm out of road. Comes back 20 mins later and reattaches arm. The last couple feet of the arm are significantly bent, but the lights still work and it is operating normally. I am contacting the city for payment. This is the second time I've seen someone reattach an arm, and I definitely think it's an issue for us, since they could be reinstalling it wrong and potentially damaging our equipment. Thanks, Mitch

Ticket Comments

Date	Comment
Note Tue 09-16-25 09:39 AM Jacob Macy	Replaced arm
Initial Issue Thu 08-14-25 11:18 AM Thomas Giella	Old Spanish Exit Arm 8/12/25 11:07AM City of Tampa, Waste Water Truck XK2454 (Fl) Truck ID 2438 Truck drives through exit arm before it can raise, runs it over with front and back wheels. Driver pulls over, moves arm out of road. Comes back 20 mins later and reattaches arm. The last couple feet of the arm are significantly bent, but the lights still work and it is operating normally. I am contacting the city for payment. This is the second time I've seen someone reattach an arm, and I definitely think it's an issue for us, since they could be reinstalling it wrong and potentially damaging our equipment. Thanks, Mitch

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Complete I.T.
SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17712
Invoice Date	09-17-25
Balance Due	**$1,075.00**

Item	Description	Unit Cost	Quantity	Line Total
Notes	Sundrift North Gate	$0.00	1.0	$0.00
Gate Arm with double sided LED (For Liftmaster)	INCLUDES: 12' ARM, WIRING HARNESS, LED STIPS ON BOTH SIDES, DUAL CONTROLLER AND POWER SUPPLY)	$745.00	1.0	$745.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	2.0	$330.00

Subtotal	**$1,075.00**
Tax	$0.00
Invoice Total	$1,075.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,075.00**

Invoice Ticket

Ticket Date	Tue 08-26-25 04:56 PM
Ticket #	12090
Subject	**Sundrift North: barrier arm**

Ticket Issue

Initial Issue Tue 08-26-25 04:56 PM Thomas Giella	Sundrift North: barrier arm

Ticket Comments

Date	Comment
Note Fri 09-05-25 01:16 PM Jacob Macy	Replaced arm and ensured is working properly
Initial Issue Tue 08-26-25 04:56 PM Thomas Giella	Sundrift North: barrier arm

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K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17714
Invoice Date	09-17-25
Balance Due	**$1,075.00**

Item	Description	Unit Cost	Quantity	Line Total
Notes	Winsome Gate	$0.00	1.0	$0.00
Gate Arm with double sided LED (For Liftmaster)	INCLUDES: 12' ARM, WIRING HARNESS, LED STIPS ON BOTH SIDES, DUAL CONTROLLER AND POWER SUPPLY)	$745.00	1.0	$745.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	2.0	$330.00

Subtotal	**$1,075.00**
Tax	$0.00
Invoice Total	$1,075.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,075.00**

Invoice Ticket

Ticket Date	Tue 08-26-25 05:02 PM
Ticket #	12091
Subject	**Winsome Gate Arm**

Ticket Issue

Initial Issue Tue 08-26-25 05:02 PM Thomas Giella	Winsome Gate Arm

Ticket Comments

Date	Comment
Note Fri 09-05-25 01:58 PM Jacob Macy	Replaced gate arm and ensured it is working
Initial Issue Tue 08-26-25 05:02 PM Thomas Giella	Winsome Gate Arm

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K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17715
Invoice Date	09-17-25
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Tue 09-09-25 09:16 AM
Ticket #	12123
Subject	**Redwood tag reader issues**

Ticket Issue

Initial Issue Tue 09-09-25 09:16 AM Mark Johnson	Mitch emailed the following after getting reports of the tag reader not opening the gate for people: "I just checked it out and was not able to use my sticker after repeated attempts (driving back and forth to trigger it). The next car after me seemed to have an issue, as well. The green light was on at the reader when I walked up to it. What's our next step?" Brivo shows activity for the users going through the gates.

Ticket Comments

Date	Comment
Initial Issue Tue 09-09-25 09:16 AM Michael Fernandez	The tag reader wasn't reading tags. When I got on site I opened it up and tested voltages and reset the reader. After that it was working properly.
Initial Issue Tue 09-09-25 09:16 AM Mark Johnson	Mitch emailed the following after getting reports of the tag reader not opening the gate for people: "I just checked it out and was not able to use my sticker after repeated attempts (driving back and forth to trigger it). The next car after me seemed to have an issue, as well. The green light was on at the reader when I walked up to it. What's our next step?" Brivo shows activity for the users going through the gates.

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K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17716
Invoice Date	09-17-25
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Mon 08-25-25 05:48 PM
Ticket #	12083
Subject	**Briarbrooke Exit Gate Not Opening | Bars for Sundrift and Winsome need to be attached**

Ticket Issue

Initial Issue Mon 08-25-25 05:48 PM Mark Johnson	Briarbrooke exit side vehicle gate closed randomly at around 3:30pm today and is not consistently opening for cars. It is worth noting that the gate and the bar closed at the same time, not staggered like it should. I have held the entrance side open indefinitely until we can find a resolution. We need to look at this and see what's going on. We need to remove the indefinite override on the entrance once the fix is found. Additionally, drop bars for Sundrift North and Winsome need to be reattached.

Ticket Comments

Date	Comment
Update Wed 08-27-25 10:31 AM Charles Bourne	Mike - Went onsite and attached the entry arm for Winsome and Sundrift North Exit gate. Both arms needs to be replaced. For Briarbrook I had the gate closed and tested it opening and closing, even using command from Brivo and the gate worked fine. There were no faults on the boards that would have made it not work. Told Mitch it is something we may just have to keep an eye on it to see if it keeps occurring. *Sent estimate for the two arms to matt for approval.
Contact Mon 08-25-25 07:01 PM monolan@rizzetta.com	Hello, Thank you for reaching out, I am currently out of the office attending meetings and will respond to communication as soon as possible. **Matt O'Nolan** District Manager 813.533.2950 Ext.: 2928

monolan@rizzetta.com

rizzetta.com

(click to view image)	(click to view image)	**Matt O'Nolan** District Manager **Rizzetta & Company** 813.533.2950 MONolan@rizzetta.com	(click to view image) (click to view image) (click to view image) (click to view image) (click to view image)

(click to view image)

ElectronicMail Notice: Under Florida law, e-mail addresses are public records. If you donot want your e-mail address released in response to a public records request,do not send electronic mail to this entity. Instead, contact this office byphone or in writing.

Initial Issue Mon 08-25-25 05:48 PM Mark Johnson	Briarbrooke exit side vehicle gate closed randomly at around 3:30pm today and is not consistently opening for cars. It is worth noting that the gate and the bar closed at the same time, not staggered like it should. I have held the entrance side open indefinitely until we can find a resolution. We need to look at this and see what's going on. We need to remove the indefinite override on the entrance once the fix is found. Additionally, drop bars for Sundrift North and Winsome need to be reattached.

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10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17717
Invoice Date	09-17-25
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Fri 09-05-25 11:24 AM
Ticket #	12114
Subject	**Old Spanish mag issues**

Ticket Issue

Initial Issue Fri 09-05-25 11:24 AM Troy Bacon	Old Spanish having issues with the Mag. Need to troubleshoot.

Ticket Comments

Date	Comment
Note Tue 09-16-25 10:28 AM Jacob Macy	Mags bolt had been loose and magnet fell off, reattached and is now working
Initial Issue Fri 09-05-25 11:24 AM Troy Bacon	Old Spanish having issues with the Mag. Need to troubleshoot.

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Wesley Chapel, FLORIDA 33544
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(813) 444-4355

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SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17718
Invoice Date	09-17-25
Balance Due	**$350.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00
Viking Limit Switches	Viking Limit Switches Open and close	$20.00	1.0	$20.00

Subtotal	**$350.00**
Tax	$0.00
Invoice Total	$350.00
Payments	$0.00
Credits	$0.00
Balance Due	**$350.00**

Invoice Ticket

Ticket Date	Wed 09-10-25 03:47 PM
Ticket #	12133
Subject	**Sundrift South Entry Arm Not Lifting | Briarbrooke Entry LPR Hit**

Ticket Issue

Initial Issue Wed 09-10-25 03:47 PM Mark Johnson	Sundrift South Entry Arm not lifting for cars after leaf opens fully. Looking at the footage, a garbage truck clipped the entry gate when leaving which likely broke a limit in the operator that tells the lift arm that it is ready to open. Will need to go onsite to diagnose.

Ticket Comments

Date	Comment
Update Wed 09-17-25 06:58 PM Charles Bourne	Mike - Replaced the limit switches on the sun drift gate and that is working properly. At Briarbrook I Put the box back up and silicone around the box to make sure everything is sealed up.
Update Wed 09-10-25 05:38 PM Mark Johnson	Entry LPR at Briarbrooke was also backed into by a mustang. Videos will be added to the ticket and sent to Mitch. We need to look at what we can do and assess the damage while we are out there.
Initial Issue Wed 09-10-25 03:47 PM Mark Johnson	Sundrift South Entry Arm not lifting for cars after leaf opens fully. Looking at the footage, a garbage truck clipped the entry gate when leaving which likely broke a limit in the operator that tells the lift arm that it is ready to open. Will need to go onsite to diagnose.

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:K-Bar Ranch II

Bill to
K-Bar Ranch II
3434 Colwell Ave Suite 200
Tampa, FL 33625

Ship to
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33614

Invoice details
Invoice no.: 2025-1080
Terms: Net 30
Invoice date: 08/14/2025
Due date: 09/13/2025

Technician: Hunter
PO#: Revised Quote

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**10" CRANK VALVE REBUILT KITS**	10" CRANK VALVE REBUILT KITS	2	$709.50	$1,419.00
2.		**MISC PRODUCTS**	10" THREADED CAP, 10" CRANK VALVE	4	$41.28	$165.12
3.		**COMMERCIAL SERVICE CALL / INSTALLATION**	COMMERCIAL SERVICE CALL / INSTALLATION	1	$180.00	$180.00

Total **$1,764.12**

Overdue 09/13/2025

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cleaning Commercial Acct:Rizzetta & Company:K-Bar Ranch II

Bill to
K-Bar Ranch II
3434 Colwell Ave Suite 200
Tampa, FL 33625

Ship to
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33614

Invoice details
Invoice no.: 2025-1158
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance September 2025	1	$2,840.00	$2,840.00

Total **$2,840.00**

Ways to pay

VISA BANK

View and pay

Illuminations Holiday Lighting

Invoice 112825

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
	Clubhouse		
	Install permanent track lighting outlining front edge of clubhouse; 5' on north side and end to end of the south side		$16,500.00
	Main Entrance - Kinnan St and Kbar Ranch Parkway		
	Install permanent track lighting outlining top edge of entrance sign and columns		$5,995.00
	Community Entrances Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II		
	Install permanent track lighting outlining top edge of entrance sign and column **Year 3 of 5**	4199.50 10 Entrances	$41,995.00
		TOTAL TRACK LIGHTING	$64,490.00
		5 YEAR TERM	$12,898.00
	Install permanent track lighting outlining top edge of entrance sign and column **Year 2 of 4; Completed Gilded Woods Entrance**	4199.5 1 Entrance	$1,049.88
	Wreaths		
Main Entrance	Install 2 x 36" wreaths with lights and bows on monument columns	**PER YEAR**	$6,250.00
Community Entrances	Install 2 x 36" wreaths with lights and bows on monument columns		
Clubhouse	Install 1 x 36" wreath with lights and bows on center peak of clubhouse		
		TOTAL	$20,197.88
	50% Deposit	**DEPOSIT**	$10,098.94
		AMOUNT DUE	**$10,098.94**

* Price for Holiday Lighting (Wreaths) includes materials, labor, installation, service and removal.
* Please note: Loss of material due to theft or vandalism is reimbursable at cost
*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

9/20/2025
DATE

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33   ph: (301) 417-0200

Nancy Bregg
K-Bar Ranch II Community Development District
c/o Rizetta and Company Inc.
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Invoice Date:	August 28, 2025
Project No:	20258015-000
Invoice No:	6600

Additional Information:

Contract No:
Proposal No:
Project Manager: Charles R. Reed
Facility:
GSA Sin No:
Store/Unit No:

Project 20258015-000 K-Bar Ranch II CDD Prof Eng Srvcs

Professional Services from July 12, 2025 to August 15, 2025

Task 01 General Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Reed, Charles	7/21/2025	2.50	220.00	550.00
K-Bar Ranch II / Gilded Woods - Asphalt resurfacing inspection K-Bar Ranch II / Playground Drains - field inspection				
Reed, Charles	7/22/2025	1.00	220.00	220.00
K-Bar Ranch II / Playground Drains - project coordination				
Reed, Charles	7/24/2025	1.00	220.00	220.00
K-Bar Ranch II / Mistflower at Peachtree Grove - Crosswalks coordination with contractors for pricing				
Reed, Charles	7/30/2025	.50	220.00	110.00
K-Bar Ranch II / Additional Recreation Area - project coordination regarding easement				
Reed, Charles	8/1/2025	2.50	220.00	550.00
K-Bar Ranch II / Gilded Woods - inspection for striping K-Bar Ranch II / Additional Recreation Area - project coordination regarding easement				
Reed, Charles	8/5/2025	.50	220.00	110.00
K-Bar Ranch II / Additional Recreation Area - project coordination regarding title and survey				
Reed, Charles	8/7/2025	.50	220.00	110.00
K-Bar Ranch II / Additional Recreation Area - project coordination regarding title and survey				
Reed, Charles	8/8/2025	1.00	220.00	220.00
K-Bar Ranch II / Mistflower at Peachtree Grove - coordination regarding crosswalks K-Bar Ranch II / Gilded Woods - coordination regarding striping				

Reed, Charles	8/14/2025	.50	220.00	110.00	
K-Bar Ranch II / Mistflower at Peachtree Grove Crosswalk - project coordination					
Reed, Charles	8/15/2025	.50	220.00	110.00	
K-Bar Ranch II / Mistflower at Peachtree Grove Crosswalk - project coordination					
Totals		10.50		2,310.00	
Total Labor					**2,310.00**

Total this Task	**$2,310.00**
Total this Invoice	**$2,310.00**

Invoice

Northside Services
10701 N Nebraska Ave
Tampa, FL 33612
(813) 975-8815 / CAC058228
northside@northsideservices.com

DATE	09/26/2025
INVOICE#	83011505
TERMS	Due Upon Receipt
DUE DATE	09/26/2025

BILL TO	SERVICE LOCATION
K-Bar Ranch 2 - CDD 10820 Mistflower Lane Tampa FL 33647 (813) 388-9646	K-Bar Ranch 2 - CDD 10820 Mistflower Lane Tampa FL 33647 (813) 388-9646

JOB#	DATE	PO/REF#	DESCRIPTION
1075128015	09/26/2025		Replace compressor on Trane system at Clubhouse, System #2

Completion Notes:

Job Charges	Qty	Rate	Total
Compressor Repair Recover refrigerant Remove existing, failed compressor Install OEM compressor on System #2 Replace filter drier Pressure test and braze with nitrogen Purge with vacuum Recharge refrigerant to manufacturer specifications 1 year repair guarantee	1.00	$3,602.00	$3,602.00
Job Subtotal			**$3,602.00**
Credit from Dispatch		$94.00	-$94.00
Job Total			**$3,508.00**

PRE-WORK SIGNATURE	POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE

We take reasonable precautions to protect areas surrounding the air conditioner during service, removal, and/or installation; however, some incidental damage may occur that is beyond our control. By signing this agreement, customer waives all claims for damage to his or her property resulting directly from the work performed by Northside Services or occurring during the work performed by Northside Services with the sole exception of claims for damages due to the gross negligence of Northside Services.

Invoice Total:	**$3,508.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$3,508.00**

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

SEP - 5 2025

INVOICE

Invoice # 6291
Date: 09/02/2025
Due On: 10/02/2025

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	+	$5,197.50	) - (	$0.00	) =	$5,197.50

KBarRanch

Community Development District Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	08/01/2025	Begin to review RFP proposal submittals and send out to the Supervisors.	1.00	$330.00	$330.00
Service	AHC	08/04/2025	Review e-mails re: amenity land purchase. Exchange e-mails with special counsel re: Securiteam litigation.	0.25	$330.00	$82.50
Service	AHC	08/06/2025	Confer with associate counsel. E-mail exchange re: Addendum to extend inspection period for purchase of M/I amenities parcel.	0.25	$330.00	$82.50
Service	AHC	08/07/2025	Review e-mails from M/I re: easement needed at amenities site.	0.25	$330.00	$82.50
Service	DPL	08/08/2025	Review survey for land purchase.	0.50	$330.00	$165.00
Service	DPL	08/08/2025	Review question about car identification site and legally permitted uses, review statute and federal law.	0.50	$330.00	$165.00
Service	DPL	08/13/2025	Draft budget resolutions.	0.75	$330.00	$247.50
Service	AHC	08/14/2025	Exchange e-mails with special counsel re: mediation of Securiteam litigation. Initial review of agenda package for 8/21 CDD meeting.	0.25	$330.00	$82.50

Service	DPL	08/15/2025	Review proposals from the engineer for K-Bar crosswalks.	0.50	$330.00	$165.00
Service	DPL	08/19/2025	Continued preparation for the Supervisor meeting, budget hearing, and RFP presentations.	1.25	$330.00	$412.50
Service	DPL	08/20/2025	Continued preparation for the Supervisor meeting, budget hearing, and RFP presentations, and answer questions about the fill easement.	1.25	$330.00	$412.50
Service	AHC	08/20/2025	Exchange e-mails with special counsel re: coordination of mediation for Securiteam litigation.	0.25	$330.00	$82.50
Service	DPL	08/21/2025	Final preparation for CDD meeting and appear at the Supervisor meeting and budget hearing.	6.50	$330.00	$2,145.00
Service	AHC	08/22/2025	Exchange e-mails with special counsel re: M/I amenities parcel purchase.	0.25	$330.00	$82.50
Service	DPL	08/22/2025	Call with the District Engineer about easements re: amenities parcle and advise the Board and staff that the sale can proceed forward.	0.25	$330.00	$82.50
Service	AHC	08/25/2025	Tele-conv. with special counsel re: Securiteam litigation and review discovery requests prepared by counsel. Forward discovery requests to Board and management.	0.25	$330.00	$82.50
Service	AHC	08/26/2025	Review and reply to e-mails re: real estate closing of amenities parcel from M/I.	0.25	$330.00	$82.50
Service	AHC	08/27/2025	Continued e-mail exchange re: M/I parcel purchase and finalization of closing documents.	0.25	$330.00	$82.50
Service	AHC	08/29/2025	Exchange multiple e-mails re: finalization of land purchase form M/I.	0.25	$330.00	$82.50
Service	DPL	08/30/2025	Review and respond to supervisor questions about Securiteam mediation.	0.75	$330.00	$247.50

Subtotal	**$5,197.50**
Total	**$5,197.50**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6291	10/02/2025	$5,197.50	$0.00	$5,197.50
			Outstanding Balance	**$5,197.50**
			Total Amount Outstanding	**$5,197.50**

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

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/29/25	8029
Terms	**Due Date**
Net 30	09/28/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$1,518.82	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$1,518.82	**$0.00**	**$1,518.82**
	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@pinelakeLLC.com or (813) 948-4736.				
	Irrigation repairs needed - Replace 4 bad decoders				
	Decoder install		*$1,518.82*	*$0.00*	*$1,518.82*
	Total		**$1,518.82**	**$0.00**	**$1,518.82**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8080
Terms	**Due Date**
Net 30	10/01/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	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
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 September 2025		**$1,099.00**	**$0.00**	**$1,099.00**
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 September 2025		**$1,099.00**	**$0.00**	**$1,099.00**
	Total		**$1,099.00**	**$0.00**	**$1,099.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8081
Terms	**Due Date**
Net 30	10/01/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	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
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL September 2025		**$26,578.67**	**$0.00**	**$26,578.67**
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL September 2025		**$26,578.67**	**$0.00**	**$26,578.67**
	Total		**$26,578.67**	**$0.00**	**$26,578.67**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8082
Terms	**Due Date**
Net 30	10/01/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$2,862.10	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 September 2025		**$2,862.10**	**$0.00**	**$2,862.10**
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 September 2025		**$2,862.10**	**$0.00**	**$2,862.10**
	Total		**$2,862.10**	**$0.00**	**$2,862.10**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8147
Terms	**Due Date**
Net 30	10/01/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$1,135.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		**$1,135.00**	**$0.00**	**$1,135.00**
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		**$1,135.00**	**$0.00**	**$1,135.00**
	August F&P		*$1,135.00*	*$0.00*	*$1,135.00*
	Total		**$1,135.00**	**$0.00**	**$1,135.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/03/25	8157
Terms	**Due Date**
Net 30	10/03/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$2,200.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$2,200.00	**$0.00**	**$2,200.00**
	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@pinelakeLLC.com or (813) 948-4736.				
	Install river rock at all 3 entrances gates at sun drift to prevent mulch wash out.				
	River Rock		*$2,200.00*	*$0.00*	*$2,200.00*
	Total		**$2,200.00**	**$0.00**	**$2,200.00**

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

Invoice

Date	Invoice #
9/2/2025	INV0000102233

Bill To:

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

Services for the month of	Terms	Client Number
September	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
Dissemination Services	1.00	$500.00	$500.00
Financial & Revenue Collections	1.00	$455.00	$455.00
Landscape Consulting Services	1.00	$1,000.00	$1,000.00
Management Services	1.00	$1,886.83	$1,886.83
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,050.75
Total	$6,050.75

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

Invoice

Date	Invoice #
8/29/2025	INV0000102358

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$4,859.65	$4,859.65

Subtotal	$4,859.65
Total	$4,859.65

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

Invoice

Date	Invoice #
9/1/2025	INV0000102400

Bill To:

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

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

Description	Qty	Rate	Amount
EE RECRUITING	78.65	$1.00	$78.65
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	33.53	$1.00	$33.53

Subtotal	$162.18
Total	$162.18

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732

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

833712032173697000160002

August 19, 2025

KBAR RANCH II CDD

Account Number: 8337 12 032 1736970

Security Code:

Spectrum BUSINESS

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732

August 19, 2025

Invoice Number: 1736970081925
Account Number: **8337 12 032 1736970**
Security Code:
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

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

Summary
Service from 08/19/25 through 09/18/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Adjustments	-99.00
Remaining Balance	**-$99.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
One-Time Charges	99.00
Current Charges	$259.00
YOUR AUTO PAY WILL BE PROCESSED 09/05/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

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

IMPORTANT PHONE UPDATE
Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.
- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, “Allow List” to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732

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

August 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970081925
Account Number: 8337 12 032 1736970
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173697000160002

 August 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970081925
Account Number: 8337 12 032 1736970
Security Code:

Spectrum BUSINESS

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732

Charge Details

Previous Balance		160.00
EFT Payment	08/05	-160.00

Payments received after 08/19/25 will appear on your next bill.

Adjustments

Equipment Swap Adjust - Adjustment	08/07	-99.00
Adjustments Total		-$99.00
Remaining Balance		**-$99.00**

Service from 08/19/25 through 09/18/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 536-1076

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

One-Time Charges

Modem Swap Install Chrg	08/07	99.00
One-Time Charges Total		$99.00
Current Charges		**$259.00**
Total Due by Auto Pay		**$160.00**

Billing Information

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

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

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

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

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

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

Spectrum BUSINESS

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

 August 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970081925
Account Number: 8337 12 032 1736970
Security Code:

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

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 Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

August 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970081925
Account Number:: 8337 12 032 1736970
Security Code:

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731

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

8337120321736988001600002

August 19, 2025

KBAR RANCH II CDD

Account Number: 8337 12 032 1736988
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731

August 19, 2025
Invoice Number: 1736988081925
Account Number: **8337 12 032 1736988**
Security Code:
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

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

Summary

Service from 08/19/25 through 09/18/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 09/05/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

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

IMPORTANT PHONE UPDATE
Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.
- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, “Allow List” to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731

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

August 19, 2025
KBAR RANCH II CDD
Invoice Number: 1736988081925
Account Number: 8337 12 032 1736988
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120321736988001600002

 August 19, 2025

KBAR RANCH II CDD
Invoice Number: 1736988081925
Account Number: 8337 12 032 1736988
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731

Charge Details

Previous Balance		160.00
EFT Payment	08/05	-160.00
Remaining Balance		**$0.00**

Payments received after 08/19/25 will appear on your next bill.

Service from 08/19/25 through 09/18/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 536-1073

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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

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

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

Continued on the next page....

 August 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988081925
Account Number: 8337 12 032 1736988
Security Code:

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731

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 Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

August 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988081925
Account Number:: 8337 12 032 1736988
Security Code:

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731

Spectrum BUSINESS

September 12, 2025
Invoice Number: 1736996091225
Account Number: **8337 12 032 1736996**
Security Code:
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Auto Pay Notice

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

Summary

Service from 09/12/25 through 10/11/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 09/29/25	
Total Due by Auto Pay	**$160.00**

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.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 12 09132025 NNNNNNNN 01 996544

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

September 12, 2025
KBAR RANCH II CDD
Invoice Number: 1736996091225
Account Number: 8337 12 032 1736996
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173699600160002

 September 12, 2025

KBAR RANCH II CDD

Invoice Number: 1736996091225
Account Number: 8337 12 032 1736996
Security Code:

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

8633 2390 DY RP 12 09132025 NNNNNNNN 01 996544

Charge Details

Previous Balance		160.00
EFT Payment	08/29	-160.00
Remaining Balance		**$0.00**

Payments received after 09/12/25 will appear on your next bill.

Service from 09/12/25 through 10/11/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 536-1058

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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

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

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

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The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

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 7:00pm

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

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

 September 12, 2025

KBAR RANCH II CDD
Invoice Number: 1736996091225
Account Number: 8337 12 032 1736996
Security Code:

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

8633 2390 DY RP 12 09132025 NNNNNNNN 01 996544

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 Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

September 12, 2025

KBAR RANCH II CDD
Invoice Number: 1736996091225
Account Number:: 8337 12 032 1736996
Security Code:

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

8633 2390 DY RP 12 09132025 NNNNNNNN 01 996544

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 29 08302025 NNNNNNNN 01 995153

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

8337120321744362001600002

 August 29, 2025

Envera Kbar Ranch II Cdd

Invoice Number: 1744362082925
Account Number:: 8337 12 032 1744362
Security Code:

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 29 08302025 NNNNNNNN 01 995153

August 29, 2025
Invoice Number: 1744362082925
Account Number: **8337 12 032 1744362**
Security Code:
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Auto Pay Notice

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

Summary

Service from 08/29/25 through 09/28/25
details on following pages

Previous Balance	148.42
Payments Received -Thank You!	-148.42
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 09/16/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

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

IMPORTANT PHONE UPDATE
Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.
- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, “Allow List” to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 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 DY RP 29 08302025 NNNNNNNN 01 995153

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

August 29, 2025
Envera KBar Ranch II CDD
Invoice Number: 1744362082925
Account Number: 8337 12 032 1744362
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120321744362001600002

 August 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362082925
Account Number: 8337 12 032 1744362
Security Code:

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

8633 2390 DY RP 29 08302025 NNNNNNNN 01 995153

Charge Details

Previous Balance		148.42
EFT Payment	08/16	-148.42
Remaining Balance		**$0.00**

Payments received after 08/29/25 will appear on your next bill.

Service from 08/29/25 through 09/28/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00
Spectrum Business™ Internet Total	$120.00

Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

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 7:00pm

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

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

August 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362082925
Account Number: 8337 12 032 1744362
Security Code:

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

8633 2390 DY RP 29 08302025 NNNNNNNN 01 995153

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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 Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

August 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362082925
Account Number:: 8337 12 032 1744362
Security Code:

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

8633 2390 DY RP 29 08302025 NNNNNNNN 01 995153

August 21, 2025
Invoice Number: 1752167082125
Account Number: **8337 12 032 1752167**
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice

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

Summary
Service from 08/21/25 through 09/20/25
details on following pages

Previous Balance	290.00
Payments Received -Thank You!	-290.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	120.00
Other Charges	0.00
Current Charges	$290.00
YOUR AUTO PAY WILL BE PROCESSED 09/08/25	
Total Due by Auto Pay	**$290.00**

NEWS AND INFORMATION

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

IMPORTANT PHONE UPDATE
Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.
- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, “Allow List” to add an unlimited number of trusted phone numbers

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 DY RP 21 08222025 NNNNNNNN 01 996129

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

August 21, 2025
K BAR RANCH II AMENITY
Invoice Number: 1752167082125
Account Number: 8337 12 032 1752167
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **$290.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175216700290007

 August 21, 2025

K BAR RANCH II AMENITY
Invoice Number: 1752167082125
Account Number: 8337 12 032 1752167
Security Code:

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

8633 2390 DY RP 21 08222025 NNNNNNNN 01 996129

Charge Details

Previous Balance		290.00
EFT Payment	08/08	-290.00
Remaining Balance		**$0.00**

Payments received after 08/21/25 will appear on your next bill.

Service from 08/21/25 through 09/20/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Spectrum Business™ Voice

Phone number (813) 388-9646

Spectrum Business Voice	40.00
	$40.00

Phone number (813) 388-9713

Spectrum Business Voice	40.00
	$40.00

Phone number (813) 388-9728

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$120.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$290.00**
Total Due by Auto Pay	**$290.00**

Billing Information

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Continued on the next page....

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

K BAR RANCH II AMENITY
Invoice Number: 1752167082125
Account Number: 8337 12 032 1752167
Security Code:

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

8633 2390 DY RP 21 08222025 NNNNNNNN 01 996129

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $1.20, Federal USF $6.86, Florida CST $13.88, Sales Tax $0.11, TRS Surcharge $0.24.

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Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

August 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167082125
Account Number:: 8337 12 032 1752167
Security Code:

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

8633 2390 DY RP 21 08222025 NNNNNNNN 01 996129

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 09112025 NNNNNNNN 01 994844

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

833712032175829700170001

 September 10, 2025

K BAR RANCH II CDD-GATE

Account Number: 8337 12 032 1758297
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 10 09112025 NNNNNNNN 01 994844

September 10, 2025
Invoice Number: 1758297091025
Account Number: **8337 12 032 1758297**
Security Code:
Service At: 10621 MISTFLOWER LN
TAMPA FL 33647-3738

Auto Pay Notice

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

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

Summary
Service from 09/10/25 through 10/09/25
details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 09/27/25	
Total Due by Auto Pay	**$170.00**

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 DY RP 10 09112025 NNNNNNNN 01 994844

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

September 10, 2025
K BAR RANCH II CDD-GATE
Invoice Number: 1758297091025
Account Number: 8337 12 032 1758297
Service At: 10621 MISTFLOWER LN
TAMPA FL 33647-3738

Total Due by Auto Pay	**$170.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175829700170001

 September 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297091025
Account Number: 8337 12 032 1758297
Security Code:

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994844

Charge Details

Previous Balance		170.00
EFT Payment	08/27	-170.00
Remaining Balance		**$0.00**

Payments received after 09/10/25 will appear on your next bill.

Service from 09/10/25 through 10/09/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$170.00**
Total Due by Auto Pay	**$170.00**

Billing Information

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

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Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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

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 7:00pm

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

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

 September 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297091025
Account Number: 8337 12 032 1758297
Security Code:

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994844

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.

September 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297091025
Account Number:: 8337 12 032 1758297
Security Code:

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994844

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 17 08182025 NNNNNNNN 01 994801

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

833712032177981400130005

August 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Account Number: 8337 12 032 1779814
Security Code:

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

8633 2390 DY RP 17 08182025 NNNNNNNN 01 994801

August 17, 2025

Invoice Number: 1779814081725

Account Number: **8337 12 032 1779814**

Security Code:

Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

Service from 08/17/25 through 09/16/25
details on following pages

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	$130.00
YOUR AUTO PAY WILL BE PROCESSED 09/04/25	
Total Due by Auto Pay	**$130.00**

NEWS AND INFORMATION

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 DY RP 17 08182025 NNNNNNNN 01 994801

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

August 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814081725
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Total Due by Auto Pay **$130.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400130005

 August 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814081725
Account Number: 8337 12 032 1779814
Security Code:

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

8633 2390 DY RP 17 08182025 NNNNNNNN 01 994801

Charge Details

Previous Balance		130.00
EFT Payment	08/04	-130.00
Remaining Balance		**$0.00**

Payments received after 08/17/25 will appear on your next bill.

Service from 08/17/25 through 09/16/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-30.00
Promotional Discount	-60.00
Your promotional price will expire on 05/16/26	
	$130.00
Spectrum Business™ Internet Total	$130.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$130.00**
Total Due by Auto Pay	**$130.00**

Billing Information

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Continued on the next page....

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

 August 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814081725
Account Number: 8337 12 032 1779814
Security Code:

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

8633 2390 DY RP 17 08182025 NNNNNNNN 01 994801

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.

August 17, 2025

Account Number: 8337 12 032 1779814

Security Code:

K BAR RANCH CDD 2 EAGLE CREEK

Spectrum BUSINESS

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

8633 2390 DY RP 17 08182025 NNNNNNNN 01 994801

August 26, 2025
Invoice Number: 2313795082625
Account Number: **8337 12 032 2313795**
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice

NEWS AND INFORMATION

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

Summary *Service from 08/26/25 through 09/25/25 details on following pages*

Previous Balance	340.00
Payments Received -Thank You!	-340.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 09/13/25	
Total Due by Auto Pay	**$170.00**

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 DY RP 26 08272025 NNNNNNNN 01 996702

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

August 26, 2025
K-BAR RANCH 2 GATE
Invoice Number: 2313795082625
Account Number: 8337 12 032 2313795
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **$170.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032231379500170001

 August 26, 2025

K-BAR RANCH 2 GATE

Invoice Number: 2313795082625
Account Number: 8337 12 032 2313795
Security Code:

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

8633 2390 DY RP 26 08272025 NNNNNNNN 01 996702

Charge Details

Previous Balance		340.00
EFT Payment	08/13	-340.00
Remaining Balance		**$0.00**

Payments received after 08/26/25 will appear on your next bill.

Service from 08/26/25 through 09/25/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$170.00**
Total Due by Auto Pay	**$170.00**

Billing Information

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

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Continued on the next page....

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

 August 26, 2025

K-BAR RANCH 2 GATE

Invoice Number: 2313795082625
Account Number: 8337 12 032 2313795
Security Code:

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

8633 2390 DY RP 26 08272025 NNNNNNNN 01 996702

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.

August 26, 2025

K-BAR RANCH 2 GATE

Invoice Number: 2313795082625
Account Number:: 8337 12 032 2313795
Security Code:

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

8633 2390 DY RP 26 08272025 NNNNNNNN 01 996702

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 22 08232025 NNNNNNNN 01 994637

K-BAR RANCH II - MOSSY PINE-GATE
ATTN MITCHELL SEVERSON
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

83371203027368090017OOO1

 August 22, 2025

K-bar Ranch II - Mossy Pine-gate

Invoice Number: 2736809082225
Account Number:: 8337 12 030 2736809
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 22 08232025 NNNNNNNN 01 994637

August 22, 2025
Invoice Number: 2736809082225
Account Number: **8337 12 030 2736809**
Security Code:
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

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

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Summary

Service from 08/22/25 through 09/21/25
details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 09/08/25	
Total Due by Auto Pay	**$170.00**

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 DY RP 22 08232025 NNNNNNNN 01 994637

K-BAR RANCH II - MOSSY PINE-GATE
ATTN MITCHELL SEVERSON
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

August 22, 2025
K-BAR RANCH II - MOSSY PINE-GATE
Invoice Number: 2736809082225
Account Number: 8337 12 030 2736809
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Total Due by Auto Pay **$170.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120302736809001700001

 August 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE
Invoice Number: 2736809082225
Account Number: 8337 12 030 2736809
Security Code:

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

8633 2390 DY RP 22 08232025 NNNNNNNN 01 994637

Charge Details

Previous Balance		170.00
EFT Payment	08/08	-170.00
Remaining Balance		**$0.00**

Payments received after 08/22/25 will appear on your next bill.

Service from 08/22/25 through 09/21/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$170.00**
Total Due by Auto Pay	**$170.00**

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

Continued on the next page....

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809082225
Account Number: 8337 12 030 2736809
Security Code:

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

8633 2390 DY RP 22 08232025 NNNNNNNN 01 994637

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.

August 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

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Account Number:: 8337 12 030 2736809
Security Code:

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

8633 2390 DY RP 22 08232025 NNNNNNNN 01 994637

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994845

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

833712030275655900160002

 September 10, 2025

Kbar Ranch II Cdd

Invoice Number: 2756559091025
Account Number:: 8337 12 030 2756559
Security Code:

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994845

September 10, 2025
Invoice Number: 2756559091025
Account Number: **8337 12 030 2756559**
Security Code:
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Auto Pay Notice

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

Summary
Service from 09/10/25 through 10/09/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	160.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 09/27/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 09112025 NNNNNNNN 01 994845

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

September 10, 2025
KBAR RANCH II CDD
Invoice Number: 2756559091025
Account Number: 8337 12 030 2756559
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay	**$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030275655900160002

 September 10, 2025

KBAR RANCH II CDD

Invoice Number: 2756559091025
Account Number: 8337 12 030 2756559
Security Code:

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994845

Charge Details

Previous Balance		160.00
EFT Payment	08/27	-160.00
Remaining Balance		**$0.00**

Payments received after 09/10/25 will appear on your next bill.

Service from 09/10/25 through 10/09/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Business WiFi	10.00
	$160.00
Spectrum Business™ Internet Total	$160.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

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

Continued on the next page....

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 7:00pm

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

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

 September 10, 2025

KBAR RANCH II CDD

Invoice Number: 2756559091025
Account Number: 8337 12 030 2756559
Security Code:

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994845

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.

September 10, 2025

KBAR RANCH II CDD
Invoice Number: 2756559091025
Account Number:: 8337 12 030 2756559
Security Code:

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994845

Museum Tower
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct Line: (305) 789-3200
Fax: (305) 789-3395

K-Bar Ranch II Community Development
Perrson Cohen Mooney Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

Invoice Date:	August 12, 2025
Invoice Number:	16111889
Matter Number:	48276.0001

For Professional Services through ***July 31, 2025***

Matter: Securiteam, Inc.

Total Fees	$	8,095.00
Total Due This Invoice	$	8,095.00

Museum Tower
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct Line: (305) 789-3200
Fax: (305) 789-3395

K-Bar Ranch II Community Development
Perrson Cohen Mooney Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

Invoice Date:	September 17, 2025
Invoice Number:	16113694
Matter Number:	48276.0001

*For Professional Services through **August 31, 2025***

Matter: Securiteam, Inc.

Total Fees	$	6,379.00
Total Costs	$	273.13
Total Due This Invoice	$	6,652.13
Previous Balance Due	$	8,095.00
Amount Due	**$**	**14,747.13**

Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to	K-Bar Ranch II CDD cddinvoice@rizzetta.com	**Invoice**	08190
Ship to	C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	**Date**	Sep 1, 2025
		Terms	Net 30
		Due date	Oct 1, 2025
		Amount due	$685.00

Items	Quantity	Price	Amount
Commercial Service Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	$685.00	$685.00

Subtotal	$685.00
Total	$685.00
Paid	$0.00

Amount due **$685.00**

Use this link to pay online: https://app02.us.bill.com/p/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to	K-Bar Ranch II CDD cddinvoice@rizzetta.com	**Invoice**	08200
Ship to	C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	**Date**	Sep 1, 2025
		Terms	Net 30
		Due date	Oct 1, 2025
		Amount due	$1,525.00

Items	Quantity	Price	Amount
Commercial Service Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	$1,525.00	$1,525.00

Subtotal	$1,525.00
Total	$1,525.00
Paid	$0.00

Amount due $1,525.00

Use this link to pay online: https://app02.us.bill.com/p/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

TampaElectric.com

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

Statement Date: September 17, 2025

Amount Due:	**$82.06**
Due Date:	October 08, 2025
Account #:	211025392658

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due	$83.65
Payment(s) Received Since Last Statement	-$83.65
Current Month's Charges	**$82.06**
Amount Due by October 08, 2025	**$82.06**

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

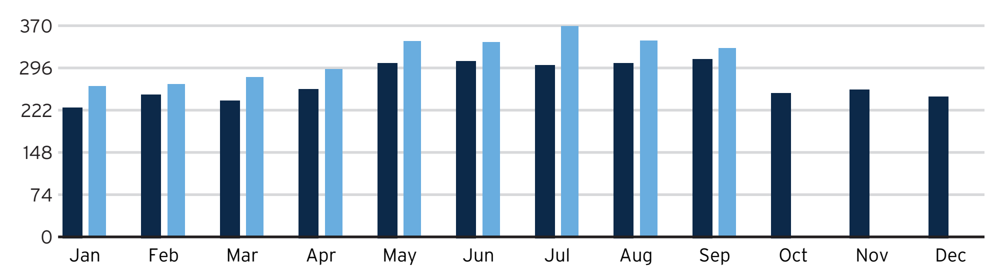
Your Energy Insight

Your average daily kWh used was **10% higher** than the same period last year.

Your average daily kWh used was **8.33% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

---

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

Account #: 211025392658
Due Date: October 08, 2025

Amount Due:	**$82.06**
Payment Amount:	$ ________

693358441279

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

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TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

69335844127921102539265800000000082069

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

Account #: 211025392658
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Service Period: Aug 13, 2025 - Sep 11, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	09/11/2025	9,045		8,714		331 kWh	1	30 Days

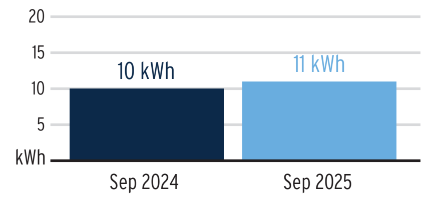
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*331 kWh @ $0.08641/kWh*	$28.60
Fuel Charge	*331 kWh @ $0.03391/kWh*	$11.22
Storm Protection Charge	*331 kWh @ $0.00577/kWh*	$1.91
Clean Energy Transition Mechanism	*331 kWh @ $0.00418/kWh*	$1.38
Storm Surcharge	*331 kWh @ $0.02121/kWh*	$7.02
Florida Gross Receipt Tax		$1.77
Electric Service Cost		**$70.80**
Franchise Fee		$4.64
Municipal Public Service Tax		$6.62
Total Electric Cost, Local Fees and Taxes		**$82.06**

Total Current Month's Charges **$82.06**

Avg kWh Used Per Day



Important Messages

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TampaElectric.com

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

Statement Date: September 17, 2025

Amount Due:	**$151.46**
Due Date:	October 08, 2025
Account #:	211025490809

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due	$142.10
Payment(s) Received Since Last Statement	-$142.10
Current Month's Charges	**$151.46**
Amount Due by October 08, 2025	**$151.46**

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

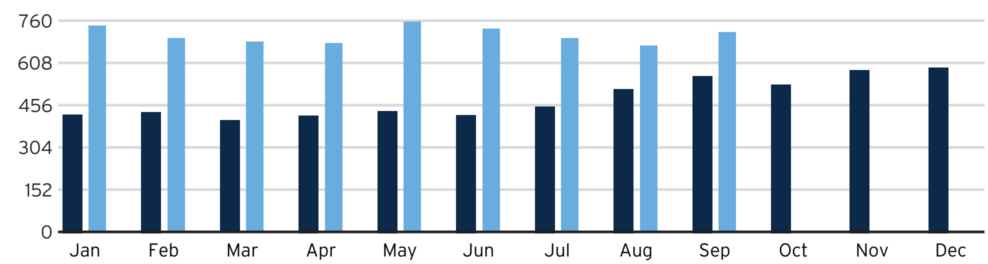
Your Energy Insight

Your average daily kWh used was **33.33% higher** than the same period last year.

Your average daily kWh used was **4.35% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211025490809
Due Date: October 08, 2025

Amount Due:	**$151.46**
Payment Amount:	$ ________

673606496367

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TAMPA, FL 33614-8390

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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.

67360649636721102549080900000000151461

Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Service Period: Aug 13, 2025 - Sep 11, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	09/11/2025	16,518		15,800		718 kWh	1	30 Days

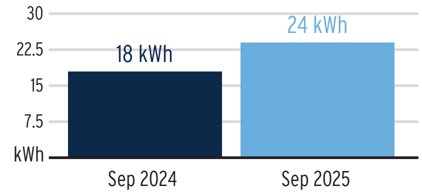
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*718 kWh @ $0.08641/kWh*	$62.04
Fuel Charge	*718 kWh @ $0.03391/kWh*	$24.35
Storm Protection Charge	*718 kWh @ $0.00577/kWh*	$4.14
Clean Energy Transition Mechanism	*718 kWh @ $0.00418/kWh*	$3.00
Storm Surcharge	*718 kWh @ $0.02121/kWh*	$15.23
Florida Gross Receipt Tax		$3.27
Electric Service Cost		**$130.93**
Franchise Fee		$8.58
Municipal Public Service Tax		$11.95
Total Electric Cost, Local Fees and Taxes		**$151.46**

Total Current Month's Charges **$151.46**

Avg kWh Used Per Day



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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

K BAR RANCH II CDD
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Statement Date: September 17, 2025

Amount Due:	**$113.57**
Due Date: October 08, 2025	
Account #: 221005600376	

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due	$177.84
Payment(s) Received Since Last Statement	-$177.84
Current Month's Charges	**$113.57**
Amount Due by October 08, 2025	**$113.57**

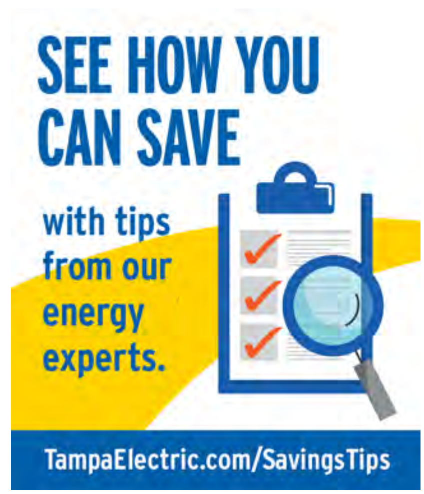
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

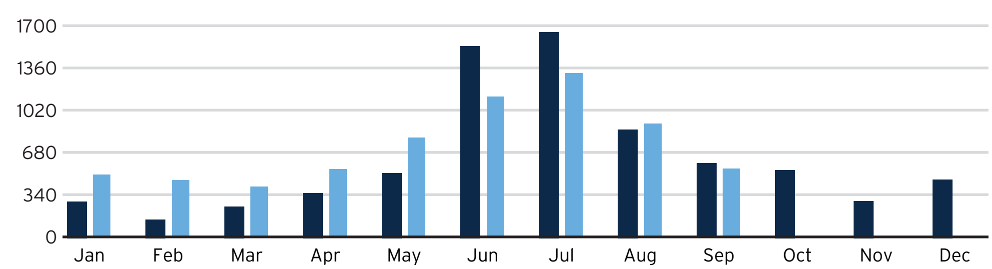
Your average daily kWh used was 5.26% lower than the same period last year.

Your average daily kWh used was 41.94% 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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221005600376
Due Date: October 08, 2025

Amount Due:	**$113.57**
Payment Amount: $ ________	

653853516479

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Mail payment to:
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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.

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221005600376
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Meter Location: WELL

Service Period: Aug 13, 2025 - Sep 11, 2025 **Rate Schedule:** Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	09/11/2025	22,071		21,523		548 kWh	1	30 Days

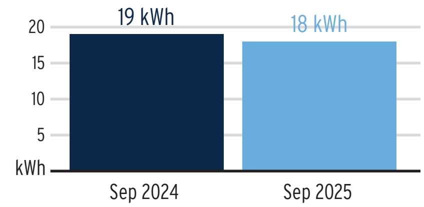
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.43000*	$12.90
Energy Charge	*548 kWh @ $0.08924/kWh*	$48.90
Fuel Charge	*548 kWh @ $0.03044/kWh*	$16.68
Storm Protection Charge	*548 kWh @ $0.00722/kWh*	$3.96
Clean Energy Transition Mechanism	*548 kWh @ $0.00406/kWh*	$2.22
Storm Surcharge	*548 kWh @ $0.01995/kWh*	$10.93
Florida Gross Receipt Tax		$2.45
Electric Service Cost		**$98.04**
Franchise Fee		$6.42
Municipal Public Service Tax		$9.11
Total Electric Cost, Local Fees and Taxes		**$113.57**

Total Current Month's Charges $113.57

Avg kWh Used Per Day



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Toll Free:
866-689-6469

All Other Correspondences:
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P.O. Box 111
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Residential Customer Care:
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888-223-0800 (All Other Counties)

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Power Outage:
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Energy-Saving Programs:
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TampaElectric.com

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

Statement Date: September 18, 2025

Amount Due:	**$1,737.17**

Due Date: October 09, 2025
Account #: 221008392039

Account Summary

Current Service Period: August 14, 2025 - September 12, 2025

Previous Amount Due	$1,737.17
Payment(s) Received Since Last Statement	-$1,737.17
Current Month's Charges	**$1,737.17**
Amount Due by October 09, 2025	**$1,737.17**

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

Scan here to view your account online.

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

Account #: 221008392039
Due Date: October 09, 2025

Amount Due:	**$1,737.17**
Payment Amount:	$ ________

622989445111

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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.

622989445111221008392039000000173717 0

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

Account #: 221008392039
Statement Date: September 18, 2025
Charges Due: October 09, 2025

Service Period: Aug 14, 2025 - Sep 12, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*779 kWh @ $0.03412/kWh*	$26.58
Fixture & Maintenance Charge	*41 Fixtures*	$681.01
Lighting Pole / Wire	*41 Poles*	$875.76
Lighting Fuel Charge	*779 kWh @ $0.03363/kWh*	$26.20
Storm Protection Charge	*779 kWh @ $0.00559/kWh*	$4.35
Clean Energy Transition Mechanism	*779 kWh @ $0.00043/kWh*	$0.33
Storm Surcharge	*779 kWh @ $0.01230/kWh*	$9.58
Florida Gross Receipt Tax		$1.72
Franchise Fee		$106.47
Municipal Public Service Tax		$5.17
Lighting Charges		**$1,737.17**

Total Current Month's Charges **$1,737.17**

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TampaElectric.com

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

Statement Date: September 18, 2025

Amount Due:	**$98.37**
Due Date: October 09, 2025	
Account #: 221008498422	

Account Summary

Current Service Period: August 14, 2025 - September 12, 2025

Previous Amount Due	$100.67
Payment(s) Received Since Last Statement	-$100.67
Current Month's Charges	**$98.37**
Amount Due by October 09, 2025	**$98.37**

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

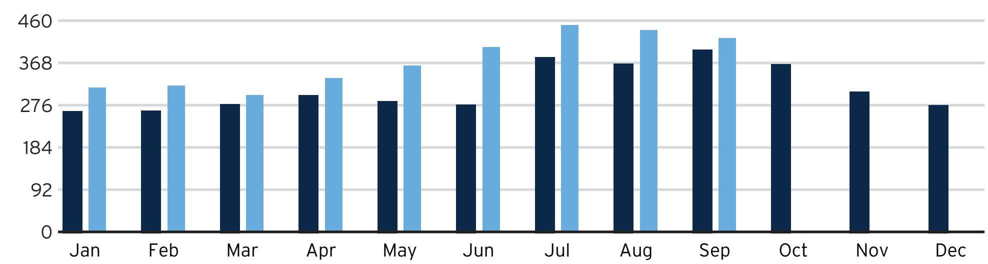
Your Energy Insight

Your average daily kWh used was **7.69% higher** than the same period last year.

Your average daily kWh used was **6.67% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

Account #: 221008498422
Due Date: October 09, 2025

Amount Due:	**$98.37**
Payment Amount: $ ________	

622989445112

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

622989445112221008498422000000098375

Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: September 18, 2025
Charges Due: October 09, 2025

Meter Read

Meter Location: ENTRY SIGN & GATE
Service Period: Aug 14, 2025 - Sep 12, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	09/12/2025	9,741		9,319		422 kWh	1	30 Days

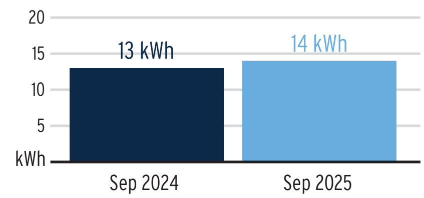
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*422 kWh @ $0.08641/kWh*	$36.47
Fuel Charge	*422 kWh @ $0.03391/kWh*	$14.31
Storm Protection Charge	*422 kWh @ $0.00577/kWh*	$2.43
Clean Energy Transition Mechanism	*422 kWh @ $0.00418/kWh*	$1.76
Storm Surcharge	*422 kWh @ $0.02121/kWh*	$8.95
Florida Gross Receipt Tax		$2.12
Electric Service Cost		**$84.94**
Franchise Fee		$5.56
Municipal Public Service Tax		$7.87
Total Electric Cost, Local Fees and Taxes		**$98.37**

Total Current Month's Charges $98.37

Avg kWh Used Per Day



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Residential Customer Care:
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888-223-0800 (All Other Counties)

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TampaElectric.com

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

Statement Date: September 18, 2025

Amount Due: **$2,245.64**

Due Date: October 09, 2025
Account #: 221008728984

Account Summary

Current Service Period: August 14, 2025 - September 12, 2025

Previous Amount Due	$2,245.64
Payment(s) Received Since Last Statement	-$2,245.64
Current Month's Charges	**$2,245.64**
Amount Due by October 09, 2025	**$2,245.64**

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

Scan here to view your account online.

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

Account #: 221008728984
Due Date: October 09, 2025

Amount Due: **$2,245.64**

Payment Amount: $ ____________

685952140735

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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.

685952140735221008728984000000224564З

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

Account #: 221008728984
Statement Date: September 18, 2025
Charges Due: October 09, 2025

Service Period: Aug 14, 2025 - Sep 12, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1007 kWh @ $0.03412/kWh*	$34.36
Fixture & Maintenance Charge	*53 Fixtures*	$880.33
Lighting Pole / Wire	*53 Poles*	$1132.08
Lighting Fuel Charge	*1007 kWh @ $0.03363/kWh*	$33.87
Storm Protection Charge	*1007 kWh @ $0.00559/kWh*	$5.63
Clean Energy Transition Mechanism	*1007 kWh @ $0.00043/kWh*	$0.43
Storm Surcharge	*1007 kWh @ $0.01230/kWh*	$12.39
Florida Gross Receipt Tax		$2.22
Franchise Fee		$137.64
Municipal Public Service Tax		$6.69
Lighting Charges		**$2,245.64**

Total Current Month's Charges **$2,245.64**

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K BAR RANCH II CDD
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Statement Date: September 17, 2025

Amount Due:	**$55.35**
Due Date: October 08, 2025	
Account #: 221008777817	

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due	$52.99
Payment(s) Received Since Last Statement	-$52.99
Current Month's Charges	**$55.35**
Amount Due by October 08, 2025	**$55.35**

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

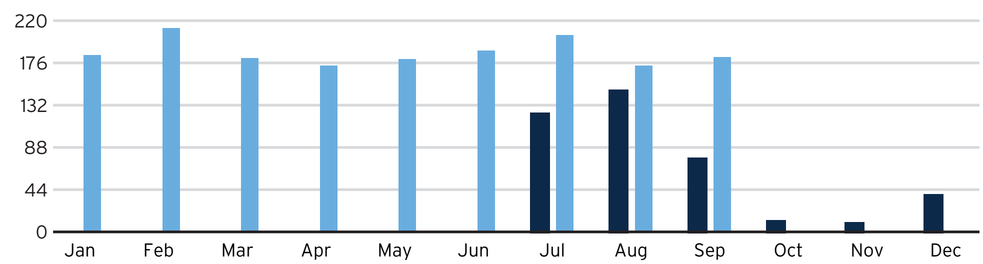
Your Energy Insight

Your average daily kWh used was **200% higher** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

Account #: 221008777817
Due Date: October 08, 2025

Amount Due:	**$55.35**
Payment Amount: $ ________	

632865971505

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TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6328659715052210087778170000000055359

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008777817
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Service Period: Aug 13, 2025 - Sep 11, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000876288	09/11/2025	2,673		2,491		182 kWh	1	30 Days

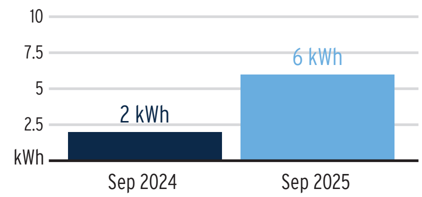
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*182 kWh @ $0.08641/kWh*	$15.73
Fuel Charge	*182 kWh @ $0.03391/kWh*	$6.17
Storm Protection Charge	*182 kWh @ $0.00577/kWh*	$1.05
Clean Energy Transition Mechanism	*182 kWh @ $0.00418/kWh*	$0.76
Storm Surcharge	*182 kWh @ $0.02121/kWh*	$3.86
Florida Gross Receipt Tax		$1.19
Electric Service Cost		**$47.66**
Franchise Fee		$3.12
Municipal Public Service Tax		$4.57
Total Electric Cost, Local Fees and Taxes		**$55.35**

Total Current Month's Charges $55.35

Avg kWh Used Per Day



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

Statement Date: September 17, 2025

Amount Due:	**$59.48**
Due Date: October 08, 2025	
Account #: 221008777825	

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due	$23.93
Payment(s) Received Since Last Statement	-$23.93
Current Month's Charges	**$59.48**
Amount Due by October 08, 2025	**$59.48**

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

Your Energy Insight

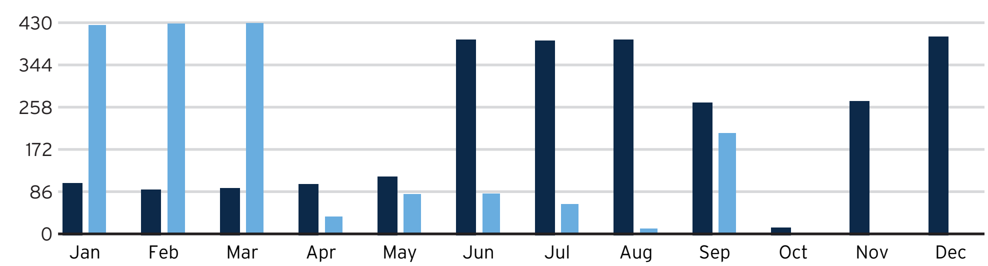
Your average daily kWh used was **22.22% lower** than the same period last year.

Your average daily kWh used was **1650% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*

2024 2025



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

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

Account #: 221008777825
Due Date: October 08, 2025

Amount Due:	**$59.48**
Payment Amount: $ ________	

632865971506

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6328659715062210087778250000000059485

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Meter Location: IRRIGATION
Service Period: Aug 13, 2025 - Sep 11, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	09/11/2025	10,745		10,540		205 kWh	1	30 Days

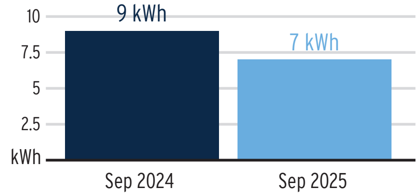
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*205 kWh @ $0.08641/kWh*	$17.71
Fuel Charge	*205 kWh @ $0.03391/kWh*	$6.95
Storm Protection Charge	*205 kWh @ $0.00577/kWh*	$1.18
Clean Energy Transition Mechanism	*205 kWh @ $0.00418/kWh*	$0.86
Storm Surcharge	*205 kWh @ $0.02121/kWh*	$4.35
Florida Gross Receipt Tax		$1.28
Electric Service Cost		**$51.23**
Franchise Fee		$3.36
Municipal Public Service Tax		$4.89
Total Electric Cost, Local Fees and Taxes		**$59.48**

Total Current Month's Charges $59.48

Avg kWh Used Per Day



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K-Bar Ranch II CDD

9/4/2025

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	$ 1,526.02	9/18/2025	19292 Mossy Pine Dr	53100	4301
211019281875	$ 1,388.25	9/18/2025	10820 Mistflower Ln, Amenity	53100	4304
211019923880	$ 79.86	9/18/2025	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	$ 85.98	9/18/2025	10821 Mistflower LN	53100	4301
211023511093	$ 675.33	9/18/2025	K-Bar Ranch Segment E	53100	4307
211023511135	$ 91.35	9/18/2025	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	$ 56.38	9/18/2025	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	$ 834.32	9/18/2025	10711 Mistflower Ln	53100	4301
221005599891	$ 121.83	9/18/2025	10339 K Bar Ranch Pkwy	53100	4301
221005600327	$ 155.72	9/18/2025	10340 K Bar Ranch Pkwy	53100	4301
221005600335	$ 6,099.27	9/18/2025	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	$ 27.35	9/18/2025	10310 K Bar Ranch Pk	53100	4301
221005600368	$ 2,584.52	9/18/2025	19290 Briarbrook Dr, B	53100	4301
221005629565	$ 141.19	9/18/2025	19294 Mossy Pine Dr., Well	53100	4301
221007136783	$ 64.99	9/18/2025	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	$ 860.24	9/18/2025	10820 Mistflower Ln, Well	53100	4301
221007993977	$ 1,567.71	9/18/2025	Parcel N, Streetlights	53100	4307
221008130249	$ 1,059.25	9/18/2025	K Bar Parcel D, Streetlights	53100	4307
221008151583	$ 1,659.27	9/18/2025	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307
Total	**$ 19,078.83**				

	$ 6,629.75	**53100-4301**	**Utilities**
	$ 1,388.25	**53100-4304**	**Recreation**
	$ 11,060.83	**53100-4307**	**Street Lights**
	$ -	**53100-4301**	**Credit**
	$ -	**53100-4307**	**Credit**
Total	**$ 19,078.83**		

TampaElectric.com

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

Statement Date: September 04, 2025

Amount Due: **$19,078.83**

Due Date: September 18, 2025
Account #: 321000017111

Account Summary

Previous Amount Due	$19,469.50
Payment(s) Received Since Last Statement	-$19,469.50
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$19,078.83**
Amount Due by September 18, 2025	**$19,078.83**

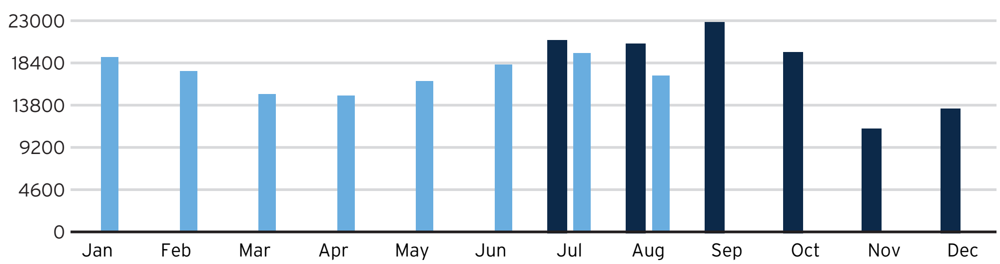
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781	**12,035 KWH**
19290 BRIARBROOK DR, TAMPA, FL 33647	**762 KWH**

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



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Account #: 321000017111
Due Date: September 18, 2025

Amount Due: **$19,078.83**

Payment Amount: $ ________

701000002706

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

7010000027063210000171110000019078831

Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 19292 MOSSY PINE DR, TAMPA, FL 33647 **Sub-Account Number:** 211017791636

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000716424	08/13/2025	20,519		20,165		354 kWh	1	29 Days	**$1,526.02**
									▼ 8.3%

Service Address: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781 **Sub-Account Number:** 211019281875

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000778163	08/12/2025	60,027		47,992		12,035 kWh	1	29 Days	**$1,388.25**
1000778163	08/12/2025	22.96		0		22.96 kW	1	29 Days	▼ 10.0%

Service Address: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647-3781 **Sub-Account Number:** 211019923880

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000277186	08/12/2025	16,650		16,327		323 kWh	1	29 Days	**$79.86**
									▼ 9.0%

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647 **Sub-Account Number:** 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	08/12/2025	15,405		15,048		357 kWh	1	29 Days	**$85.98**
									▼ 8.5%

Service Address: K BAR RANCH SEGMENT E, TAMPA, FL 33647 **Sub-Account Number:** 211023511093

Continued on next page →

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Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month
Increased | Same | Decreased

Amount: $675.33

Service Address: 10541 K BAR RANCH PKWY, WELL, TAMPA, FL 33647 — **Sub-Account Number:** 211023511135

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000857951	08/12/2025	24,655		24,268		387 kWh	1	29 Days	$91.35

13.4%

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	08/12/2025	17,095		16,903		192 kWh	1	29 Days	$56.38

19.3%

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647 — **Sub-Account Number:** 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	08/12/2025	18,487		18,237		250 kWh	1	29 Days	$834.32

8.1%

Service Address: 10339 K BAR RANCH PKWY, TAMPA, FL 33647 — **Sub-Account Number:** 221005599891

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143216	08/12/2025	25,029		24,472		557 kWh	1	29 Days	$121.83

14.4%

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
1000851365	08/12/2025	10,339		9,593		746 kWh	1	29 Days	$155.72

22.6%

Service Address: HAWK VALLEY RANCH DR, TAMPA, FL 33647 — **Sub-Account Number:** 221005600335

Amount: $6,099.27

Service Address: 10310 K BAR RANCH PK, TAMPA, FL 33647 — **Sub-Account Number:** 221005600350

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143215	08/12/2025	3,060		3,030		30 kWh	1	29 Days	$27.35

11.8%

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	08/12/2025	47,010		46,248		762 kWh	1	29 Days	**$2,584.52**
									32.9%

Service Address: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647 **Sub-Account Number:** 221005629565

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143151	08/13/2025	51,420		50,755		665 kWh	1	29 Days	**$141.19**
									13.6%

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	08/12/2025	15,625		15,385		240 kWh	1	29 Days	**$64.99**
									9.4%

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	08/13/2025	14,450		14,323		127 kWh	1	29 Days	**$860.24**
									25.7%

Service Address: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647 **Sub-Account Number:** 221007993977

Amount: $1,567.71

Service Address: K BAR PARCEL D, TAMPA, FL 33647 **Sub-Account Number:** 221008130249

Amount: $1,059.25

Service Address: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647 **Sub-Account Number:** 221008151583

Amount: $1,659.27

Total Current Month's Charges **$19,078.83**

Sub-Account #: 211017791636
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	08/13/2025	20,519		20,165		354 kWh	1	29 Days

Charge Details

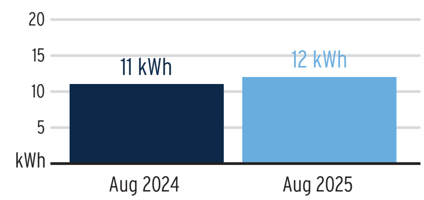
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*354 kWh @ $0.08641/kWh*	$30.59
Fuel Charge	*354 kWh @ $0.03391/kWh*	$12.00
Storm Protection Charge	*354 kWh @ $0.00577/kWh*	$2.04
Clean Energy Transition Mechanism	*354 kWh @ $0.00418/kWh*	$1.48
Storm Surcharge	*354 kWh @ $0.02121/kWh*	$7.51
Florida Gross Receipt Tax		$1.84
Electric Service Cost		**$73.73**
Franchise Fee		$4.83
Municipal Public Service Tax		$6.87
Total Electric Cost, Local Fees and Taxes		**$85.43**

Current Month's Electric Charges **$85.43**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211017791636
Statement Date: 08/29/2025

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

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*646 kWh @ $0.03412/kWh*	$22.04
Fixture & Maintenance Charge	*34 Fixtures*	$564.74
Lighting Pole / Wire	*34 Poles*	$726.24
Lighting Fuel Charge	*646 kWh @ $0.03363/kWh*	$21.72
Storm Protection Charge	*646 kWh @ $0.00559/kWh*	$3.61
Clean Energy Transition Mechanism	*646 kWh @ $0.00043/kWh*	$0.28
Storm Surcharge	*646 kWh @ $0.01230/kWh*	$7.95
Florida Gross Receipt Tax		$1.43
Franchise Fee		$88.29
Municipal Public Service Tax		$4.29
Lighting Charges		**$1,440.59**

Current Month's Electric Charges **$1,440.59**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019281875
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	08/12/2025	60,027		47,992		12,035 kWh	1	29 Days
1000778163	08/12/2025	22.96		0		22.96 kW	1	29 Days

Charge Details

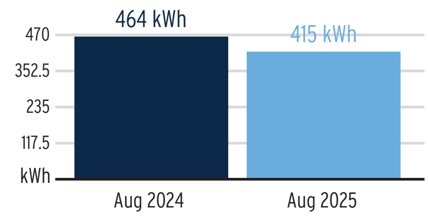
Electric Charges

Daily Basic Service Charge	*29 days @ $1.06000*	$30.74
Billing Demand Charge	*23 kW @ $18.07000/kW*	$415.61
Energy Charge	*12,035 kWh @ $0.00773/kWh*	$93.03
Fuel Charge	*12,035 kWh @ $0.03391/kWh*	$408.11
Capacity Charge	*23 kW @ $0.30000/kW*	$6.90
Storm Protection Charge	*23 kW @ $2.08000/kW*	$47.84
Energy Conservation Charge	*23 kW @ $0.93000/kW*	$21.39
Environmental Cost Recovery	*12,035 kWh @ $0.00068/kWh*	$8.18
Clean Energy Transition Mechanism	*23 kW @ $1.15000/kW*	$26.45
Storm Surcharge	*12,035 kWh @ $0.01035/kWh*	$124.56
Florida Gross Receipt Tax		$30.33
Electric Service Cost		**$1,213.14**
Franchise Fee		$79.46
Municipal Public Service Tax		$95.65
Total Electric Cost, Local Fees and Taxes		**$1,388.25**

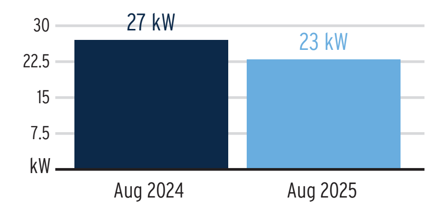
Current Month's Electric Charges $1,388.25

Billing information continues on next page →

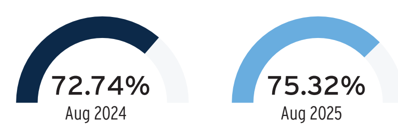
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Sub-Account #: 211019923880
Statement Date: 08/29/2025

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

Meter Read

Meter Location: SIGN/GATE
Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	08/12/2025	16,650		16,327		323 kWh	1	29 Days

Charge Details

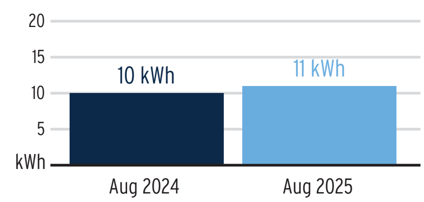
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*323 kWh @ $0.08641/kWh*	$27.91
Fuel Charge	*323 kWh @ $0.03391/kWh*	$10.95
Storm Protection Charge	*323 kWh @ $0.00577/kWh*	$1.86
Clean Energy Transition Mechanism	*323 kWh @ $0.00418/kWh*	$1.35
Storm Surcharge	*323 kWh @ $0.02121/kWh*	$6.85
Florida Gross Receipt Tax		$1.72
Electric Service Cost		**$68.91**
Franchise Fee		$4.51
Municipal Public Service Tax		$6.44
Total Electric Cost, Local Fees and Taxes		**$79.86**

Current Month's Electric Charges **$79.86**

Billing information continues on next page

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211020399740
Statement Date: 08/29/2025

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Meter Location: ENTRY LIGHT & GATE
Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	08/12/2025	15,405		15,048		357 kWh	1	29 Days

Charge Details

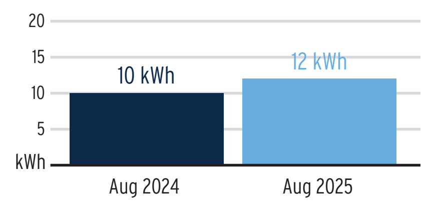
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*357 kWh @ $0.08641/kWh*	$30.85
Fuel Charge	*357 kWh @ $0.03391/kWh*	$12.11
Storm Protection Charge	*357 kWh @ $0.00577/kWh*	$2.06
Clean Energy Transition Mechanism	*357 kWh @ $0.00418/kWh*	$1.49
Storm Surcharge	*357 kWh @ $0.02121/kWh*	$7.57
Florida Gross Receipt Tax		$1.86
Electric Service Cost		**$74.21**
Franchise Fee		$4.86
Municipal Public Service Tax		$6.91
Total Electric Cost, Local Fees and Taxes		**$85.98**

Current Month's Electric Charges $85.98

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211023511093
Statement Date: 08/29/2025

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

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*407 kWh @ $0.03412/kWh*	$13.89
Fixture & Maintenance Charge	*11 Fixtures*	$132.44
Lighting Pole / Wire	*11 Poles*	$462.88
Lighting Fuel Charge	*407 kWh @ $0.03363/kWh*	$13.69
Storm Protection Charge	*407 kWh @ $0.00559/kWh*	$2.28
Clean Energy Transition Mechanism	*407 kWh @ $0.00043/kWh*	$0.18
Storm Surcharge	*407 kWh @ $0.01230/kWh*	$5.01
Florida Gross Receipt Tax		$0.90
Franchise Fee		$41.35
Municipal Public Service Tax		$2.71
Lighting Charges		**$675.33**

Current Month's Electric Charges **$675.33**

Billing information continues on next page →

Sub-Account #: 211023511135
Statement Date: 08/29/2025

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

Meter Read

Meter Location: WELL/IRRIGATION
Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	08/12/2025	24,655		24,268		387 kWh	1	29 Days

Charge Details

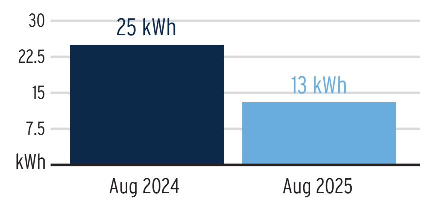
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*387 kWh @ $0.08641/kWh*	$33.44
Fuel Charge	*387 kWh @ $0.03391/kWh*	$13.12
Storm Protection Charge	*387 kWh @ $0.00577/kWh*	$2.23
Clean Energy Transition Mechanism	*387 kWh @ $0.00418/kWh*	$1.62
Storm Surcharge	*387 kWh @ $0.02121/kWh*	$8.21
Florida Gross Receipt Tax		$1.97
Electric Service Cost		**$78.86**
Franchise Fee		$5.17
Municipal Public Service Tax		$7.32
Total Electric Cost, Local Fees and Taxes		**$91.35**

Current Month's Electric Charges **$91.35**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221003321017
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	08/12/2025	17,095		16,903		192 kWh	1	29 Days

Charge Details

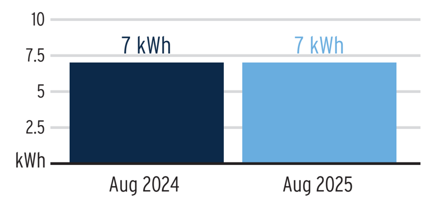
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*192 kWh @ $0.08641/kWh*	$16.59
Fuel Charge	*192 kWh @ $0.03391/kWh*	$6.51
Storm Protection Charge	*192 kWh @ $0.00577/kWh*	$1.11
Clean Energy Transition Mechanism	*192 kWh @ $0.00418/kWh*	$0.80
Storm Surcharge	*192 kWh @ $0.02121/kWh*	$4.07
Florida Gross Receipt Tax		$1.21
Electric Service Cost		**$48.56**
Franchise Fee		$3.18
Municipal Public Service Tax		$4.64
Total Electric Cost, Local Fees and Taxes		**$56.38**

Current Month's Electric Charges **$56.38**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221003637594
Statement Date: 08/29/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	08/12/2025	18,487		18,237		250 kWh	1	29 Days

Charge Details

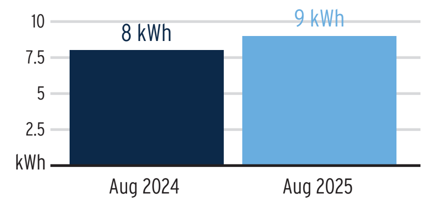
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*250 kWh @ $0.08641/kWh*	$21.60
Fuel Charge	*250 kWh @ $0.03391/kWh*	$8.48
Storm Protection Charge	*250 kWh @ $0.00577/kWh*	$1.44
Clean Energy Transition Mechanism	*250 kWh @ $0.00418/kWh*	$1.05
Storm Surcharge	*250 kWh @ $0.02121/kWh*	$5.30
Florida Gross Receipt Tax		$1.44
Electric Service Cost		**$57.58**
Franchise Fee		$3.77
Municipal Public Service Tax		$5.44
Total Electric Cost, Local Fees and Taxes		**$66.79**

Current Month's Electric Charges **$66.79**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003637594
Statement Date: 08/29/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*432 kWh @ $0.03412/kWh*	$14.74
Fixture & Maintenance Charge	*16 Fixtures*	$337.76
Lighting Pole / Wire	*16 Poles*	$341.76
Lighting Fuel Charge	*432 kWh @ $0.03363/kWh*	$14.53
Storm Protection Charge	*432 kWh @ $0.00559/kWh*	$2.41
Clean Energy Transition Mechanism	*432 kWh @ $0.00043/kWh*	$0.19
Storm Surcharge	*432 kWh @ $0.01230/kWh*	$5.31
Florida Gross Receipt Tax		$0.95
Franchise Fee		$47.01
Municipal Public Service Tax		$2.87
Lighting Charges		**$767.53**

Current Month's Electric Charges **$767.53**

Billing information continues on next page →

Sub-Account #: 221005599891
Statement Date: 08/29/2025

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

Meter Read

Meter Location: WELL

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000143216	08/12/2025	25,029	24,472	557 kWh	1	29 Days

Charge Details

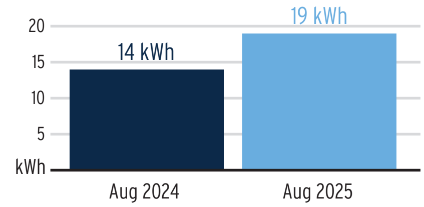
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*557 kWh @ $0.08641/kWh*	$48.13
Fuel Charge	*557 kWh @ $0.03391/kWh*	$18.89
Storm Protection Charge	*557 kWh @ $0.00577/kWh*	$3.21
Clean Energy Transition Mechanism	*557 kWh @ $0.00418/kWh*	$2.33
Storm Surcharge	*557 kWh @ $0.02121/kWh*	$11.81
Florida Gross Receipt Tax		$2.63
Electric Service Cost		**$105.27**
Franchise Fee		$6.90
Municipal Public Service Tax		$9.66
Total Electric Cost, Local Fees and Taxes		**$121.83**

Current Month's Electric Charges **$121.83**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221005600327
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851365	08/12/2025	10,339		9,593		746 kWh	1	29 Days

Charge Details

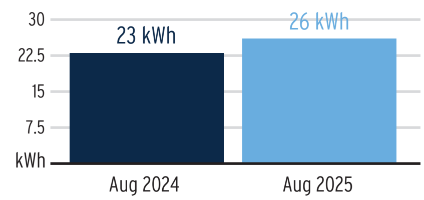
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*746 kWh @ $0.08641/kWh*	$64.46
Fuel Charge	*746 kWh @ $0.03391/kWh*	$25.30
Storm Protection Charge	*746 kWh @ $0.00577/kWh*	$4.30
Clean Energy Transition Mechanism	*746 kWh @ $0.00418/kWh*	$3.12
Storm Surcharge	*746 kWh @ $0.02121/kWh*	$15.82
Florida Gross Receipt Tax		$3.37
Electric Service Cost		**$134.64**
Franchise Fee		$8.82
Municipal Public Service Tax		$12.26
Total Electric Cost, Local Fees and Taxes		**$155.72**

Current Month's Electric Charges **$155.72**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221005600335
Statement Date: 08/29/2025

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

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*3237 kWh @ $0.03412/kWh*	$110.45
Fixture & Maintenance Charge	*128 Fixtures*	$2447.38
Lighting Pole / Wire	*128 Poles*	$3366.14
Lighting Fuel Charge	*3237 kWh @ $0.03363/kWh*	$108.86
Storm Protection Charge	*3237 kWh @ $0.00559/kWh*	$18.09
Clean Energy Transition Mechanism	*3237 kWh @ $0.00043/kWh*	$1.39
Storm Surcharge	*3237 kWh @ $0.01230/kWh*	$39.82
Florida Gross Receipt Tax		$7.14
Lighting Charges		**$6,099.27**

Current Month's Electric Charges **$6,099.27**

Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221005600350
Statement Date: 08/29/2025

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

Meter Read

Meter Location: ENTRANCE

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	08/12/2025	3,060		3,030		30 kWh	1	29 Days

Charge Details

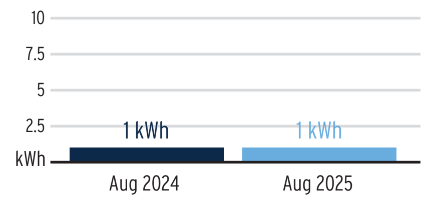
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*30 kWh @ $0.08641/kWh*	$2.59
Fuel Charge	*30 kWh @ $0.03391/kWh*	$1.02
Storm Protection Charge	*30 kWh @ $0.00577/kWh*	$0.17
Clean Energy Transition Mechanism	*30 kWh @ $0.00418/kWh*	$0.13
Storm Surcharge	*30 kWh @ $0.02121/kWh*	$0.64
Florida Gross Receipt Tax		$0.59
Electric Service Cost		**$23.41**
Franchise Fee		$1.53
Municipal Public Service Tax		$2.41
Total Electric Cost, Local Fees and Taxes		**$27.35**

Current Month's Electric Charges **$27.35**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005600368
Statement Date: 08/29/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	08/12/2025	47,010		46,248		762 kWh	1	29 Days

Charge Details

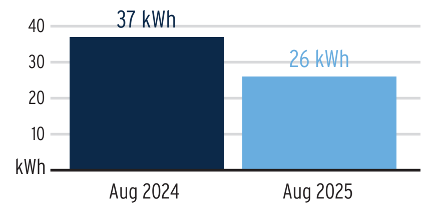
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*762 kWh @ $0.08641/kWh*	$65.84
Fuel Charge	*762 kWh @ $0.03391/kWh*	$25.84
Storm Protection Charge	*762 kWh @ $0.00577/kWh*	$4.40
Clean Energy Transition Mechanism	*762 kWh @ $0.00418/kWh*	$3.19
Storm Surcharge	*762 kWh @ $0.02121/kWh*	$16.16
Florida Gross Receipt Tax		$3.43
Electric Service Cost		**$137.13**
Franchise Fee		$8.98
Municipal Public Service Tax		$12.48
Total Electric Cost, Local Fees and Taxes		**$158.59**

Current Month's Electric Charges $158.59

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221005600368
Statement Date: 08/29/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*1041 kWh @ $0.03412/kWh*	$35.52
Fixture & Maintenance Charge	*44 Fixtures*	$1261.79
Lighting Pole / Wire	*44 Poles*	$916.62
Lighting Fuel Charge	*1041 kWh @ $0.03363/kWh*	$35.01
Storm Protection Charge	*1041 kWh @ $0.00559/kWh*	$5.82
Clean Energy Transition Mechanism	*1041 kWh @ $0.00043/kWh*	$0.45
Storm Surcharge	*1041 kWh @ $0.01230/kWh*	$12.80
Florida Gross Receipt Tax		$2.30
Franchise Fee		$148.71
Municipal Public Service Tax		$6.91
Lighting Charges		**$2,425.93**

Current Month's Electric Charges **$2,425.93**

Billing information continues on next page →

Sub-Account #: 221005629565
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	08/13/2025	51,420		50,755		665 kWh	1	29 Days

Charge Details

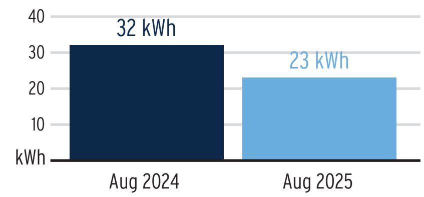
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*665 kWh @ $0.08641/kWh*	$57.46
Fuel Charge	*665 kWh @ $0.03391/kWh*	$22.55
Storm Protection Charge	*665 kWh @ $0.00577/kWh*	$3.84
Clean Energy Transition Mechanism	*665 kWh @ $0.00418/kWh*	$2.78
Storm Surcharge	*665 kWh @ $0.02121/kWh*	$14.10
Florida Gross Receipt Tax		$3.05
Electric Service Cost		**$122.05**
Franchise Fee		$7.99
Municipal Public Service Tax		$11.15
Total Electric Cost, Local Fees and Taxes		**$141.19**

Current Month's Electric Charges $141.19

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007136783
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	08/12/2025	15,625		15,385		240 kWh	1	29 Days

Charge Details

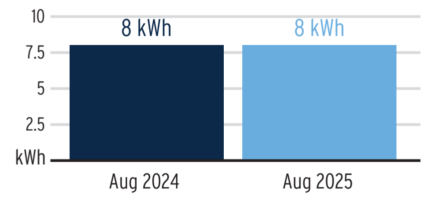
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*240 kWh @ $0.08641/kWh*	$20.74
Fuel Charge	*240 kWh @ $0.03391/kWh*	$8.14
Storm Protection Charge	*240 kWh @ $0.00577/kWh*	$1.38
Clean Energy Transition Mechanism	*240 kWh @ $0.00418/kWh*	$1.00
Storm Surcharge	*240 kWh @ $0.02121/kWh*	$5.09
Florida Gross Receipt Tax		$1.40
Electric Service Cost		**$56.02**
Franchise Fee		$3.67
Municipal Public Service Tax		$5.30
Total Electric Cost, Local Fees and Taxes		**$64.99**

Current Month's Electric Charges $64.99

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221007621776
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	08/13/2025	14,450		14,323		127 kWh	1	29 Days

Charge Details

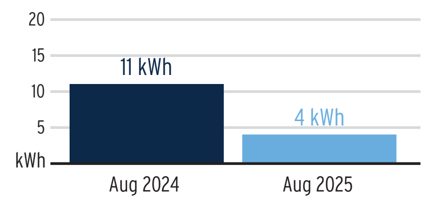
Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*127 kWh @ $0.08641/kWh*	$10.97
Fuel Charge	*127 kWh @ $0.03391/kWh*	$4.31
Storm Protection Charge	*127 kWh @ $0.00577/kWh*	$0.73
Clean Energy Transition Mechanism	*127 kWh @ $0.00418/kWh*	$0.53
Storm Surcharge	*127 kWh @ $0.02121/kWh*	$2.69
Florida Gross Receipt Tax		$0.96
Electric Service Cost		**$38.46**
Franchise Fee		$2.52
Municipal Public Service Tax		$3.74
Total Electric Cost, Local Fees and Taxes		**$44.72**

Current Month's Electric Charges **$44.72**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 221007621776
Statement Date: 08/29/2025

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

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*459 kWh @ $0.03412/kWh*	$15.66
Fixture & Maintenance Charge	*17 Fixtures*	$358.87
Lighting Pole / Wire	*17 Poles*	$363.12
Lighting Fuel Charge	*459 kWh @ $0.03363/kWh*	$15.44
Storm Protection Charge	*459 kWh @ $0.00559/kWh*	$2.57
Clean Energy Transition Mechanism	*459 kWh @ $0.00043/kWh*	$0.20
Storm Surcharge	*459 kWh @ $0.01230/kWh*	$5.65
Florida Gross Receipt Tax		$1.01
Franchise Fee		$49.95
Municipal Public Service Tax		$3.05
Lighting Charges		**$815.52**

Current Month's Electric Charges **$815.52**

Billing information continues on next page →

Sub-Account #: 221007993977
Statement Date: 08/29/2025

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

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*703 kWh @ $0.03412/kWh*	$23.99
Fixture & Maintenance Charge	*37 Fixtures*	$614.57
Lighting Pole / Wire	*37 Poles*	$790.32
Lighting Fuel Charge	*703 kWh @ $0.03363/kWh*	$23.64
Storm Protection Charge	*703 kWh @ $0.00559/kWh*	$3.93
Clean Energy Transition Mechanism	*703 kWh @ $0.00043/kWh*	$0.30
Storm Surcharge	*703 kWh @ $0.01230/kWh*	$8.65
Florida Gross Receipt Tax		$1.55
Franchise Fee		$96.09
Municipal Public Service Tax		$4.67
Lighting Charges		**$1,567.71**

Current Month's Electric Charges $1,567.71

Billing information continues on next page →

Sub-Account #: 221008130249
Statement Date: 08/29/2025

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

Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*475 kWh @ $0.03412/kWh*	$16.21
Fixture & Maintenance Charge	*25 Fixtures*	$415.25
Lighting Pole / Wire	*25 Poles*	$534.00
Lighting Fuel Charge	*475 kWh @ $0.03363/kWh*	$15.97
Storm Protection Charge	*475 kWh @ $0.00559/kWh*	$2.66
Clean Energy Transition Mechanism	*475 kWh @ $0.00043/kWh*	$0.20
Storm Surcharge	*475 kWh @ $0.01230/kWh*	$5.84
Florida Gross Receipt Tax		$1.05
Franchise Fee		$64.92
Municipal Public Service Tax		$3.15
Lighting Charges		**$1,059.25**

Current Month's Electric Charges **$1,059.25**

Billing information continues on next page →

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008151583
Statement Date: 08/29/2025

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

Service Period: 07/16/2025 - 08/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*973 kWh @ $0.03412/kWh*	$33.20
Fixture & Maintenance Charge	*31 Fixtures*	$533.79
Lighting Pole / Wire	*31 Poles*	$931.52
Lighting Fuel Charge	*973 kWh @ $0.03363/kWh*	$32.72
Storm Protection Charge	*973 kWh @ $0.00559/kWh*	$5.44
Clean Energy Transition Mechanism	*973 kWh @ $0.00043/kWh*	$0.42
Storm Surcharge	*973 kWh @ $0.01230/kWh*	$11.97
Florida Gross Receipt Tax		$2.15
Franchise Fee		$101.60
Municipal Public Service Tax		$6.46
Lighting Charges		**$1,659.27**

Current Month's Electric Charges **$1,659.27**

Total Current Month's Charges **$19,078.83**

INVOICE

Customer ID:	**23-24608-23004**
Customer Name:	K BAR RANCH II CDD
Service Period:	09/01/25-09/30/25
Invoice Date:	08/26/2025
Invoice Number:	0182439-2206-1

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Customer Service: (813) 621-3055

Your Payment is Due

Sep 25, 2025

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

$477.39

If payment is received after 09/25/2025: **$ 489.32**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
477.39		(477.39)		0.00		477.39		**477.39**

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

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

WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/26/2025	0182439-2206-1	**23-24608-23004**
Payment Terms	**Total Due**	**Amount**
Total Due by 09/25/2025	$477.39	
If Received after 09/25/2025	$489.32	

2206000232460823004001824390000004773900000047739 8

I0290C79

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

405-0236934-2206-7

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 23-24608-23004**
K Bar Ranch Ii Cdd, 10820 Mistflower Lane, Tampa FL 33647-3781

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	09/01/25		1.00	380.72
8 Yard Dumpster 1X Week	09/01/25		1.00	96.67
Total Current Charges				**477.39**

GREENER WAYS TO PAY

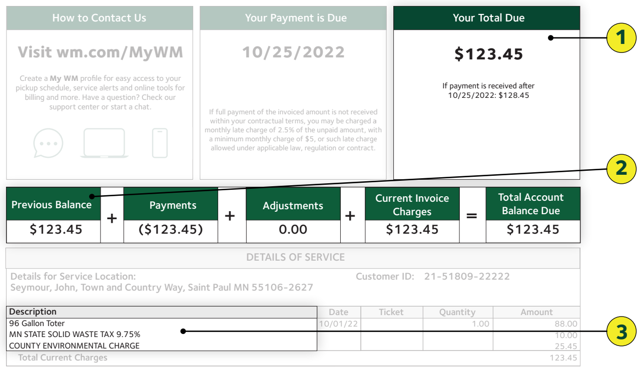
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



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.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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.

☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 8

Proposal #6763

KBarII Annuals to Pereenials 9.10.25

Date	9/23/2025
Customer	K-Bar Ranch II CDD| 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@pinelakeLLC.com or (813) 948-4736.

KBarII Annuals to Perennials 9.10.25

- Removal of annuals from all annual beds on property and replacement with full 1 gal blue daze and 1gal. confetti lantana perennials.
    - Irrigation adjustment factored in post install to adjust zones and watering cycles due to changing plant material.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Bluedaze 1gal.	600.00	EA
Confetti Lantana 1gal.	1,100.00	EA
Pine Fines 2Cu Bag	137.00	EA

Plant Material Install: $27,899.14

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Misc Install Materials	1.00	Dollars

Irrigation Enhancement:	$947.06
PROJECT TOTAL:	**$28,846.20**

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.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

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 form 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

By	______________________	**By**	______________________
	Jeff Cane		**KBar Ranch II CDD**
Date	9/23/2025	**Date**	______________________
	Pine Lake Services, LLC		**Chair/Vice-Chair**