



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
November 13, 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

November 5, 2025

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, November 13, 2025, at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the tentative agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report Tab 1
 - B. Pine Lake Nursery Contractors Response Tab 2
 - C. Presentation of Aquatics Report Tab 3
 - D. District Counsel
 - i. Update of District Counsel
 - E. District Engineer
 - F. Clubhouse Manager Report Tab 4
 - G. District Manager Report
 - i. Presentation of District Manager Report Tab 5
 - ii. Presentation of Website Compliance Report..... Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 9, 2025 Tab 7
 - B. Consideration of the Continued Minutes of the Board of Supervisors Meeting held on October 30, 2025..... Tab 8
 - C. Ratification of Operation & Maintenance Expenditures for September 2025..... Tab 9
- 5. BUSINESS ITEMS**
 - A. Consideration of Perennials 3-Gal Proposals Tab 10
 - B. Discussion of Holiday Lighting Contract & Invoice Tab 11
 - C. Consideration of Noise Cancelling Wall Panels Proposal Tab 12
 - D. Discussion of Amenity Rules Tab 13
 - E. Discussion of Dance License Agreement/Application Tab 14
 - F. Discussion of Amenity Hall Free for One Annual Festival..... Tab 15

Requested by Residents
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001

Sincerely,
Lynn Hayes
District Manager

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



October 21, 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 back and kept away from the base of all tree trunks to properly 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. At the entrance of Eagle Creek, the bottlebrush shrubs are thinning out but show no signs of pest activity. I recommend monitoring the shrubs for now and re-evaluating next month to check for signs of new growth. (Pic 1)



.... an oak tree showing signs of decline, with Spanish moss heavily crowding the canopy. Please have the crew clean out as much of the moss as possible during the next visit and continue to monitor the tree's condition moving forward. (Pic 4>)



2. Active fire ant mound located adjacent to the Eagle Creek entrance — please treat the mound and rake it out once activity has ceased. (Pic 2>)

3. One cypress tree adjacent to the Eagle Creek entrance is severely declining, while the others show limited new growth in portions of the canopy. This may be root-related — please rake away the mulch and soil around the base to allow for a proper assessment. (Pic 3>)



4. Inside the gate at Redwood Point, there is....

Old Spanish, Mistflower Ln, Amenities Center

5. Along the pond bank, the edge line was not line-trimmed during my inspection. This may have already been addressed since, but I wanted to note that it appeared to be missed at the time of my visit. (Pic 5a>, 5b>)



6. Near the west entrance K-Bar sign, within the Japanese cheesewood shrubs, there is a large empty patch where plants have declined. This may be due to a hot spot—please have the area examined before proceeding with any replacement requests.(Pic 6)



7. Throughout the property, I've noticed several irrigation box lids installed upside down. If this is intentional, I recommend having someone from the team periodically flip them over, as many of these boxes are now growing weedy plants. (Pic 7)



Amenities Center, Mistflower Ln,

8. This leak has been previously reported and discussed during the board meeting. When is the repair scheduled to take place? Additionally, please ensure the crew tamps down the affected area and brings in fill dirt as needed to restore the ground properly. (Pic 8a, 8b, 8c>)



.... sign of overwatering. Has there been a recent irrigation break in this area, or were any sprinkler cycle adjustments made? Please inspect and confirm. (Pic 10>)



9. The oleanders at Winsome Manor are appearing sparse, while the bottlebrush shrubs look full and healthy—quite the opposite of what we're seeing at Eagle Creek (see #1). Can someone from the AG team assess what's different in this area that might be contributing to the contrasting conditions? (Pic 9a>, 9b>)

10. The Walter Viburnums in the Amenity Center parking lot are declining, with noticeable yellowing of the leaves. This could be a....



Mistflower Ln, Amenities Center, Pond 222, Eagle Creek

11. The mowing crew is still leaving clumps of turf behind. Please remind them to mulch or disperse any clippings, as leaving clumps can lead to turf fungus and other health issues. (Pic 11>)



.... Please send someone out to assess the area and determine the cause of the dieback. (Pic 14a>, 14b>)



12. Along the backside of the Amenity Center, the common area line is not being mowed thoroughly. It appears the mowing crew is mowing around a leaning shrub instead of mowing underneath it and clearing any overhanging plant debris. Please have this corrected during the next visit. (Pic 12)



13. The Robellini palms in front of the amenities center building still have not been trimmed. Please confirm when they are scheduled for trimming. (Pic 13>)

14. The variegated jasmine beneath the Robellini palms appears sparse and is declining....



Eagle Creek, Sundrift Dr

15. On the front left-hand side of the amenity center, a lawnmower tire has created a rut in the turf. Please have someone tamp down the affected area and rake as needed to restore the surface. (Pic 15)



16. The palms are currently dropping fronds and have spent flowers. When are these scheduled to be trimmed and maintained? (Pic 16)



17. The Sundrift pond is showing fewer algae blooms, as they are visibly breaking apart. However, the dead debris still remains unchanged from last month. Please have the crew knock down and remove this debris during the next visit. (Pic 17)



18. The turf around the Sundrift pond is showing brown patches as the warm-season weeds die off. When can we expect new turf to start coming back, and what is the plan for recovery in these areas? (Pic 18a>, 18b>)

19. The cypress trees around the Gilded Woods pond are browning and thinning, and they appear unhealthy. It looks like the.... (next pg)



Eagle Creek, Sundrift Dr

(cont.)base may have been exposed to herbicide, which could be stressing the trees. Please have someone inspect the trees to determine the cause and recommend corrective action. (Pic 19a, 19b>, 19c>)



Tab 2

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



October 21, 2025
Rizzetta & Company
Amiee Brodeen - Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

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.... an oak tree showing signs of decline, with Spanish moss heavily crowding the canopy. Please have the crew clean out as much of the moss as possible during the next visit and continue to monitor the tree's condition moving forward. (Pic 4>)



2. Active fire ant mound located adjacent to the Eagle Creek entrance — please treat the mound and rake it out once activity has ceased. (Pic 2>)


3. One cypress tree adjacent to the Eagle Creek entrance is severely declining, while the others show limited new growth in portions of the canopy. This may be root-related — please rake away the mulch and soil around the base to allow for a proper assessment. (Pic 3>)





4. Inside the gate at Redwood Point, there is....


Summary of Comments on Slide 1

Page: 2

 Number: 1 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:54:15 PM
Property wide moss removal scheduled to take place this month

 Number: 2 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:52:44 PM
Will continue to monitor these shgrubs, no change MOM

 Number: 3 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:53:10 PM
Ant control applied, will monitor area for recurrence

 Number: 4 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:53:48 PM
Will include findings in comprehensive report, plan to have this report for meeting.

Old Spanish, Mistflower Ln, Amenities Center

5. Along the pond bank, the edge line was not line-trimmed during my inspection. This may have already been addressed since, but I wanted to note that it appeared to be missed at the time of my visit. (Pic 5a>, 5b>)





6. Near the west entrance K-Bar sign, within the Japanese cheesewood shrubs, there is a large empty patch where plants have declined. This may be due to a hot spot—please have the area examined before proceeding with any replacement requests.(Pic 6)




7. Throughout the property, I've noticed several irrigation box lids installed upside down. If this is intentional, I recommend having someone from the team periodically flip them over, as many of these boxes are now growing weedy plants. (Pic 7)



 Number: 1 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:57:06 PM
to be completed week of 11/10

 Number: 2 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:57:32 PM
irrigation in this area is working properly.

 Number: 3 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:57:53 PM
Not intentional, these have been corrected when noticed.

Amenities Center, Mistflower Ln,

8. This leak has been previously reported and discussed during the board meeting. When is the repair scheduled to take place?

1. Additionally, please ensure the crew tamps down the affected area and brings in fill dirt as needed to restore the ground properly. (Pic 8a, 8b, 8c>)





.... sign of overwatering. Has there been a recent irrigation break in this area, or were any sprinkler cycle adjustments made? Please inspect and confirm. (Pic 10>)




9. The oleanders at Winsome Manor are appearing sparse, while the bottlebrush shrubs look full and healthy—quite the opposite of what we're seeing at Eagle Creek (see #1). Can someone from the AG team assess what's different in this area that might be contributing to the contrasting conditions? (Pic 9a>, 9b>)

10. The Walter Viburnums in the Amenity Center parking lot are declining, with noticeable yellowing of the leaves. This could be a....

 Number: 1 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:58:11 PM
Mainline repair estimate submitted.

 Number: 2 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:58:35 PM
9. Would board like soil samples here?

 Number: 3 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:59:01 PM
10. Watering has been adjusted, will monitor for improvement.

Mistflower Ln, Amenities Center, Pond 222, Eagle Creek

11. The mowing crew is still leaving clumps of turf ¹ behind. Please remind them to mulch or disperse any clippings, as leaving clumps can lead to turf fungus and other health issues. (Pic 11>)



.... Please send someone out to assess the area and determine the cause of the dieback. (Pic 14a>, 14b>)





12. Along the backside of the Amenity Center, the common area line is not being mowed thoroughly. It appears the mowing crew is mowing around a leaning shrub instead of mowing underneath it and clearing any overhanging plant debris. Please have this corrected during the next visit. (Pic 12)



13. The Robellini palms in front of the amenities ³ center building still have not been trimmed. Please confirm when they are scheduled for trimming. (Pic 13>)



14. The variegated jasmine beneath the Robellini ⁴palms appears sparse and is declining....

-
-  Number: 1 Author: pinel Subject: Sticky Note Date: 11/6/2025 1:59:43 PM
11. Crew to disperse clippings as bes as they can in these areas. Another area similar to this is along meadowpoint.
-
-  Number: 2 Author: pinel Subject: Sticky Note Date: 11/6/2025 2:00:20 PM
12. Has been corrected, will make sure this is maintained going forward.
-
-  Number: 3 Author: pinel Subject: Sticky Note Date: 11/6/2025 2:00:30 PM
13. Complete
-
-  Number: 4 Author: pinel Subject: Sticky Note Date: 11/6/2025 2:01:08 PM
14. We have discussed this area in the past to remove pinebark, infill and lay down pine fines to have more successful jasmine here.
-

Eagle Creek, Sundrift Dr

15. On the front left-hand side of the amenity center, a lawnmower tire has created a rut in the turf. Please have someone tamp down the affected area and rake as needed to restore the surface. (Pic 15)



16. The palms are currently dropping fronds and have spent flowers. When are these scheduled to be trimmed and maintained? (Pic 16)





17. The Sundrift pond is showing fewer algae blooms, as they are visibly breaking apart. However, the dead debris still remains unchanged from last month. Please have the crew knock down and remove this debris during the next visit. (Pic 17)



18. The turf around the Sundrift pond is showing brown patches as the warm-season weeds die off. When can we expect new turf to start coming back, and what is the plan for recovery in these areas? (Pic 18a>, 18b>)
19. The cypress trees around the Gilded Woods pond are browning and thinning, and they appear unhealthy. It looks like the.... (next pg)



| | | | | |
|--|---|---------------|----------------------|----------------------------|
|  | Number: 1 | Author: pinel | Subject: Sticky Note | Date: 11/6/2025 2:02:09 PM |
| | 16. Will schedule palm pruning for pool deck palms. | | | |
|  | Number: 2 | Author: pinel | Subject: Sticky Note | Date: 11/6/2025 2:01:25 PM |
| | 15. Complete | | | |

Eagle Creek, Sundrift Dr

(cont.)base may have been exposed to herbicide, which could be stressing the trees. Please have someone inspect the trees to determine the cause and recommend corrective action. (Pic 19a, 19b>, 19c>)





Will inspect these trees week of 11/10 and send update.

Tab 3



K-Bar Ranch CDD II – Monthly Aquatic Inspection Report

Report Date: October 2025

Monthly Summary:

During the month of October, all ponds throughout the K-Bar Ranch CDD II community were inspected and treated as necessary. We performed maintenance and control treatments targeting **shoreline torpedo grass, primrose, alligatorweed, sesbania, water grass, and pennywort**. A small number of ponds required spot treatment for algae.

SDII-5 has shown significant improvement — it now looks fantastic. The **Sonar treatment** successfully eradicated the hydrilla. We remind the Board that aquatic vegetation management is a **delicate balance**; aggressive control efforts can lead to oxygen depletion and potential fish kills. Patience remains key for long-term, sustainable results.

Weather and Rainfall:

October experienced moderate rainfall, with several light rain events contributing to steady water levels throughout the community ponds. Temperatures remained mild, with a mix of overcast and sunny days. These conditions were favorable for continued aquatic vegetation management.



Pond S1 – Treated for shoreline vegetation.



Pond 232 – Algae and shoreline vegetation addressed.



Pond 232 – Regular maintenance and monitoring ongoing.



Pond 240 – Vegetation under control.



Pond 230 – Good water clarity and balanced vegetation.



Pond 230 – Overall healthy condition observed.



Pond SDII-2 – Water level is low. Treated shoreline vegetation.



Pond SDII-5 – Low water level. Treated shoreline vegetation. No trash observed on shore.



Pond SDII-5 – A source of frequent complaints during the Sonar treatment. The pond looks fantastic now.



Pond SDII-5 – We sprayed high up on the shoreline as requested.



Pond 241 – Healthy shoreline and good water clarity.



Pond FC230 – Managed for shoreline vegetation control. Water level is low.



Pond FC231 – Treated for emergent vegetation.



Pond 231 – Inflow area stable with healthy vegetation balance.



Pond A13 – Clear water, minimal vegetation growth.



Pond SDII-3 – Stable conditions with good shoreline coverage.



Pond SDII-4 – Lots of construction taking place on NE side, unable to treat north shoreline.



SDII-5

Pond SDII-5 – Outstanding appearance post-treatment.

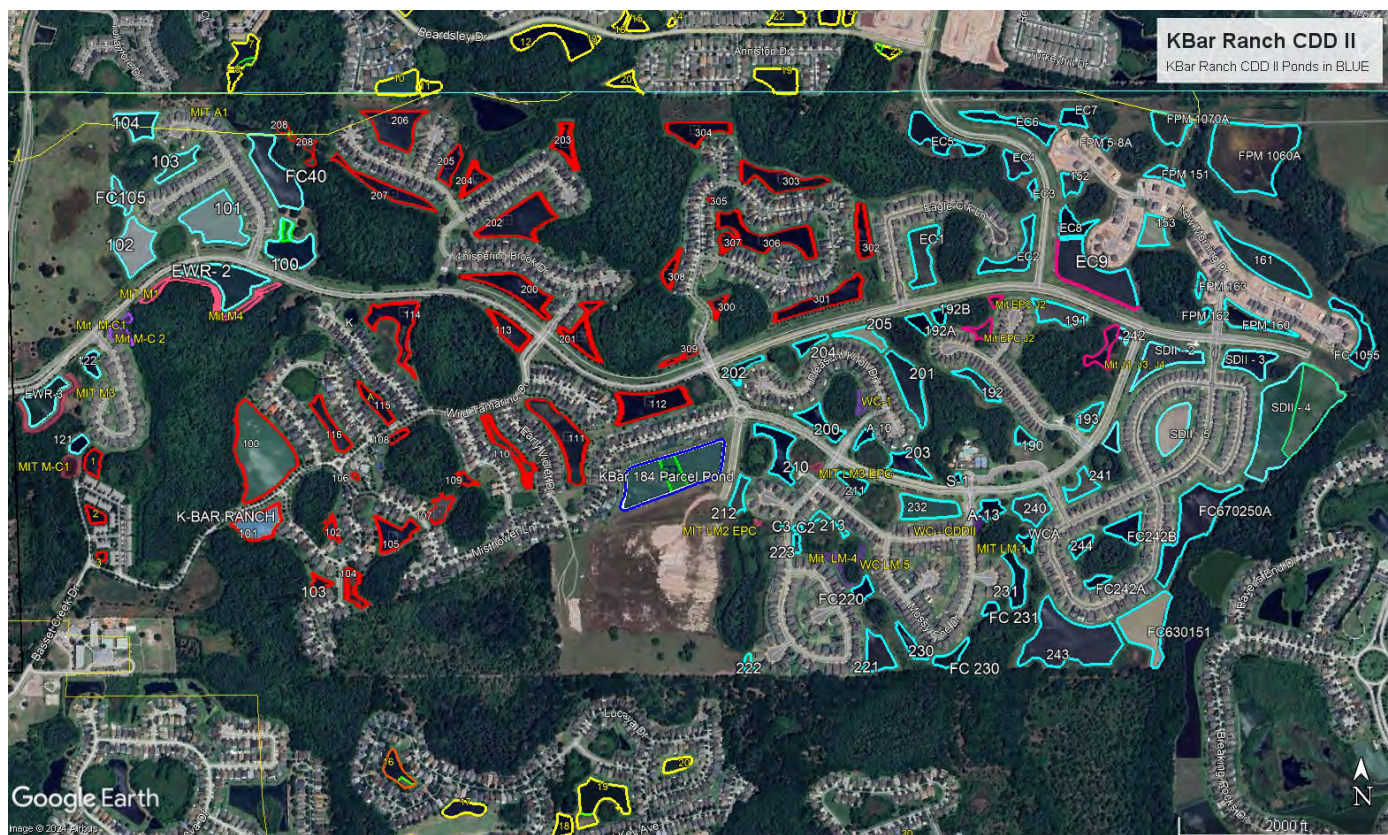


EC9

Mow here

Pond EC9 – Moderate vegetation, continued management in place. Can landscape please mow the back side of the pond??

Pond Map





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

10/3/2025

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

7ene

Temperature

80

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

Fpm 162 160 161 151210-244 a13 c2 c3 all
fc's all sdii's

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

Sdii5 210 222

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date

10/3/2025

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

NE 8mph

Temperature

86

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

EC1 thru EC5, 100 thru 104, FC105, FC40, EWR-2, EWR-3, 121, 122, S-1, 190 thru 192, 192A, 192B, 200 thru 205, FPM 163

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Treated sites for invasive vegetation growth as needed

2 of 3

Pond Numbers

202, 204, 101

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low



Aquatic Services Report

| | |
|------------------------------|---|
| Restrictions | 3 days |
| Observations/Recommendations | Treated sites for algae |
| 3 of 3 | |
| Pond Numbers | 204 |
| Service Performed | Treatment |
| Work Performed | <input checked="" type="checkbox"/> Submersed |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | Low |
| Restrictions | 14 days |
| Observations/Recommendations | Treated site for baby tears |



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

10/14/2025

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

3ene

Temperature

76

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

All

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Sites treated as needed for invasive growth
also picked up about 5 gallons of trash

2 of 3

Pond Numbers

Ec9

Service Performed

Treatment

Work Performed

☒ Floating
☒ Grasses

Equipment Used

☒ Skiff

Water Level

Low



Aquatic Services Report

| | |
|------------------------------|--|
| Restrictions | None |
| Observations/Recommendations | Site treated for grasses and crested floating heart lily |
| 3 of 3 | |
| Pond Numbers | Sdii5 222 200 |
| Service Performed | Treatment |
| Work Performed | <input checked="" type="checkbox"/> Algae |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | Low |
| Restrictions | None |
| Observations/Recommendations | Sites treated for algae |



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

| | |
|------------------------|--------------------|
| Service Date | 10/23/2025 |
| Customer | K-Bar Ranch CDD II |
| Weather Conditions | Sunny |
| Wind | 5ene |
| Temperature | 72 |
| Multiple Sites Treated | Yes |



Ponds Treated Information

Repeatable - 1 Count

1 of 1

| | |
|------------------------------|--|
| Pond Numbers | 153 sdii5 200 210 |
| Service Performed | Treatment |
| Work Performed | <input checked="" type="checkbox"/> Algae |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | Low |
| Restrictions | None |
| Observations/Recommendations | Sites treated for algae, picked up a bunch of trash and sprayed and checked outflow structures |


Pictures

Aquatic Services Report





Order report

| Service details | |
|--|---|
| Technician: Doug Fitzhenry | Client: K-Bar Ranch CDD II |
| Service Date | 10/23/2025 |
| Request Warranted | Yes |
| Action Taken | Treated with 3rd visit |
| Service Date | 10/23/2025 |
| Customer | K-Bar Ranch CDD I |
| Weather Conditions | Sunny |
| Wind | 5ene |
| Temperature | 72 |
| Multiple Sites Treated | No |
|  Ponds Treated Information Repeatable - 1 Count | |
| 1 of 1 | |
| Pond Numbers | 153 |
| Service Performed | Treatment |
| Work Performed | <input checked="" type="checkbox"/> Algae |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | Low |
| Restrictions | None |
| Observations/Recommendations | Site treated for algae |
| Pond Number | 153 |
| Service Performed | Treatment |
| Work Performed | <input checked="" type="checkbox"/> Algae |
| Equipment Used | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level | Low |



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652

(727)842-2100 www.BluewaterAquaticsinc.com

Page 2 of 2

Thursday, October 23, 2025

1:22:49 PM

Order report

Restrictions

None

Observations/Recommendations

Site treated for algae

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 November 2025 CDD Meeting Operations and Maintenance Report

Amenities Center

- Set up residents with new security access profiles and credentials
- 21 tow exemptions permitted, 13 vehicles towed
- Responded to resident calls, reports, concerns, and complaints
- Updated new employee paperwork and orientation process
- Updated security profiles with car registrations
- Sent out eblasts: coffee day, CDD meeting and town hall, unsupervised children
- Researched mail kiosk covers, acoustic treatments of event room
- Assisted in cleaning amenities and grounds
- Ordered office and janitorial supplies, continued tool purchasing
- Met with Blue Water Aquatics, Pine Lake, Rizzetta, & Cooper Pools
- Monthly Financials Reported
- Created guides for Clubhouse Attendant tasks
- Designed and purchased staff uniforms
- Met with Spectrum to replace Old Spanish modem
- Purchased supplies and decorations
- Tested Microphone and speaker for CDD meetings
- Discussed rust treatment with Suncoast Rust Control
- Reported 2 streetlights to TECO
- Changed to winter hours on 11/2/25 (7:00AM – 6:00PM)
- Modified lighting schedules at Amenities Center and neighborhood monuments

Maintenance

- Picked up community trash
- Troubleshoot pipe leak at pool equipment, notified Cooper Pools, supervised fix
- Reinstalled gate barrier arms
- Re-secured court windscreens
- Removed ~15 commercial signs
- Maintained drain lines
- Treated rust at Amenities Center, neighborhood monuments, gates, IT enclosures, dog stations, etc.

- Changed monument spotlights, tested photocells
- Emptied and maintained dog stations
- 7 ceiling lights changed at Amenities Center
- Adjusted 2 cameras
- All tools tested
- Tested playground equipment
- Attached sign to playground gate
- Detailed event room cupboards inside and out
- Amenities grounds picked up and blown twice weekly
- Resecured all gate IT enclosures

Events

- Coffee Day every Wednesday
- 5 event parties (recurring issue of attendees leaving event room for playground)
- Pumpkin painting event 10/25 (~50 attended)

Complaints/Concerns

- Residents interested in later end time for private event room rentals
- 2 residents inquired about event room rentals on Fridays
- 3-4 residents inquired about one free event room rental per neighborhood per year (unclear what this is in reference to)
- 2 residents inquired whether there are plans to build a workout room

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 11, 2025 @ 6:00 PM
- **Next Election:** General Election November 3, 2026 Michele Emery Seat 4 & Duzianthan Mohan Seat 5

District Manager's Report

November 13

2025

K
B
A
R

R
A
N
C
H

II

FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment Balance: \$1,060,835

Reserve Fund Cash & Investment Balance: \$300,112

Debt Service Fund Investment Balance: \$782,752

Total Cash and Investment Balances: \$2,143,699

General Fund Expense Variance: \$212,500 Under Budget

Tab 6



Quarterly Compliance Audit Report

KBar Ranch CDD II

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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| Florida Statute Compliance | 3 |
| Audit Process | 3 |

Audit results

| | |
|--|---|
| ADA Website Accessibility Requirements | 4 |
| Florida F.S. 189.069 Requirements | 5 |

Helpful information:

| | |
|----------------------------|----|
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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

| Passed | Description |
|--------|---|
| Passed | Website errors* 0 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | Keyboard navigation The ability to navigate website without using a mouse |
| Passed | Website accessibility policy A published policy and a vehicle to submit issues and resolve issues |
| Passed | Color contrast Colors provide enough contrast between elements |
| Passed | Video captioning Closed-captioning and detailed descriptions |
| Passed | PDF accessibility Formatting PDFs including embedded images and non-text elements |
| Passed | Site map Alternate methods of navigating the website |

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

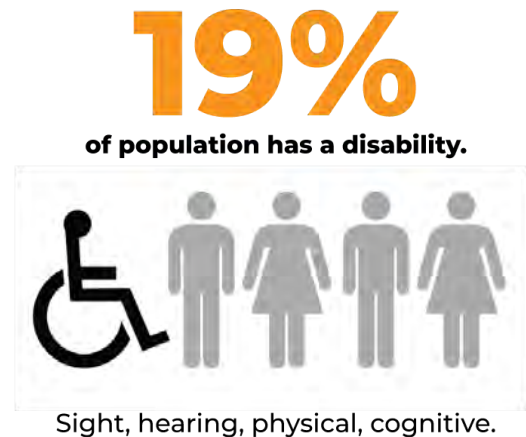
Compliance Criteria

| Passed | Description |
|--------|---|
| Passed | Full Name and primary contact specified |
| Passed | Public Purpose |
| Passed | Governing body Information |
| Passed | Fiscal Year |
| Passed | Full Charter (Ordinance and Establishment) Information |
| Passed | CDD Complete Contact Information |
| Passed | District Boundary map |
| Passed | Listing of taxes, fees, assessments imposed by CDD |
| Passed | Link to Florida Commission on Ethics |
| Passed | District Budgets (Last two years) |
| Passed | Complete Financial Audit Report |
| Passed | Listing of Board Meetings |
| N/A | Public Facilities Report, if applicable |
| Passed | Link to Financial Services |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

| | |
|-----------------------|---|
| Assistive technology | Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader) |
| WCAG 2.0 | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled |
| 504 | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people |
| 508 | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled |
| ADA | American with Disabilities Act (1990) |
| Screen reader | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages. |
| Website accessibility | Making your website fully accessible for people of all abilities |
| W3C | World Wide Web Consortium – the international body that develops standards for using the web |

Tab 7

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, October 9, 2025, at 6:00 p.m.** at the Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

| | |
|---------------------|--|
| 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:

| | |
|-----------------|--|
| Lynn Hayes | District Manager, Rizzetta & Company, Inc. |
| Dan Lewis | District Counsel, Persson, Cohen, & Mooney |
| Brandon Pownall | District Counsel, Latham, Luna, Eden, Beaudine |
| Charles Reed | District Engineer, Johnson Engineering (Joined 6:08 |

p.m.)

| | |
|----------------|---|
| Jeff Cane | Representative, Pine Lake Nursery, Inc. |
| Aimee Brodeen | Field Services Manager, Rizzetta & Company, Inc. |
| Mitch Severson | Clubhouse Manager, Rizzetta & Company, Inc. |
| Doug Fitzhenry | Bluewater Aquatics |

| | |
|-----------------|-------------|
| Audience | None |
|-----------------|-------------|

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Ms. Brodeen presented her report to the Board. and a brief discussion was held regarding the Crepe Myrtle trees, city water erosion, and irrigation. Mr. Cane will address the irrigation breaks.

B. Pine Lake Nursery Report

No report was provided. The Board directed Mr. Cane to provide Ms. Brodeen with the report listing items completed for her evaluation and report to the Board. It was stated that the stressed turf on Mistflower will be inspected tomorrow.

Mr. Halstead expressed concern that the Oak trees planted in the round-about may have been planted incorrectly by M/I Homes. Mr. Cane will take a sample test, and report back to the Board. It was stated that Mr. Reed might have information that would assist with the evaluation.

A request was made for Mr. Cane to update his replacement proposal to 3-gallon plants.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with three in favor and one against (Mr. Reddy), the Board of Supervisors approved revising Pine Tree Lake proposal 6762 for installation of fall annuals with a not-to-exceed amount of \$11,000, for K-Bar Ranch II Community Development District.

C. Presentation of Aquatics Report

Mr. Fitzhenry reviewed his report with the Board.

D. District Counsel

Mr. Lewis spoke regarding assigning a new District Counsel to the district. Mr. Bownall introduced himself to the Board and fielded questions regarding attendance at meetings, travel costs, and potential start date. Ms. Emery recommended that the decision be made when all the Supervisors were in attendance obtaining additional resumes and all Board Supervisors agreed.

Mr. Lewis updated the Board on the slip and fall incident, noting that the insurance company is handling this and a meeting is scheduled with Securiteam mediator at 9:00 a.m. on October 30, 2025 with a Board meeting tentatively planned for 6:00 p.m. the Board indicated that if a settlement is reached it would meet on the 30th but if not, no meeting should be held.

E. District Engineer

Mr. Reid presented his report to the Board noting that the Guided Woods resurfacing project has been completed. Discussion was held regarding curbing and thermal protection for striping. Mr. Reed recommended releasing payment to the vendor. Ms. Emory stated some curb gutter drainage areas of concern and Mr. Reed stated that he would inspect them next week. The Board directed Management to release payment.

Discussion was held regarding the Bollards request at the end of the round-about on Paddock View and whether that property is owned by the CDD or the city. Mr. Reed will

reach out to the city.

The Board inquired as to whether District Engineer could redirect the drainage gutters under the sidewalk. They also asked District Counsel to send the fill dirt Easement document (\$125,000) to the Board Supervisors and District Manager.

F. Amenity Manager Report

Mr. Severson reviewed his report with the Board and spoke on the status of ongoing projects.

Discussion was held on a collections proposal that was ultimately tabled.

G. District Manager Report

Mr. Hayes advised the upcoming meeting to be held on November 13, 2025, at 6:00 pm.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' meeting held on September 18, 2025

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the meeting minutes for September 18, 2025, as presented, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August and September 2025

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2025 (\$181,116.47) and September 2025 (\$131,002.35), for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Revised Annuals to Perennials Proposal

This item was addressed during Landscaping discussion earlier in the meeting and the Board tabled the revised perennial proposal in the agenda. The Board requested that Pine Lake provide a new perennials proposal with 3 gallon plants of blue daze and confetti latana, and replacement irrigation. the landscape

SEVENTH ORDER OF BUSINESS

Discussion on Securiteam Litigation and Mediation Hearing

This matter was addressed during District Counsel's report.

EIGHTH ORDER OF BUSINESS

Discussion of Guilded Woods Striping

This matter was addressed during the District Engineer's report.

NINTH ORDER OF BUSINESS

Discussion of Pricing for Storage Costs

Mr. Hayes stated tht he needed a complete list of what items the Board wants on website so he can find out the cost.

Discussion was held regarding putting all contracts (except Complete IT), meeting minutes and DM meeting summaries as per the District's public records retention policy. District Counsel will review the Complete IT contract to determine if it can be posted on the website.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Halstead asked that the Clubhouse Manager obtain pricing for a microphone and stand for residents to us during audience comments.

Ms. Emery asked that clubhouse management obtain pricing for noise cancelling panels to be installed on the walls and for putting a roof over the mail kiosk (for consideration in the 2026/2027 budget).

Mr. Reddy asked that the Illuminations Holiday Lighting Contract/invoice be added to the November 13th agenda.

ELEVENTH ORDER OF BUSINESS

Continuation

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors continued the meeting at 8:28 p.m. until October 30, 2025, at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647, for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

Minutes of Meeting

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

The Continued Meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, October 30, 2025, at 6:00 p.m.** at the Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

| | |
|---------------------|--|
| Duzianthan Mohan | Board of Supervisor, Chair |
| Greg Halstead | Board Supervisor, Vice Chair |
| Michele Emery | Board Supervisor, Assistant Secretary |
| Chris Grossenbacher | Board Supervisor, Assistant Secretary |
| Venu Reddy | Board Supervisor, Assistant Secretary |

Also present:

| | |
|----------------|---|
| Lynn Hayes | District Manager, Rizzetta & Company, Inc. |
| Andy Cohen | District Counsel, Persson, Cohen, & Mooney |
| Mitch Severson | Amenity Clubhouse Manager, Rizzetta & Company |
| Darrin Quam | District Counsel, Stearns, Weaver, Miller, Weissler, Alhadeff, Sitterson |

Audience

None

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 6:00 PM, conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Business Items

A. Discussion of Securiteam Litigation and Mediation Hearing

Mr. Cohen presented the summary for Securiteam Litigation and Mediation Hearing to the Board of Supervisors October 20, 2025. Mr. Cohen presented the Securiteam Mediated Settlement & Mutual Release Agreement for \$132,500 to the Board of

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

October 30, 2025 - Minutes of Meeting

Page 2

Supervisors. Board Members had questions regarding the cost of the Securiteam Litigation Settlement. Mr. Cohen requested a motion to approve the Securiteam mediation settlement and mutual release agreement.

On a Motion by Mr. Mohan, seconded by Ms. Emery, with three in favor and two opposed (Mr. Halstead, Mr. Reddy), the Board of Supervisors approved the Securiteam mediation settlement and mutual release agreement for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor comments.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, the Board of Supervisors adjourned the K-Bar Ranch II Community Development District Meeting at 6:26 PM.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures 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

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|----------------|-----------------------|---|-----------------------|
| 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

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------------|----------------|-----------------------|---|-----------------------|
| 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

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--|----------------|--------------------------------|--|-----------------------|
| 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

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|----------------|-----------------------|--|----------------------------------|
| 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 | | | | <hr/> \$ 131,002.35 <hr/> |

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
+17278422100
office@bluewataquaticsinc.com
www.bluewataquaticsinc.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 |

K-Bar Ranch II CDD**Meeting Date, September 18, 2025****SUPERVISOR PAY REQUEST**

| Name of Board Supervisor | Check if paid |
|--------------------------|-------------------------------------|
| Michele Emery | <input checked="" type="checkbox"/> |
| Duzianthan Mohan | <input checked="" type="checkbox"/> |
| Greg Halstead | <input checked="" type="checkbox"/> |
| Chris Grossenbacher | <input checked="" type="checkbox"/> |
| Venu Reddy | <input checked="" type="checkbox"/> |

(*) Does not get paid

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

| | |
|---------------------|------|
| Meeting Start Time: | 6:00 |
| Meeting End Time: | 8:16 |
| 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: _____





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 2 28 20 15 0000000550

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



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

Bill Date: 09/10/2025

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 09/07/2025

| 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 |

Amount Now Due

\$5.50

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$5.50

PLEASE PAY BY DUE DATE OF 10/01/2025



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

Amount Now Due

\$145.82

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 09/10/2025

PAY NEW CHARGES BY: 10/01/2025

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

0000 2 28 7 18 2 00000 14582

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



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

Bill Date: 09/10/2025

Service For:

K-BAR RANCH COMMUNITY 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



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 000000 7222

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

| 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 |

Amount Now Due

\$72.22

Your Account Number

2333386

Water Customer Class

COMMERCIAL

Pay This Amount



\$72.22

PLEASE PAY BY DUE DATE OF 10/01/2025



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 238 2753 0000 111835

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

| 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 |

Amount Now Due

\$1,118.35

Your Account Number

2382753

Water Customer Class

COMMERCIAL

Pay This Amount



\$1,118.35

PLEASE PAY BY DUE DATE OF 10/01/2025



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 238 2755 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

| 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 |

Amount Now Due

\$707.28

Your Account Number

2382755

Water Customer Class

COMMERCIAL

Pay This Amount



\$707.28

PLEASE PAY BY DUE DATE OF 10/01/2025

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 # | 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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Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



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 (FI) 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 (FI) 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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Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



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 | Sundrift North: barrier arm |
| Thomas Giella | |

Ticket Comments

| Date | Comment |
|-----------------------|--|
| Note | Replaced arm and ensured is working properly |
| Fri 09-05-25 01:16 PM | |
| Jacob Macy | |
| Initial Issue | Sundrift North: barrier arm |
| Tue 08-26-25 04:56 PM | |
| Thomas Giella | |

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 # | 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 |

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 # | 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 | <p>Mitch emailed the following after getting reports of the tag reader not opening the gate for people:</p> <p>"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?"</p> <p>Brivo shows activity for the users going through the gates.</p> |
|--|---|

Ticket Comments

| Date | Comment |
|---|---|
| Initial Issue Tue 09-09-25 09:16 AM Michael Fernandez | <p>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.</p> |
| Initial Issue Tue 09-09-25 09:16 AM Mark Johnson | <p>Mitch emailed the following after getting reports of the tag reader not opening the gate for people:</p> <p>"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?"</p> <p>Brivo shows activity for the users going through the gates.</p> |

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 # | 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 | <p>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.</p> <p>I have held the entrance side open indefinitely until we can find a resolution.</p> <p>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.</p> <p>Additionally, drop bars for Sundrift North and Winsome need to be reattached.</p> |
|--|---|

Ticket Comments

| Date | Comment |
|--|--|
| Update Wed 08-27-25 10:31 AM Charles Bourne | <p>Mike - Went onsite and attached the entry arm for Winsome and Sundrift North Exit gate. Both arms needs to be replaced.</p> <p>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.</p> <p>*Sent estimate for the two arms to matt for approval.</p> |
| Contact Mon 08-25-25 07:01 PM monolan@rizzetta.com | <p>Hello,</p> <p>Thank you for reaching out, I am currently out of the office attending meetings and will respond to communication as soon as possible.</p> |

Matt O’Nolan
District Manager

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

[\(click to view image\)](#) [\(click to view image\)](#) [\(click to view image\)](#) [\(click to view image\)](#)

[\(click to view image\)](#)

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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.

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 # | 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. |

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 # | 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 | Sundrift South Entry Arm not lifting for cars after leaf opens fully. |
| Wed 09-10-25 03:47 PM | 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. |
| Mark Johnson | 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



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 |

Ways to pay



Total \$1,764.12

Overdue 09/13/2025

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



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 4199.50 Year 3 of 5 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 4199.50 Year 2 of 4; Completed Gilded Woods Entrance 1 Entrance | | \$1,049.88 |
| Wreaths Main Entrance Install 2 x 36" wreaths with lights and bows on monument columns 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 50% Deposit | | PER YEAR \$6,250.00 TOTAL \$20,197.88 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 Svcs |
|----------------|--------------|----------------------------------|

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 |



10701 N Nebraska Ave
Tampa, FL 33612
(813) 975-8815 / CAC058228
northside@northsideservices.com

Invoice

| | |
|----------|------------------|
| DATE | 09/26/2025 |
| INVOICE# | 83011505 |
| TERMS | Due Upon Receipt |
| DUE DATE | 09/26/2025 |

BILL TO

K-Bar Ranch 2 - CDD
10820 Mistflower Lane
Tampa FL 33647
(813) 388-9646

SERVICE LOCATION

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

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 parcel 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 |
|---|
| KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647 |

| PROPERTY |
|---|
| 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 |
|---|
| KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647 |

| PROPERTY |
|---|
| KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647 |

| Amount Due | Enclosed |
|------------|----------|
| \$1,099.00 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-------|--|------------|------------|-----------|------------|
| | #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 |
|---|
| KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647 |

| PROPERTY |
|---|
| KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647 |

| Amount Due | Enclosed |
|-------------|----------|
| \$26,578.67 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|---|------------|-------------|-----------|-------------|
| | #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 |
|---|
| KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647 |

| PROPERTY |
|---|
| 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 |
|---|
| KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647 |

| PROPERTY |
|---|
| 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 |
|---|
| KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647 |

| PROPERTY |
|---|
| 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 |

[illegible]

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 |

[illegible]

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 |

[illegible]



Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED
MOBILE LINES

\$30 per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change, installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA6PF00P

BAP-2507-NMOB



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

Account Number:
Security Code:KBAR RANCH II CDD
8337 12 032 1736970**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream**\$40** per month
for one year

OR

Business TV**\$40** per month
for one year

- 90+ HD channels of news and top entertainment
- Ideal for businesses that don't need local channels
- No cable box required

- 45+ HD channels, including CBS, ABC, NBC, ESPNNews and more
- Customize your lineup with add-on packages
- Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-833-551-2367Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **BUSINESS TV STREAM:** Offer requires bundled purchase of Business TV Stream with Business Internet. Additional taxes/fees may apply. Spectrum TV App required. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Channel availability based on level of service and not all channels available in all markets or locations. **BUSINESS TV:** Offer requires bundled purchase of Business TV service with Business Internet. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-BTV

5A6PF00R

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



Invoice Number: 1736970081925
 Account Number: 8337 12 032 1736970
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, 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.

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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.

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



Invoice Number: 1736970081925
Account Number: 8337 12 032 1736970
Security Code:

KBAR RANCH II CDD

Contact Us

Visit us at SpectrumBusiness.net

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

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.



Invoice Number: 1736970081925
Account Number:: 8337 12 032 1736970
Security Code:

KBAR RANCH II CDD



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994732





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EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED
MOBILE LINES

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Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
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- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

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SA6PF00P

BAP-2507-NMOB



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

833712032173698800160002

Account Number:
Security Code:

KBAR RANCH II CDD
8337 12 032 1736988

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream

\$40 per month
for one year

- 90+ HD channels of news and top entertainment
- Ideal for businesses that don't need local channels
- No cable box required

OR

Business TV

\$40 per month
for one year

- 45+ HD channels, including CBS, ABC, NBC, ESPNNews and more
- Customize your lineup with add-on packages
- Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-833-551-2367

Visit spectrum.com/business

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BAP-2506-BTV

5A6PF00R



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

833712032173698800160002



Invoice Number: KBAR RANCH II CDD
 Account Number: 1736988081925
 Security Code: 8337 12 032 1736988

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

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.

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**.





Invoice Number: 1736988081925
Account Number: 8337 12 032 1736988
Security Code:

[KBAR RANCH II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

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

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.



Invoice Number: 1736988081925
Account Number:: 8337 12 032 1736988
Security Code:

KBAR RANCH II CDD



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994731



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.netOr, call us at **855-252-0675****NEWS AND INFORMATION**

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

Summary *Service from 09/12/25 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 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 09/29/25</i> | |
| 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 12 09132025 NNNNNNNN 01 996544KBAR 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



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

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Continued on the next page....

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





Invoice Number: 1736996091225
Account Number: 8337 12 032 1736996
Security Code:

KBAR RANCH II CDD

Contact Us

Visit us at SpectrumBusiness.net

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

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.



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





Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED
MOBILE LINES

\$30 per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change, installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA6PFOOP

BAP-2507-NMOB



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

833712032174436200160002

Invoice Number:
Account Number:
Security Code:

Envera Kbar Ranch II Cdd
1744362082925
8337 12 032 1744362

Contact Us

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

8633 2390 DY RP 29 08302025 NNNNNNNN 01 995153



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream

\$40 per month
for one year

OR

Business TV

\$40 per month
for one year

- **90+** HD channels of news and top entertainment
 - Ideal for businesses that don't need local channels
 - No cable box required
-
- **45+** HD channels, including CBS, ABC, NBC, ESPNNews and more
 - Customize your lineup with add-on packages
 - Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-833-551-2367

Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **BUSINESS TV STREAM:** Offer requires bundled purchase of Business TV Stream with Business Internet. Additional taxes/fees may apply. Spectrum TV App required. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Channel availability based on level of service and not all channels available in all markets or locations. **BUSINESS TV:** Offer requires bundled purchase of Business TV service with Business Internet. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-BTV

SA6PF00R

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 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 09/16/25</i> | |
| 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

833712032174436200160002



Invoice Number: 1744362082925
 Account Number: 8337 12 032 1744362
 Security Code:

Envera KBar Ranch II CDD

Contact Us

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

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

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**.





Invoice Number: 1744362082925
Account Number: 8337 12 032 1744362
Security Code:

[Envera KBar Ranch II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 29 08302025 NNNNNNNN 01 995153

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 29, 2025

[Envera KBar Ranch II CDD](#)

Invoice Number:
Account Number::
Security Code:

1744362082925
8337 12 032 1744362



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



Invoice Number: 1752167082125
 Account Number: 8337 12 032 1752167
 Security Code:

K BAR RANCH II AMENITY

Contact Us

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

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 | 200.00 |
| Internet Ultra | |
| Promotional Discount | -50.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 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.

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.

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



Invoice Number: 1752167082125
Account Number: 8337 12 032 1752167
Security Code:

K BAR RANCH II AMENITY

Contact Us

Visit us at SpectrumBusiness.net

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

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.



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





Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED
MOBILE LINES

\$30

per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change, installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA6PF00P

BAP-2507-NMOB



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

Account Number:
Security Code:

K BAR RANCH II CDD-GATE
8337 12 032 1758297



Contact Us

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994844



Save \$10 per month when you upgrade to a Gig-speed Internet bundle

You'll receive:



**Faster 1 Gig Business Internet +
FREE Advanced WiFi**
faster speed to support
more users and devices



**Business
Voice**
with 35+ advanced
calling features



**A Spectrum Mobile
Business Unlimited line**
with
nationwide 5G

THREE-YEAR PRICE GUARANTEE

Upgrade risk-free. Call 1-855-350-3545

Visit spectrum.com/business



"Spectrum helps my business go from
surviving to thriving, because everything we
do is easier knowing that we've got
a reliable connection."

- Julian, Founder

Rise Bakery, Greenville, SC

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **INTERNET:** Speeds based on download speed on wired connection. Actual speeds (including wireless) vary and are not guaranteed. Price for Gig speed additional. Capable modem required for all Gig speeds. Taxes extra in Texas. **VOICE:** Includes unlimited local and long-distance calling to U.S., Puerto Rico and Canada plus 2,000 long-distance calling minutes to Mexico. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA6PF00T

BAP-2507-IUP

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****Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675****Stay connected to your business** and save big with multi-line mobile savings. Call **1-855-767-1766**.**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 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 09/27/25</i> | |
| 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 994844K 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



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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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.

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.

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**.





Invoice Number: 1758297091025
Account Number: 8337 12 032 1758297
Security Code:

K BAR RANCH II CDD-GATE

Contact Us

Visit us at SpectrumBusiness.net

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

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.



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





Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED
MOBILE LINES

\$30

per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change, installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA6PF00P

BAP-2507-NMOB



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

Account Number:
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK
8337 12 032 1779814

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

8633 2390 DY RP 17 08182025 NNNNNNNN 01 994801



Connect your business, your way.

Choose the Voice solution that's best for your business:

Advanced Business Voice

\$20

per month per line
for one year with
Business Internet.

OR

Business Connect

\$20

per month per user
for two years.
2-user minimum.
Spectrum Business
Internet required.

- Spectrum is the **#1 Voice provider** in the nation
- Unlimited local and long-distance calling
- **35+** advanced calling features included

- Business Phone System with calling, messaging, video conferencing and more
- Easy to use, all-in-one app allows you to work from anywhere

Switch now, risk-free | Call 1-844-938-0738

Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **VOICE:** Offer requires bundled purchase with Business Internet. Includes unlimited local and long-distance calling to U.S., Puerto Rico and Canada plus 2,000 long-distance calling minutes to Mexico. **CONNECT:** Offer requires purchase of Business Connect (min of 2 users) w/ Business Internet. Not compatible with all desk phones. Phone equipment is not included with service. **#1 VOICE PROVIDER:** Based on earnings results of wired voice providers. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-VOC

SA6PF00Q



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 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 09/04/25</i> | |
| Total Due by Auto Pay | \$130.00 |

NEWS AND INFORMATION

Add Sports Fan TV and save on the entertainment your customers want. Call **1-855-924-6772** today.

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

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-833-584-1017** 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 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



Invoice Number: 1779814081725
 Account Number: 8337 12 032 1779814
 Security Code:

K BAR RANCH CDD 2 EAGLE CREEK

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

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.

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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Continued on the next page....

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





Invoice Number: 1779814081725
Account Number: 8337 12 032 1779814
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK

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.



Account Number:
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK
8337 12 032 1779814



Contact Us

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

8633 2390 DY RP 17 08182025 NNNNNNNN 01 994801



Score big savings

Exclusive offer for Bars & Restaurants

SPORTS FAN TV

\$60 per month for
one year when
bundled with
Business Internet

No occupancy requirements

- **110+** channels including top regional and national sports networks
- Includes NFL, NBA, NHL and MLB coverage



Upgrade risk-free. Call 1-855-345-3862

Visit spectrum.com/business



"Spectrum is absolutely reliable and allows me to focus on other things. It really contributes to the success of the business."

- Joe, Owner

Bang Bang Burgers, Charlotte, NC

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **SPORTS FAN TV:** Offer is for bar and restaurant customers only. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel counts may vary by market. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved. SAGPFOOM

BAP-2507-SFTV

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 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 09/13/25</i> | |
| 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



Invoice Number: 2313795082625
 Account Number: 8337 12 032 2313795
 Security Code:

K-BAR RANCH 2 GATE

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 | 200.00 |
| Internet Ultra | |
| Promotional Discount | -50.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 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**.





Invoice Number: 2313795082625
Account Number: 8337 12 032 2313795
Security Code:

K-BAR RANCH 2 GATE

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:
Account Number::
Security Code:

2313795082625
8337 12 032 2313795



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 26 08272025 NNNNNNNN 01 996702





Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED
MOBILE LINES

\$30

per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

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SA6PF00P

BAP-2507-NMOB



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

833712030273680900170001

Invoice Number:
Account Number:
Security Code:

K-bar Ranch II - Mossy Pine-gate
2736809082225
8337 12 030 2736809

**Contact Us**

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

8633 2390 DY RP 22 08232025 NNNNNNNN 01 994637



Save \$10 per month when you upgrade to a Gig-speed Internet bundle

You'll receive:



**Faster 1 Gig Business Internet +
FREE Advanced WiFi**
faster speed to support
more users and devices



**Business
Voice**
with 35+ advanced
calling features



**A Spectrum Mobile
Business Unlimited line**
with
nationwide 5G

THREE-YEAR PRICE GUARANTEE

Upgrade risk-free. Call 1-855-350-3545

Visit spectrum.com/business



"Spectrum helps my business go from
surviving to thriving, because everything we
do is easier knowing that we've got
a reliable connection."

- **Julian, Founder**
Rise Bakery, Greenville, SC
Real Spectrum Business customer

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SA6PFOOT

BAP-2507-IUP

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**NEWS AND INFORMATION****Contact Us**

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

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 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 09/08/25</i> | |
| 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

833712030273680900170001



Invoice Number: 2736809082225
 Account Number: 8337 12 030 2736809
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

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

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 | 200.00 |
| Internet Ultra | |
| Promotional Discount | -50.00 |
| Web Hosting | 0.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 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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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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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**.





Invoice Number: 2736809082225
Account Number: 8337 12 030 2736809
Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

Visit us at SpectrumBusiness.net

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

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

Invoice Number:
Account Number::
Security Code:

2736809082225
8337 12 030 2736809



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 22 08232025 NNNNNNNN 01 994637





Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED MOBILE LINES

\$30

per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change, installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA6PF00P

BAP-2507-NMOB



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

Invoice Number: 2756559091025
Account Number:: 8337 12 030 2756559
Security Code:

[Kbar Ranch II Cdd](#)



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****NEWS AND INFORMATION****Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675****Stay connected to your business** and save big with multi-line mobile savings. Call **1-855-767-1766**.**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 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 09/27/25</i> | |
| 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 09112025 NNNNNNNN 01 994845KBAR 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



Invoice Number: 2756559091025
 Account Number: 8337 12 030 2756559
 Security Code:

KBAR RANCH II CDD

Contact UsVisit us at SpectrumBusiness.netOr, 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 | 200.00 |
| Internet Ultra | |
| 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**

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.

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

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

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**.



Invoice Number: 2756559091025
Account Number: 8337 12 030 2756559
Security Code:

[KBAR RANCH II CDD](#)

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.



Invoice Number: 2756559091025
Account Number:: 8337 12 030 2756559
Security Code:

KBAR RANCH II CDD



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 10 09112025 NNNNNNNN 01 994845



STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.



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 | \$ <u>8,095.00</u> |
| Total Due This Invoice | \$ 8,095.00 |

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

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 | \$ | <u>273.13</u> |
| Total Due This Invoice | \$ | 6,652.13 |
| Previous Balance Due | \$ | <u>8,095.00</u> |
| Amount Due | \$ | <u>14,747.13</u> |



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 08190
Date Sep 1, 2025
Terms Net 30
Due date Oct 1, 2025
Amount due \$685.00

| Items | Quantity | Price | Amount |
|---|----------|----------|----------|
| Commercial Service | 1 | \$685.00 | \$685.00 |
| Commercial: Monthly water treatment (iron/rust) and service fee for previous month. | | | |
| 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/00802QAYWVPCLOS42xql>

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
Ship to C/O Rizzetta & Co.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice 08200
Date Sep 1, 2025
Terms Net 30
Due date Oct 1, 2025
Amount due \$1,525.00

| Items | Quantity | Price | Amount |
|---|----------|------------|------------|
| Commercial Service | 1 | \$1,525.00 | \$1,525.00 |
| Commercial: Monthly water treatment (iron/rust) and service fee for previous month. | | | |
| 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/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



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.

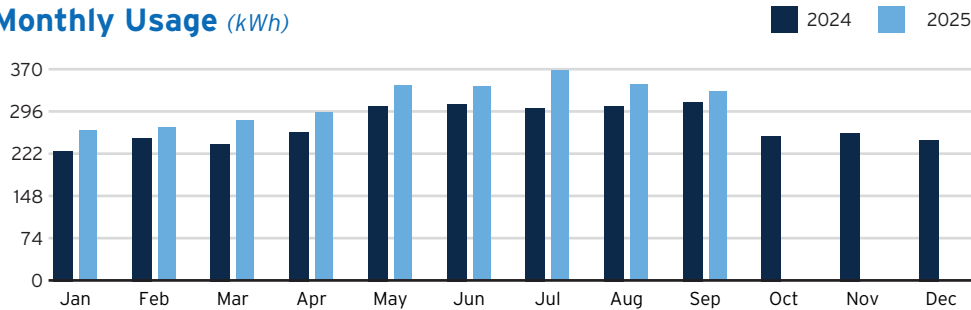


Your average daily kWh used was **8.33% lower** than it was in your previous period.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211025392658

Due Date: October 08, 2025

Amount Due: \$82.06

Payment Amount: \$ _____

693358441279



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.

6933584412792110253926580000000082069



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

Account #: 211025392658
Statement Date: September 17, 2025
Charges Due: October 08, 2025

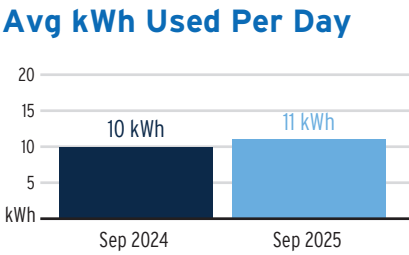
Meter Read

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 |



Important Messages

Total Current Month's Charges **\$82.06**

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

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

Phone
Toll Free: **866-689-6469**

Contact Us

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

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

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



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

Statement Date: September 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.

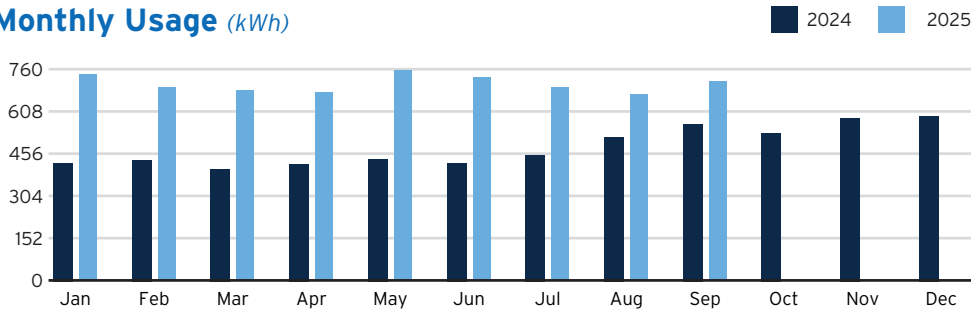


Your average daily kWh used was **4.35% higher** than it was in your previous period.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211025490809

Due Date: October 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$151.46

Payment Amount: \$ _____

673606496367

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.

6736064963672110254908090000000151461



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

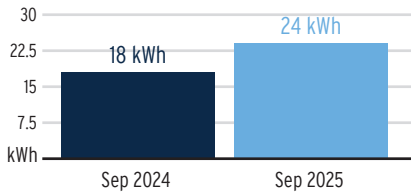
Service Period: Aug 13, 2025 - Sep 11, 2025 **Rate Schedule:** General Service - Non Demand

| 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 |

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$151.46**

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Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
TECO
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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

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

Phone
Toll Free: **866-689-6469**

Contact Us

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TampaElectric.com
Phone:
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Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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



K BAR RANCH II CDD
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.

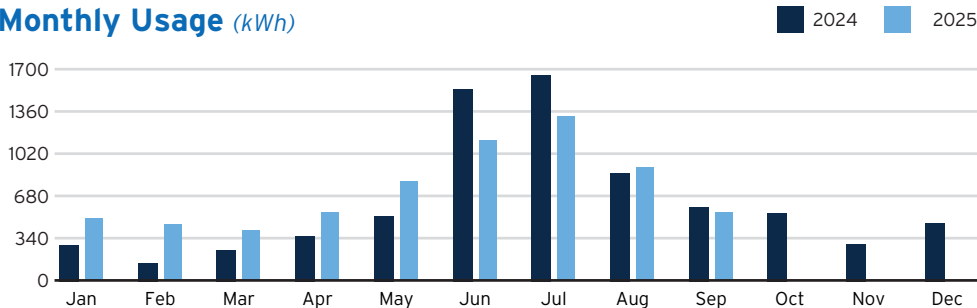


Your average daily kWh used was **41.94% lower** than it was in your previous period.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/SavingsTips



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

Account #: 221005600376

Due Date: October 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$113.57

Payment Amount: \$ _____

653853516479

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.

6538535164792210056003760000000113576



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

Account #: 221005600376
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

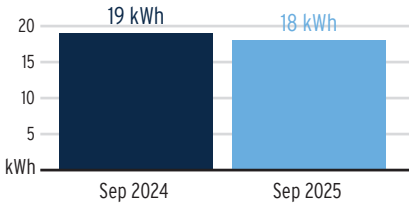
Meter Location: WELL
Service Period: Aug 13, 2025 - Sep 11, 2025
Rate Schedule: Residential Service

| 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 |

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$113.57**

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

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

Phone
Toll Free: **866-689-6469**

Contact Us

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

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

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

Statement Date: September 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.



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your account online.

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with tips
from our
energy
experts.



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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



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,737.17

Payment Amount: \$ _____

622989445111

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.

6229894451112210083920390000001737170



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

Important Messages



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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Credit or Debit Card
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Phone
Toll Free: **866-689-6469**

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

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

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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.

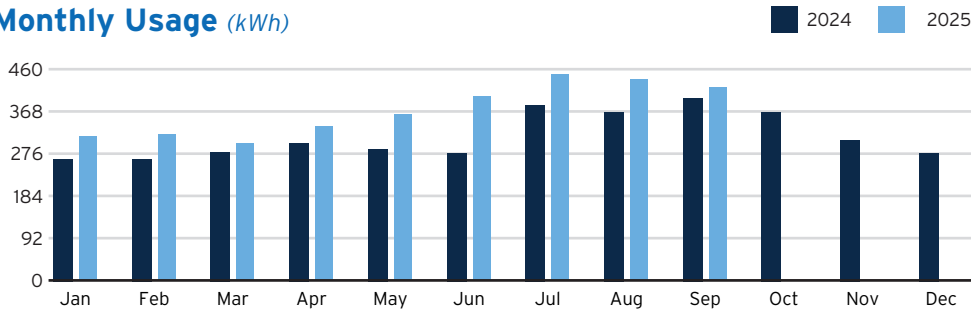


Your average daily kWh used was **6.67% lower** than it was in your previous period.



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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



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$98.37

Payment Amount: \$ _____

622989445112

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.

6229894451122210084984220000000098375



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: September 18, 2025
Charges Due: October 09, 2025

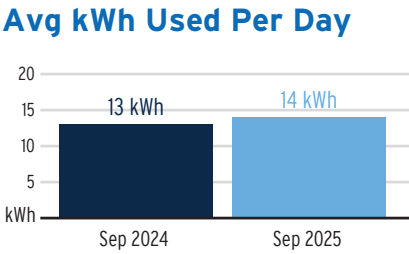
Meter Read

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 |



Important Messages

Total Current Month's Charges \$98.37

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

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

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K BAR RANCH II CDD
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.



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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



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Amount Due: \$2,245.64

Payment Amount: \$ _____

685952140735

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.

6859521407352210087289840000002245643



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

Important Messages



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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Phone
Toll Free: **866-689-6469**

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

Contact Us

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TampaElectric.com

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

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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K BAR RANCH II CDD
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.

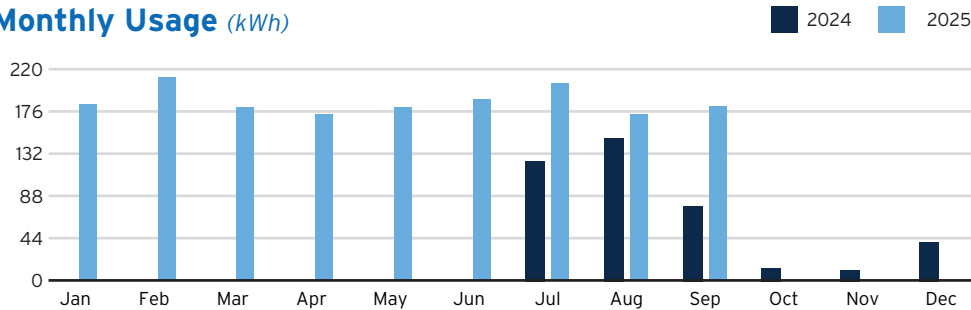


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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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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.

6328659715052210087778170000000055359



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

Account #: 221008777817

Statement Date: September 17, 2025

Charges Due: October 08, 2025

Meter Read

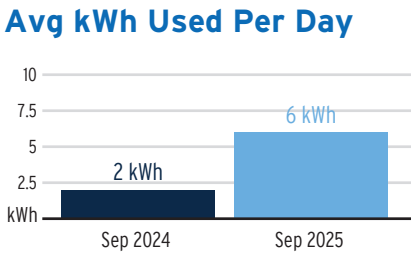
Service Period: Aug 13, 2025 - Sep 11, 2025 Rate Schedule: General Service - Non Demand

| 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 |



Important Messages

Total Current Month's Charges

\$55.35

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Power Outage:
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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.

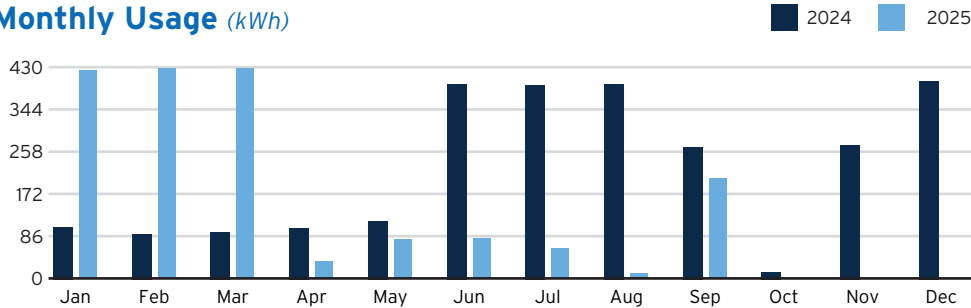


Your average daily kWh used was **1650% higher** than it was in your previous period.



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Monthly Usage (kWh)



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

Account #: 221008777825

Due Date: October 08, 2025

Amount Due: \$59.48

Payment Amount: \$ _____

632865971506



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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.

6328659715062210087778250000000059485



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

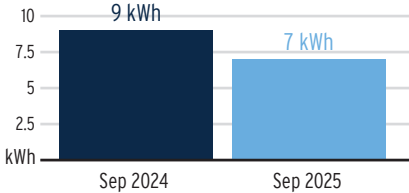
Meter Location: IRRIGATION
Service Period: Aug 13, 2025 - Sep 11, 2025
Rate Schedule: General Service - Non Demand

| 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 |

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$59.48**

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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**



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.

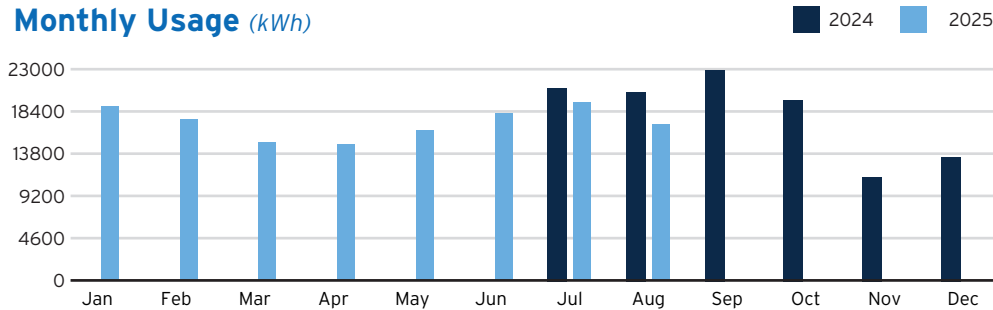


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety) for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

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



Account #: 321000017111

Due Date: September 18, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$19,078.83

Payment Amount: \$ _____

701000002706

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.

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 →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month



Increased



Same




Decreased

Amount: \$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 |
| | | | | | | | | | <div><div></div><div>32.9%</div></div> |

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

Sub-Account Number: 221005629565

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000143151 | 08/13/2025 | 51,420 | | 50,755 | | 665 kWh | 1 | 29 Days | \$141.19 |
| | | | | | | | | | <div><div></div><div>13.6%</div></div> |

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

Sub-Account Number: 221007136783

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------------------------------------|
| 1000707065 | 08/12/2025 | 15,625 | | 15,385 | | 240 kWh | 1 | 29 Days | \$64.99 |
| | | | | | | | | | <div><div></div><div>9.4%</div></div> |

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

Sub-Account Number: 221007621776

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000777467 | 08/13/2025 | 14,450 | | 14,323 | | 127 kWh | 1 | 29 Days | \$860.24 |
| | | | | | | | | | <div><div></div><div>25.7%</div></div> |

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

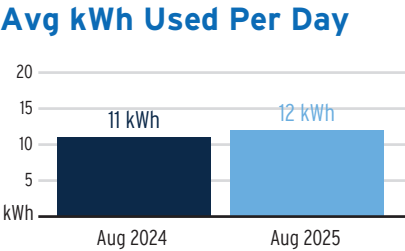
Meter Read

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

| | | | |
|--|-------------------------|--|----------------|
| <div>⚡ Electric Charges</div> | | | |
| 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 →



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

| | | |
|---|-------------------------|-------------------|
| <div>⚡</div> 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 →



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 |

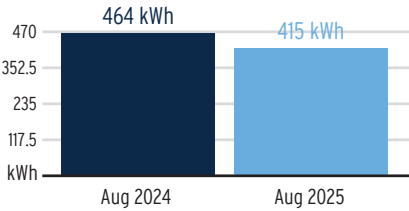
Charge Details

| | | |
|---|----------------------------|-------------------|
|  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 |

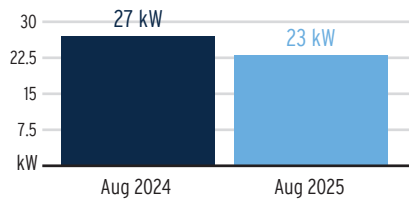
Current Month's Electric Charges \$1,388.25

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

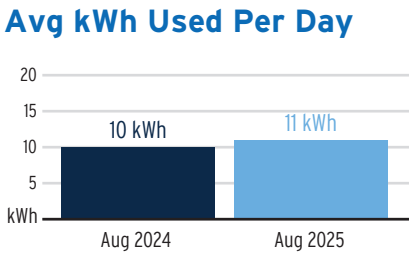
Service Period: 07/15/2025 - 08/12/2025

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

| | | | |
|--|-------------------------|--|----------------|
| <div>⚡ Electric Charges</div> | | | |
| 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 →



Sub-Account #: 211020399740
Statement Date: 08/29/2025


Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

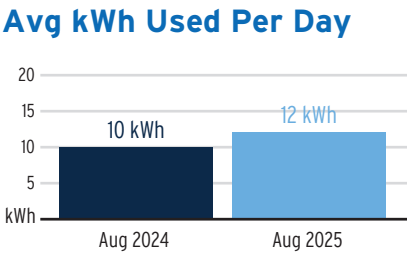
Meter Read

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 →




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

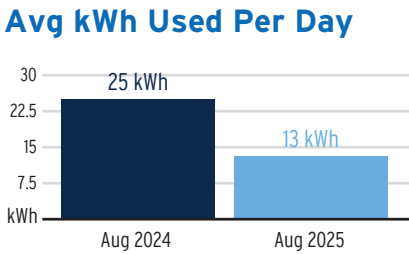
Service Period: 07/15/2025 - 08/12/2025

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

| | | | |
|--|-------------------------|--|----------------|
| <div>⚡</div> 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 →



Sub-Account #: 221003321017
Statement Date: 08/29/2025

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

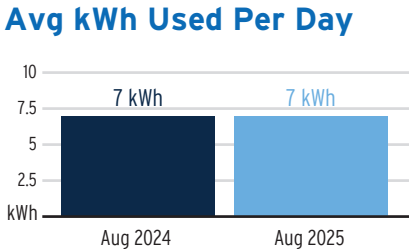
Meter Read

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 →



Sub-Account #: 221003637594
Statement Date: 08/29/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

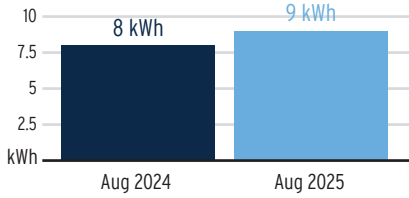
Service Period: 07/15/2025 - 08/12/2025 **Rate Schedule:** General Service - Non Demand

| 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

| | | | |
|--|-------------------------|--|----------------|
| <div>⚡</div> 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 |

Avg kWh Used Per Day



Current Month's Electric Charges **\$66.79**

Billing information continues on next page →




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

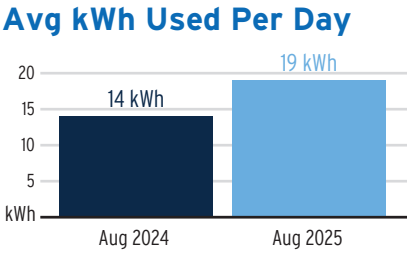
Meter Read

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 ➡



Sub-Account #: 221005600327
Statement Date: 08/29/2025

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

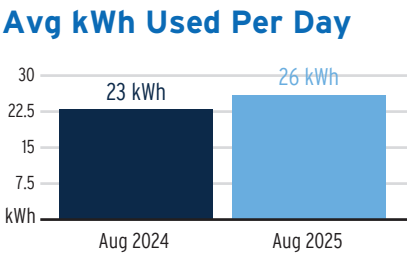
Meter Read

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

| | | |
|--|-------------------------|-----------------|
| <div>⚡</div> 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 →




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 →



Sub-Account #: 221005600350
Statement Date: 08/29/2025

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

Meter Read

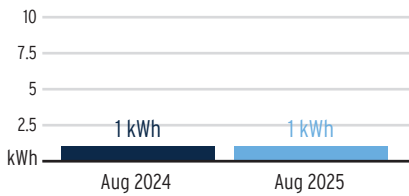
Meter Location: ENTRANCE
Service Period: 07/15/2025 - 08/12/2025 Rate Schedule: General Service - Non Demand

| 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 |

Avg kWh Used Per Day



Current Month's Electric Charges \$27.35

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 08/29/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read


Meter Location: IRRIGATION

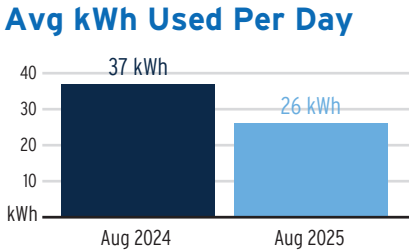
Service Period: 07/15/2025 - 08/12/2025

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 →




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

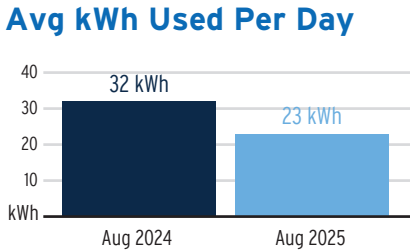
Meter Read

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 →



Sub-Account #: 221007136783
Statement Date: 08/29/2025

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

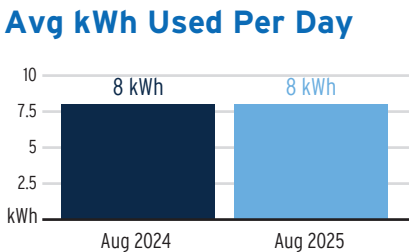
Meter Read

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 →



Sub-Account #: 221007621776
Statement Date: 08/29/2025

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

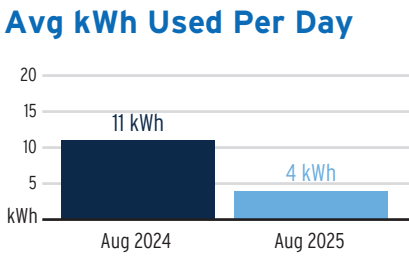
Meter Read

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 →




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 →



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

477.39

+

Payments

(477.39)

+

Adjustments

0.00

+

Current Invoice Charges

477.39

=

Total Account Balance Due

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

10290C79

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

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

DETAILS OF SERVICE

Details for Service Location:
K Bar Ranch li Cdd, 10820 Mistflower Lane, Tampa FL 33647-3781

Customer ID: 23-24608-23004

| 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

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.

Your Payment is Due

10/25/2022

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

\$123.45

If payment is received after 10/25/2022: \$128.45

| | | | | | | | | |
|------------------|---|------------|---|-------------|---|-------------------------|---|---------------------------|
| Previous Balance | + | Payments | + | Adjustments | + | Current Invoice Charges | = | Total Account Balance Due |
| \$123.45 | | (\$123.45) | | 0.00 | | \$123.45 | | \$123.45 |

DETAILS OF SERVICE

Details for Service Location:
Seymour, John, Town and Country Way, Saint Paul MN 55106-2627

Customer ID: 21-51809-22222

| Description | Date | Ticket | Quantity | Amount |
|--------------------------------|----------|--------|----------|--------|
| 95 Gallon Toler | 10/01/22 | | 1.00 | 86.00 |
| MN STATE SOLID WASTE TAX 9.75% | | | | 25.45 |
| COUNTY ENVIRONMENTAL CHARGE | | | | 12.00 |
| Total Current Charges | | | | 123.45 |

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

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.

| | | | |
|--|--|--|--|
| <input type="checkbox"/> Check Here to Change Contact Info | | <input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment | |
| List your new billing information below. For a change of service address, please contact WM . | | If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted. | |
| Address 1 | | | |
| Address 2 | | | |
| City | | | |
| State | | | |
| Zip | | | |
| Email | | | |
| Date Valid | | | |
| | | Email | |
| | | Date | |
| | | Bank Account Holder Signature | |

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 10



KBarII Annuals to Perennials 9.10.25

Date 10/13/2025
Customer Lynn Hayes | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@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 | Price |
|--------------------------------|----------|------|--------------------|
| Labor Enhancement | 80.00 | Hr | \$7,200.00 |
| Bluedaze 3gal. | 340.00 | EA | \$4,046.00 |
| Confetti Lantana 1gal. | 1,100.00 | EA | \$6,930.00 |
| Pine Fines 2Cu Bag | 137.00 | EA | \$989.14 |
| Plant Material Install: | | | \$19,165.14 |

Irrigation Repair/Installation

Irrigation Enhancement

| Items | Quantity | Unit | Price |
|------------------------|----------|---------|----------|
| Labor Irrigation | 12.00 | Hr | \$956.47 |
| Misc Install Materials | 1.00 | Dollars | \$150.00 |

Irrigation Enhancement: \$1,106.47

PROJECT TOTAL: \$20,271.61

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 from rusting commencing immediately after installation

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

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

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

By _____
Jeff Cane
Date 10/13/2025
Pine Lake Services, LLC

By _____
Lynn Hayes
Date _____
Rizzetta & Co.

Tab 11

HOLIDAY DÉCOR INSTALLATION AGREEMENT

This Agreement ("Agreement" or "Contract"), is made between K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida (hereinafter referred to as "District" or "Owner") with an address of c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 and ILLUMINATIONS HOLIDAY LIGHTING, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Contractor") with a mailing address of 8606 Herons Cove Place, Tampa, FL 33647 on this 22nd day of September, 2023.

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District wishes to enter into contract with a holiday décor provider for provision of holiday décor and installation services related to District owned lands throughout the community: and

WHEREAS, the Contractor has offered to provide holiday décor and installation services to the District as an independent contractor.

WHEREAS, the District wishes to approve Contractor pursuant to this Contract.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Contractor and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

II. DESCRIPTION OF WORK

The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform holiday décor supply and installation as more specifically referenced in the Proposal attached hereto and incorporated herein as **Exhibit "A"** (hereinafter referred to as the "Contract Work"). To the extent of any conflict between Exhibit "A" and this Contract, the Contract terms shall govern.

While performing the Contract Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Contract Work. All work shall be performed in a professional manner. The performance of all services by the Contractor under this Contract and related to this Contract shall conform to any written instructions issued by the District.

1. The District shall designate one or more individuals to act as the District's representative(s) with respect to the Contract Work. The District's representative(s) shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to the Contract Work.
2. Scheduling of the Contract Work will be determined by the Contractor acting in concert with the District and will be in conformance with any community rules and/or policies. The District may at any time request alterations to the timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
3. The Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair, at its sole cost, any damage resulting from the Contract Work within twenty-four (24) hours of the damage occurring.

III. CONTRACT SUM; TERM

The District will remit payment to the Contractor for the Contract Work as follows:

Fifty Percent (50%) payment as a deposit upon full Contract signature and receipt by the District of the insurance requirements as referenced herein.

Fifty Percent (50%) payment upon completion of the Contract Work and receipt of invoice, assuming Contract Work is completed timely and to the reasonable satisfaction of District.

The payment for the Contract Work ("Contract Sum") shall total Nineteen thousand one hundred forty eight and No/100 Dollars (\$ 19,148.00) as referenced in the attached Proposal.

Contractor agrees to complete the installation and removal pursuant to the following schedule:

- All décor and lighting will be installed and illuminated no later than the weekend following the Thanksgiving holiday; and
- All décor and lighting removal will commence after New Year's Day and will be removed in total by January 31st.
- District agrees to the following optional work listed on the proposal:

Price includes weekly maintenance check on all décor and lighting. Any lighting repairs will be made within forty-eight (48) hours of report.

The District requires that all subcontractors, material men, suppliers or laborers be paid and may require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, at the District's discretion. Further, the District shall have the right to require, at any time, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

IV. TIME OF COMMENCEMENT

The work to be performed under this Contract shall commence after full execution of this Contract by the parties and the Contractor providing the District the requisite insurance referenced herein and then the District remitting the referenced deposit.

V. DUTIES AND RIGHTS OF CONTRACTOR

The Contractor's duties and rights are as follows:

1. **Responsibility for and Supervision of Contract Work:** The Contractor shall be solely responsible for all work specified in this Contract, including the techniques, sequences, procedures, means, and coordination for all work. The Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
2. **Discipline, Employment:** The Contractor shall maintain at all times strict discipline among its employees, if any, and shall not employ for work at the District any person unfit or without sufficient skills to perform the job for which such person is employed. Rudeness or discourteous acts by employees will not be tolerated.
3. **Furnishing of Labor, Materials/Liens, and Claims:** The Contractor shall provide and pay for all labor, materials, and equipment, including tools, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Contract. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by any reason of the Contractor's performance under this Contract.
4. **Payment of Taxes, Procurement of Licenses and permits, Compliance with Governmental Regulations:** The Contractor shall pay all taxes required by law in connection with the Contract Work, including sales, use, and similar taxes, and shall secure all licenses and permits ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances applicable to the District.
5. **Responsibility for Negligence of Employees and Subcontractors:** The Contractor shall be fully responsible for all acts or omissions of its employees, if any, at the site, its subcontractors and their employees, and other persons doing work under any request of Contractor.

6. **Safety Precautions and Programs:** The Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract. The Contractor shall comply with all OSHA standards. The Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work.

VI. INDEMNIFICATION

The Contractor does hereby indemnify and hold harmless the District, its officers, agents, and employees, from liabilities, damages, losses, and costs of every kind including but not limited to reasonable attorney's fees, consequential and punitive damages arising in any manner whatsoever from or out of Contractor's presence at the District property for any purpose, including but not limited to performing the Contract Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Contract.

It is understood and agreed that this Contract is not a construction contract as the term is referenced in Section 725.06, Fla. Stat., (as amended) and that said statutory provision does not govern, restrict, or control this Contract.

VII. INSURANCE

1. Before performing any Contract Work, the Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC VII." No changes are to be made to these specifications without prior written specific approval by the District.
2. **WORKERS' COMPENSATION:** The Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.
3. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual products and completed operations, and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.

- 4. AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles scheduled, hired and non-owned vehicles with limits of not less than 1,000,000.00 combined single limit covering all work performed under this Contract.
- 5.** Each insurance policy required by this contract shall:
- Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - Be written to reflect that the aggregate limit will apply on a per claim basis.
- 6.** The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- 7.** The procuring of required policies of insurance shall not be construed to limit the Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.
- 8.** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- 9.** Contract award will be subject to compliance with the insurance requirements. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract, and copies of all endorsements are to be furnished to the District prior to commencement of Contract Work, and a minimum of 10 calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- 10.** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- 11.** Insurance requirements itemized in the Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- 12.** All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis. The General Liability and Automobile coverages shall name the District, its supervisors, Officers, Agents, Employees, and volunteers as additional insured as their interest may appear under this Contract.
- 13.** If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand all information that may be required in connection with the District's obtaining the required insurance.

VIII. EARLY TERMINATION FOR BREACH OF CONTRACT

1. Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on ten (10) days' written notice to the Contractor, terminate this Contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent by certified mail
2. On a default by Contractor, the District may terminate the Contract immediately or elect not to terminate the Contract, and in such event, it may make good the deficiency in which the default consists and deduct the costs from the payment then or to become due the Contractor.
3. Each party specifically reserves all rights available under the law or equity should there be a default by the other party which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

IX. ATTORNEY'S FEES

If any court proceeding or other action occurs between the parties as a result of this Contract or any other document or act required by this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any pre-trial, trial, appellate and/or bankruptcy proceedings as well as attorney's fees and costs incurred in determining entitlement to and reasonableness of fees and costs.

X. MISCELLANEOUS

1. No assignment by either party to this Contract of any rights under or interests in this Contract will be binding on another party hereto without the written consent of the party sought to be bound.
2. No employees, agents, or representatives of either party are personally or individually bound by this contract.
3. This Contract is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Contract expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Contract or any provisions or conditions hereof and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.
4. Nothing in this Contract shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

5. This Contract has been negotiated fully between the parties as an arms length transaction. The parties participated fully in the preparation of this Contract and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of the Contract, all parties are deemed to have drafted, chosen and selected the language and the doubtful language will not be interpreted or construed against any party.
6. The laws of the State of Florida shall govern all provisions of this Contract. In the event the parties to this Contract cannot resolve a difference with regard to any matter arising here from, the disputed matter will be referred to court-ordered mediation pursuant to Section 44.102, Fla. Stat., as amended. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Hillsborough County, Florida.
7. This Contract and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.
8. A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.
9. The execution of this Contract has been duly authorized by the appropriate body or official of each party. Both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provision of this instrument.
10. Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that this Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
11. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to applicable Florida law, the Contractor's records associated with this Contract may be subject to Florida's public records laws, Section 119.01, F.S., et seq, as amended from time to time. The Contractor agrees to comply with Florida's public records law by keeping and maintaining public records required by the District in order to perform the Contract Work. Upon request from the District's Custodian of Public Records, the Contractor shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Contract and following completion of the Contract if the Contractor does not transfer the records to the District. Upon completion of the Contract, the Contractor shall transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain all public records required by the District to perform the Contract

Work. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, TAYLOR NIELSEN, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, 813-533-2923, TNIELSEN@RIZZETTA.COM

12. Notices: Unless specifically stated to the contrary elsewhere in this Contract, where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the addresses listed below:

To Owner: K-Bar Ranch II Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a copy to: Andrew H. Cohen, District Counsel
6853 Energy Court
Lakewood Ranch, Florida 34240

To Contractor: Illuminations Holiday Lighting, LLC
8606 Herons Cove Place
Tampa, Florida 33647

13. E-Verify: Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the Owner is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the Owner has a good faith belief that Contractor knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the Owner shall terminate the Agreement. If the Owner has a good faith belief that a subcontractor

performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the Owner as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Contract on the day and year first written above.

ATTEST:

Matt O'Nolan
Secretary/Assistant Secretary

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

Michele Emery
Michele Emery (Sep 28, 2023 23:06 EDT)
Chair, Board of Supervisors

ATTEST:

By: Timothy A. Gay

Illuminations Holiday Lighting, LLC

Timothy A. Gay
Title: President







Kbar Ranch II CDD Contract 2023

Final Audit Report

2023-09-29

| | |
|-----------------|--|
| Created: | 2023-09-28 |
| By: | Matt O'Nolan (monolan@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAARJIXkTqjuP_mP2HV2OGCQdvQQUT-rc6k |

"Kbar Ranch II CDD Contract 2023" History

-  Document created by Matt O'Nolan (monolan@rizzetta.com)
2023-09-28 - 7:46:51 PM GMT
-  Document emailed to kbar2cddmemery@gmail.com for signature
2023-09-28 - 7:47:42 PM GMT
-  Email viewed by kbar2cddmemery@gmail.com
2023-09-29 - 3:05:02 AM GMT
-  Signer kbar2cddmemery@gmail.com entered name at signing as Michele Emery
2023-09-29 - 3:06:03 AM GMT
-  Document e-signed by Michele Emery (kbar2cddmemery@gmail.com)
Signature Date: 2023-09-29 - 3:06:05 AM GMT - Time Source: server
-  Agreement completed.
2023-09-29 - 3:06:05 AM GMT

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 | | 4199.50 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

Tab 12



Quote Number: 345834-51561

Date: November 3, 2025

Pricing valid through:
December 3, 2025

Your contact: Ben Pellett

Phone: 815-364-9579

atsinfo@atsacoustics.com

Fax: 217-336-2401

15 W Main St, Box 260

Piper City, IL, 60959

www.atsacoustics.com

Your Quote from ATS Acoustics

Dear Mitch Severson,

Thank you for the opportunity to provide this quote. If you have any questions or additional requirements please don't hesitate to contact me. I'll be happy to help in any way I can.

Thanks!

Ben Pellett
Sales Representative
ATS Acoustics

Project Information

| | |
|--|-----------------------|
| Contact: | Mitch Severson |
| Company: | K-Bar Ranch II |
| Job Name: | Conference Room |
| Variation Quoted: | Median Recommendation |
| Current reverberation time: | 5.08 seconds |
| Estimated reverberation time after installation: | 1.15 seconds |

Items Quoted

| Description | Unit Price | Quantity | Extended |
|--|------------|-----------|---|
| ATS Acoustic Panel - 24 x 48 x 4 Color: Linen Fire Rated: ASTM E84 Class A - Included Desired edge profile: Square | \$127.99 | 8 Panels | \$1,023.92 |
| ATS Acoustic Panel - 24 x 48 x 2 Color: Platinum Fire Rated: ASTM E84 Class A - Included Desired edge profile: Square | \$89.99 | 38 Panels | \$3,419.62 |
| ATS Hardened-Edge Acoustic Panel - 24 x 48 x 2 Color: Guilford of Maine Linen Desired edge profile: Square High-Impact Option: No Optional Installation Hardware: Rotofast Snap-On Anchors Installed Orientation: Ceiling | \$115.99 | 32 Panels | \$3,711.68 |
| | | | Subtotal \$8,155.22 |
| | | | Shipping to 33647 via LTL Freight \$0.00 |
| | | | Total \$8,155.22 |

- Supply quote only. Installation not included.
- To help keep our prices competitive, we prefer payment by check, ACH, or wire transfer.



Quote Number: 345834-51560

Date: November 3, 2025

Pricing valid through:
December 3, 2025

Your contact: Ben Pellett

Phone: 815-364-9579

atsinfo@atsacoustics.com

Fax: 217-336-2401

15 W Main St, Box 260

Piper City, IL, 60959

www.atsacoustics.com

Your Quote from ATS Acoustics

Dear Mitch Severson,

Thank you for the opportunity to provide this quote. If you have any questions or additional requirements please don't hesitate to contact me. I'll be happy to help in any way I can.

Thanks!

Ben Pellett
Sales Representative
ATS Acoustics

Project Information

| | |
|--|------------------------|
| Contact: | Mitch Severson |
| Company: | K-Bar Ranch II |
| Job Name: | Conference Room |
| Variation Quoted: | Minimum Recommendation |
| Current reverberation time: | 5.08 seconds |
| Estimated reverberation time after installation: | 1.50 seconds |

Items Quoted

| Description | Unit Price | Quantity | Extended |
|--|------------|-----------|---|
| ATS Acoustic Panel - 24 x 48 x 4 Color: Linen Fire Rated: ASTM E84 Class A - Included Desired edge profile: Square | \$127.99 | 8 Panels | \$1,023.92 |
| ATS Acoustic Panel - 24 x 48 x 2 Color: Platinum Fire Rated: ASTM E84 Class A - Included Desired edge profile: Square | \$89.99 | 24 Panels | \$2,159.76 |
| ATS Hardened-Edge Acoustic Panel - 24 x 48 x 2 Color: Guilford of Maine Linen Desired edge profile: Square High-Impact Option: No Optional Installation Hardware: Rotofast Snap-On Anchors Installed Orientation: Ceiling | \$115.99 | 24 Panels | \$2,783.76 |
| | | | Subtotal \$5,967.44 |
| | | | Shipping to 33647 via LTL Freight \$0.00 |
| | | | Total \$5,967.44 |

- Supply quote only. Installation not included.
- To help keep our prices competitive, we prefer payment by check, ACH, or wire transfer.



QUOTE #:
05081

Country of Origin: United States of America

To: Mitch
10820 Mistflower Lane
Tampa, FL 33647
813.388.9646
manager@KBarLL.com

KBar Clubhouse Tampa

COMMERCIAL ACOUSTICS
6301 N Florida Ave
Tampa, FL 33604
904.710.8351 Cell
888.815.9691 Office

| QUOTE DATE | SHIPPED VIA | TERMS |
|------------|-------------------|-----------------|
| 10/29/25 | DELIVERED TO SITE | 50% DOWN/NET 15 |

| QTY ORDERED | TYPE | DESCRIPTION | COST PER UNIT | TOTAL |
|-------------|----------------------------|---|---------------|------------------|
| 48 | 2" Thick Acoustical Panels | <ul style="list-style-type: none"> 28 20"x48" Blue Beveled Wall Panels 20 24"x48" White Ceiling Panels, Square Per Layout Below Furnish & Install 2" Thick Panels | LS | \$9500.76 |
| | Total | | | \$9500.76 |



Terms of Proposal:

1. Quote valid for 30 days
2. Credit Card payments will require a 3% processing fee to be paid by the client.
3. 50% Down Payment due prior to installation. Payment is due 15 days from installation of material. A service charge of 1.5% per month (18% per year) will apply to all delinquent invoices.
4. 3 week lead-time. 1-2 week install duration. Lead time may vary by 1-2 weeks in extreme cases.
5. A 1 year limited warranty applies to all material. Material warranty limited to price of Commercial Acoustics materials included.
6. Installation Details:
 - a. A Hard Date for initial mobilization shall be set in writing no less than 2 weeks in advance of mobilization for installation. Scheduling notification shall be provided via email to client. Client certifies at this time that the site is ready to receive the system installation. If the site is not ready upon arrival, the client may be subject to a rescheduling fee. Installation days cannot be confirmed until the area(s) is/are prepared and ready to receive the components or system. If man hours are lost due to lack of preparation, Commercial Acoustics will require a change order to accommodate for lost time.
 - b. Go-Backs, Punch Lists, or Change Order items shall require a minimum 72-hour notification, in writing
 - c. Installation duration is an estimate only, and is heavily dependent on site conditions. No authority to reduce scope of work by supplementing with external labor shall be granted, without prior written approval by Commercial Acoustics.
 - d. Room will be clear and broom-clean prior to arrival. Finish products shall not be exposed to areas that are not sufficiently clean and dust-free.
 - e. Assumes permits and inspections are complete prior to installation team arrival
 - f. Product will be installed per installation instructions provided. Instructions shall be requested by Contractor in advance of installation team arrival, if needed.
 - g. If ceiling installation, assumes that ceiling is constructed of gypsum or corrugated metal. If Client or Contractor is aware of deficient ceiling substrate or material, Client or Contractor shall disclose this known deficiency
 - h. If after-hours or over-night installation is required, this will be subject to a \$500/day after-hours fee.
 - i. If applicable, the client shall approve a completed first piece prior to commencement of installation. This shall serve as the basis of future quality standard throughout the rest of the project
 - j. If no layout is provided by client, best practices shall be utilized to ensure equal spacing between panels and components. All obstructions, protrusions, cut outs, etc. must be absent or brought to our attention prior to installation of acoustic panels. Custom-cutting panels around unexpected or undocumented obstructions greatly increases the installation time, and will incur a Change Order fee
7. Acoustic Panels:
 - a. Includes Guilford of Maine acoustically-transparent fabric. Contact salesperson for fabric swatches or additional fabric options
 - b. First Piece Panels off production line available for client approval prior to delivery
8. If sales tax exempt, the purchaser must have a valid Sales Tax Certificate on file with Commercial Acoustics at time of order. Payment of local and state taxes are not included in this quote if outside of the states of FL and LA, and are the responsibility of the purchaser. All credit terms for Net 30 accounts are subject to approval prior to the order being released into production.
9. This quote includes General Liability coverage of \$2,000,000 and Workers Compensation coverage of \$1,000,000. Does not include Waivers of Subrogation (WoS), Additional Insured (AI), or Primary Non-Contributory (PNC) endorsements. Additional insurance requirements, endorsements or waivers may require an additional fee. If a sample Certificate of Insurance (COI) is available, please provide during the bidding process.
10. Custom made products such as acoustic fabric panels are made to specifications and are not subject to return under any conditions.
11. Price in proposal assumes no retainage in contract. If retainage is required, additional financing fees may be incurred.
12. If this Proposal is adopted as a portion of a Subcontract or Scope of Work, these Terms & Conditions shall not be over-ridden or superseded by the Terms & Conditions of the Subcontract, and shall remain wholly
13. Client shall have representative on-site with authority to approve final quality of installation on last day of installation, and at completion of regular intervals of the installation. If no representative is available, or the representative does not have sufficient authority to approve or reject the installation, a Go-Back or Change Order may be submitted to client if additional mobilization is required.
14. CONTRACTOR agrees to refrain from any and all interference in the progress of SUBCONTRACTOR's performance of the work. CONTRACTOR shall be liable to SUBCONTRACTOR for any and all damages, expenses and losses incurred as a result of such delay, including any liquidated damages ("LDs") assessed against SUBCONTRACTOR, all incidental and consequential damages, and costs for continued Project supervision, job overhead, insurance, Project facilities and other costs

Contact Information:
Walker Peek
Commercial Acoustics
walker@commercial-acoustics.com
904-710-8351

Signature of Authorization: _____ Date: _____



American Micro Industries
Custom Components
Soundproof Cow

440 Ramsey Avenue
Chambersburg, PA 17201
USA

Estimate

| DATE | ESTIMATE # |
|-----------|------------|
| 11/3/2025 | 50583 |
| SALES REP | |
| | |

BILL TO

Mitch Stevenson
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33647
US

SHIP TO

Mitch Stevenson
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33647
US

manager@KBarII.com
813.388.9646

| Item | Description | Qty | UOM | Rate | Amt |
|----------|---|-----|-----|----------|------------|
| 10599902 | Udderly Quiet Acoustic Panel - 200 Series: CORE: 6 PCF THICKNESS: 1" DIMENSIONS: 24W" x 48H" ORIENTATION: FABRIC/COLOR:TBD EDGE: Resin Hardened EDGE DETAIL: Square CORNER: Square MOUNTING: Z Clip Mounting NOTES: | 19 | 19 | \$140.00 | \$2,660.00 |
| Shipping | Shipping Fedex Ground (\$129.56) Customer to provide Tax exempt | 1 | 1 | \$0.00 | \$0.00 |
| | | | | SUBTOTAL | \$2,660.00 |
| | | | | SHIPPING | \$129.56 |
| | | | | DISCOUNT | \$0.00 |
| | | | | TAX | \$0.00 |
| | | | | TOTAL | \$2,789.56 |

All quotes are valid for up to fifteen (15) days from origination date.
Orders over \$5,000.00 require an authorization signature.



American Micro Industries
Custom Components
Soundproof Cow

440 Ramsey Avenue
Chambersburg, PA 17201
USA

Estimate

| DATE | ESTIMATE # |
|-----------|------------|
| 11/3/2025 | 50582 |
| SALES REP | |
| | |

BILL TO

Mitch Stevenson
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33647
US

SHIP TO

Mitch Stevenson
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33647
US

manager@KBarII.com
813.388.9646

| Item | Description | Qty | UOM | Rate | Amt |
|----------|--|-----|-----|----------|------------|
| 10599902 | Udderly Quiet Acoustic Panel - 200 Series: CORE: 6 PCF THICKNESS: 1" DIMENSIONS: 24W" x 48H" ORIENTATION: FABRIC/COLOR:TBD EDGE: Resin Hardened EDGE DETAIL: Square CORNER: Square MOUNTING: Adhesive NOTES: | 19 | 19 | \$125.00 | \$2,375.00 |
| Shipping | Shipping Fedex Ground (\$129.56) Customer to provide tax exempt | 1 | 1 | \$0.00 | \$0.00 |
| | | | | SUBTOTAL | \$2,375.00 |
| | | | | SHIPPING | \$129.56 |
| | | | | DISCOUNT | \$0.00 |
| | | | | TAX | \$0.00 |
| | | | | TOTAL | \$2,504.56 |

All quotes are valid for up to fifteen (15) days from origination date.
Orders over \$5,000.00 require an authorization signature.

Tab 13

K-Bar Ranch II

Community Development District



Community Facilities Rules & Regulations

Adopted July 18, 2022
Resolution 2022-04

**K-Bar Ranch II Community Development District
Community Facilities Rules & Regulations**

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Community Facilities Rules & Regulations

General

K-Bar Ranch II Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its users. The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

1. **Adult** – An individual eighteen (18) years of age, or older.
2. **Access Cards** – Cards are issued to eligible Members that meet the requirements contained in these Rules and Regulations strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules and Regulations. The cards will be issued at the Community Facility office and will contain a photo of the cardholder.
3. **Annual Pass** – an annual pass may be purchased by a non-resident of the District at a cost of the highest operation and maintenance fee plus a 20% administrative fee, which cannot be pro-rated, per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. **Board of Supervisors** – the Board of Supervisors of the K-Bar Ranch II Community Development District.
5. **Common Areas** – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

-
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
 7. District Management or District Manager – Those agents and representatives of the management firm hired by the District.
 8. Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall always remain with their Guests. The Recreation Manager may make accommodations as necessary for unaccompanied guests. Approvals for unaccompanied guests must be received in advance and are at the sole discretion of the Recreation Manager.
 9. Invitee(s) – A person who is invited onto the Community Facilities as a member of the public or enters for the purpose of business dealings.
 10. Member – Shall mean Resident, Annual Passholder or Tenant.
 11. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
 12. Recreational Facilities– Includes the swimming pool facilities, activity center (a.k.a. clubhouse), playground, restrooms and tennis/pickle ball courts.
 13. Recreational Staff (“Staff”) – Those individuals employed by the amenities management firm hired by the District such as Recreation Manager (as defined below), clubhouse or pool attendants, maintenance personnel, or other employees of the management firm.
 14. Recreation Manager – On-site member of Staff responsible for managing the District’s Community Facilities.
 15. Resident – A homeowner/household living within the District’s boundaries.
 16. Rules and Regulations – Any written rules or regulations adopted, implemented, or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
 17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

Conduct Code

Improper conduct, obscenities, verbal, or physical threats by any user will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for family, their Guests and Invitees.

All users are expected to conduct themselves properly with due consideration for each other and for fellow users, Guests and Staff. The Recreation Manager has the authority to discipline within the Rules and Regulations any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained by Staff and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency by Staff.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff on duty or to District Management. Users are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow users and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a user. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Users shall not engage or direct Staff on any private business, nor shall any Staff

member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff or Users.

Lease Procedures and Transfer of Privileges

Any homeowner permitting a Tenant to occupy his/her dwelling must notify the Recreation Manager. All Tenants living within the leased home must be listed on the Lease Agreement. Leases must contain a clause that indicates the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. Households may transfer their privileges for use of the Community Facilities to their Tenants by contacting the District Manager or Recreation Manager and access cards will be issued to the tenants at a fee of \$25 each. Homeowners shall have no privileges while Tenants are using the transferred rights. A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant the homeowner no longer has any privileges to use of Community Facilities until such time that the Recreation Manager is notified of termination of transfer.

In the event a home is sold, the card will be deactivated, and a new card will be issued to the new residents at no cost.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Recreation Staff may ask to inspect proper identification and those persons not showing it may be required to leave. All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Unless otherwise provided herein, Guests must be accompanied by a member of the household and must obtain a guest pass from the Recreation Manager.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder Member 15 years and older will be issued an Access Card. These cards are for use by the card holder only.
 - b. The card is used to access the swimming pool facility, activity center, playground, tennis/pickle ball courts. Age restrictions apply.

-
- c. When you use the Access Card, your name and time of entry are registered. Members and Guests should ensure gates are closed behind them for security.
 - d. Your card is your responsibility. If you misplace your card, please contact the Staff immediately so that the card can be deactivated.
 - e. Replacement cards will be issued at a charge of \$25 each.
 - f. Hours for the Community Facilities are posted at the entrance to each facility. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for an Access Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport), a copy of a utility statement and or a vehicle registration showing the address. Each cardholder is required to sign an Access Card Agreement. Tenants must also provide a copy of their lease.
 - h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities unless otherwise posted, including parking lots and walkways.
 - i. Shirts and shoes are to be worn in the Recreational Facilities, except the swimming pool area.
 - j. Wet bathing suits are not allowed to be worn inside the activity center.
 - k. Profanity and bullying will not be tolerated.
 - l. No vandalizing of Community Facilities.
 - m. For Safety, anyone under the age of fifteen (15) must be accompanied by an Adult when visiting the Recreational Facilities.
 - n. No fighting.
 - o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - p. With the exception of a community sponsored event where alcoholic beverages are permitted, users or Guests may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.

q. Use of tobacco products, vaping, illegal drugs and paraphernalia are prohibited.

r. No pets (except as allowed by applicable law) will be allowed in any fenced Common Area, including the swimming pool area, with the exception of community events and or programs that may specifically allow pets to attend. All pets must be on a leash outside of each Resident's property.

s. Community Facilities shall be used only for the purpose for which they are designed.

t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.

4. Community property may not be removed or altered from any Community Facility without written consent of the Board of Supervisors or District Manager.

5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.

6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by users. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, Guests and Invitees.

7. In accordance with the Florida Clean Air Act, smoking and/or vaping is prohibited within the Community Facilities, unless it is within a designated area established for such use.

8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.

9. Programs may be offered at the Recreational Facilities for Member's participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.

10. With the exception of community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

Community Facility Rental Policies

Members and non-Members may reserve for rental all or half of the multi-purpose room located in the activity center and Tennis/Pickle Ball Courts for private events/play. Reservation of the Tennis/Pickle Ball Courts is specifically addressed in the section regarding the Tennis Court. The following is particular to the activity center. The daily guest limits referenced in these Rules and Regulations shall not apply to guests attending a private function. Members and non-Members interested in reserving a space in the activity center should contact the Recreation Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved or restricted for use by the District or K-Bar Ranch II Master Association.

1. Available Facilities: The following Community Facilities are available for private rental for up to five (5) total hours (including set-up and post-event cleanup), at the following rates: Clubhouse Manager can authorize additional hours if available, at hourly rates consistent with the 5 hour rental rates below.

Multi-purpose Room in activity center

o Reservation by the District or the K-Bar Ranch II Master Association – no charge and has first right

o Reservation by Members \$100.00 for half room
 \$200.00 for full room

o Reservation by non-Members \$200.00 for half room
 \$400.00 for full room

o Reservation by governmental unit or homeowner association meetings
 \$100.00 for half room
 \$200.00 for full room

Reservations for governmental unit or homeowner association events
 \$200.00 for half room
 \$400.00 for full room

No alcohol may be served at private events.

The Member or non-Member, governmental unit or homeowner's association renting any portion of the Community Facilities shall be responsible for any and all damage and expenses arising from the rental.

2. Reservations: Members and non-Members interested in making a reservation must submit to the Recreation Manager a completed Use Application. After approval from the Recreation Manager, payment of deposit and rental must be made within 48 hours to lock in reservation. The Recreation Manager will review the Use Application on a case-by-case basis and has the authority to reasonably

deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

3. Staffing: When Staff is required at a private event, all users shall be required to pay for the Staff at a rate of \$25/hour for each employee required.

4. Deposit: As stated above, private rental of the multi-purpose room in the activity center requires a deposit according to the following schedule at the time the reservation is approved:

- Reservation by the District or the K-Bar Ranch II Master Association – no deposit required
- Reservation by Members - \$200.00
- Reservation by non-Members - \$400.00
- Reservation by other governmental unit or homeowners association - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage is removed from the premises.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, chairs, countertops, etc.
- e. Ensure that no property has been removed from the activity center.
- f. Ensure that no damage has occurred to the activity center and/or any property in the activity center, including stains or damages to carpet.

The Recreation Manager shall determine the amount of deposit to return, if any. Deposit will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. Adherence to Rules and Regulations. Members or non-Members and their Guests and Invitees are required to adhere to all Rules and Regulations. Failure to comply with such Rules and Regulations may result in the forfeiture of the deposit.

6. Additional Cleaning. If additional cleaning of rented facilities is required, the user reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, users may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

7. General Policies:

-
- a. No decorations may be affixed to the walls, doors or any fixtures.
 - b. The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances.
 - c. Event Liability coverage may be required on a case by case basis in the sole discretion of the Board of Supervisors.

8. Cancellation Policy (multipurpose rooms): Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or \$50 of the deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board.

9. Any third party vendors brought in by the renter must be approved by the Clubhouse Manager to operate on District property, and provide a Certificate of Insurance covering the District in the event of an accident. This includes caterers, performers, etc.

10. No open flames in the facility, with the exception of candles or chafing fuel devices for keeping food warm (Sternos).

Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of any type of watercraft upon the stormwater ponds within the District, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited unless designated otherwise. Designated fishing areas may be determined by the District's environmental permits. Look for signage indicating a designated common area fishing site. Fishing shall be catch and release only.

Playground Rules (the "Park")

1. Park hours are from 8:00 AM till dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children must be always supervised by an Adult, within close proximity.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.

-
7. Report violators, damaged equipment and unsafe conditions to the Recreation Manager.
 8. Call 911 in the event of an emergency and inform the Recreation Manager and District Manager.
 9. The Park may be equipped with closed-circuit surveillance cameras.
 10. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited.

Swimming Pool Facility (the “Pool Facilities”)

1. The Pool Facilities are open from one half hour after sunrise until one half hour before dusk or as otherwise posted and required by applicable law.
2. Access Cards must be readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. For safety, children under the age of fifteen (15) must be accompanied by an Adult at all times to swim or to enter the pool in any manner.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. (Bathing suits only) No thong swimwear is permitted at the Pool Facilities.
7. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Pool Facilities.
8. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
9. No floatation devices including rafts are permitted in the pool without prior approval, except for swim aids and water aerobics equipment.
10. No running or rough housing is allowed in the swimming Pool Facilities.
11. No animals with the exception of qualified animals mandated by law are allowed within the Pool Facilities.

-
12. Alcohol is prohibited at the Pool Facilities.
 13. No glass containers of any kind are allowed in the Pool Facilities.
 14. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
 15. Food and beverages are prohibited in the pool and on the pool wet deck area per Florida Statute. The wet deck area is defined herein as the four (4) foot area from the water’s edge around the entire perimeter of the pool.
 16. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
 17. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
 18. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
 19. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
 20. Any person swimming after the Pool Facilities are closed may be suspended from the Recreational Facilities and is subject to trespassing charges.
 21. Call 911 in the event of an emergency.
 22. The Pool Facilities are equipped with closed circuit surveillance cameras.
 23. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly or as otherwise determined by the Recreation Manager and/or District Manager. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Recreation Manager and/or District Manager. Unauthorized pool parties are not permitted.
2. A Pool Party Usage Agreement shall be executed by the Applicant.
3. All parties must be booked in advance through the Recreation Manager and/or District Manager.

4. Only Members are allowed to book a pool party. A \$100.00 refundable deposit is due at the time the application is submitted.

5. A non-refundable usage fee of \$50.00 shall be charged to Members. Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or the \$50 deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board. In the event there is rain the day of, renter is eligible to redeem the paid hours of rental another day, or add it on to the time window of original rental period such as if the rental party waits out bad weather before or during their rental. Additional hours must still fall within operating hours. Clubhouse Manager will determine scheduling and crediting hours for rain delays/cancellations.

6. The party is limited to a maximum of 20 people.

7. For every 5 children between 2- 6 years old, at least one adult must be present.

8. All paper goods (decorations, plates, cups, etc.) trash and food must be removed at the end of the party from the pool facility.

9. All food and gift wrap must be kept away from the pool.

10. Tables must be wiped down thoroughly at the end of the party.

11. No balloons, silly string, glitter, confetti or other messy party favors are permitted.

Tennis/Pickle Ball Courts

1. Access to the courts is with your Amenity Access Card.

2. Play is on a first come, first serve basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.

2. Proper tennis attire is required while on the courts, such as; sportswear and tennis shoes/sneakers.

3. Profanity and/or disruptive behavior are not permitted.

4. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the courts.

5. Glass containers are not allowed in the court areas.

6. Portable radios and/or "boom boxes" are not allowed in the court areas. All portable

electronic devices are allowed if headphones are used.

7. No pets, except as otherwise allowed by law, are allowed on the courts.

8. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to sixty (60) minutes. Requests to Recreation Manager must be at least one (1) week in advance in order to give other users proper notice of a reservation. Any reservations will be posted on the tennis court gates.

Violation of Rules and Regulations

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. Suspension of Rights. The District, through its Board of Supervisors, District Manager, and Recreation Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:

- a. Submits false information on any application for use of the Community Facilities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District Rule or Regulation contained herein;
- f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other users or Guests.
- i. Any person using Recreational Facilities after the facilities are closed may be suspended from use of Recreational Facilities and is subject to trespassing charges.

2. Authority of Recreation Manager. The Recreation Manager or his or her staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Recreation Manager or Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.

3. Authority of District Manager. The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any

person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager at least ten (10) days before a duly advertised Board meeting.

4. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

Tab 14

**NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT AND KAMATA, LLC
FOR DANCE CLASSES**

This LICENSE AGREEMENT BETWEEN K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AND KAMATA, LLC ("Agreement") is made and entered into as of the _____ day of _____, 2025 by and between the K-Bar Ranch II Community Development District, a local unit of special purpose government established pursuant to chapter 190, Florida Statutes, located in Hillsborough, Florida (the "District") and Kamata, LLC ("Licensee"). District and Licensee being collectively referred to herein as the "Parties."

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District owns, operates, and/or maintains community facilities within the boundaries of the District ("Community Facilities"); and

WHEREAS, the Licensee has requested permission to provide dance classes at the Community Facilities ("Services"); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Community Facilities for the purposes of providing the Services, provided that such use does not impede the District's operation of the Community Facilities as a public improvement; and

WHEREAS, in order to recover certain additional costs it will incur in the provision of the of this non-exclusive license, the Licensee shall pay the District fifteen percent (15%) of the customer proceeds.

NOW THEREFORE, the Parties hereby agree as follows:

1. The Recitals stated above are true and correct and are incorporated here in as a material part of Agreement.
2. Licensee shall coordinate Services directly with the District Manager or their on-site management designee. Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the District's Clubhouse Manager, who shall have final and absolute discretion with respect to matters related to scheduling and designation of the Community Facilities where such Services are provided.

3. Licensee shall not have exclusive use of the Community Facilities but shall have exclusive use of the designated portion or area of the Community Facilities for the operation of the Services during the hours approved by the District. However, Licensee use shall not interfere with the operation of the Community Facilities as a public improvement, and Licensee agrees to pay all taxes in the event that the District is assessed real property taxes in connection to this License. Licensee also agrees to abide by all District Rules and Regulations regarding the Community Facilities.
4. Licensee agrees to pay the District fifteen percent (15%) of the amount Licensee collects from their customers to reimburse the District for additional costs incurred in connection with the License.
5. This Agreement shall continue in effect until terminated for any reason, without cause, and at any time by either party.
6. The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason in its sole and absolute discretion, whether or not reasonable.
7. Licensee represents that they are qualified to provide the Services. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in providing the Services. All minors taking part in the Services offered shall only be with written consent of a parent or guardian. The District is not responsible for the safety of any student taking part in the Services. Any signed waivers shall acknowledge that the District is not responsible for safety.
8. Licensee agrees to use all due care to protect the property of the District, its members, residents, and landowners from damage, and to require any participants in the services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Community Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by Licensee. In the event that any damage to the District's Community Facilities or lands occurs, the District shall notify Licensee of such damage. Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, Members, residents and landowners. Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

9. Licensee or any subcontractor performing the work described in the Agreement shall maintain throughout the term of the Agreement the following insurance:

Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations. The General Liability policy evidenced herein is to be primary and non-contributory to other insurance available to the District.

If the Licensee fails to have secured and maintained the required insurance, District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Licensee shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. The procuring of required policies of insurance shall not be construed to limit the Licensee's liability.

10. The Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.
11. In the event of litigation arising out of either party's obligations under the Agreement, sole and exclusive venue shall exist in Hillsborough County, Florida and the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party, including but not limited to trial level fees, bankruptcy fees and appellate fees as well as fees and costs incurred in proceedings to determine entitlement to and reasonableness of such fees and costs.
12. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
13. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight delivery or First-Class Mail, postage prepaid, and e-mailed to the parties, as follows:

If to Licensee:

If to District:

K-Bar Ranch II Community Development District
c/o Rizzeta & Company, Inc.
3434 Colwell Avenue
Suite 200

Tampa, Florida 33614
Attn: Lynn Hayes, District Manager
e-mail: lhayes@rizzetta.com

With a copy to:

Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240
Attn: Andrew H. Cohen
e-mail: acohen@flgovlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each party may deliver Notice on behalf of their respective clients. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

IN WITNESS WHEREOF, the Parties have caused this Addendum to be executed by their respective duly authorized officers as of the date indicated below.

DISTRICT:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

By: _____

Its: _____

Date: _____

LICENSEE:

KAMATA, LLC

By: _____

Its: _____

Date: _____

K-Bar Ranch II Instructor Survey

Name: Kamolika Batabyal

Phone: 650-464-6336

Address: 11053 Sandrift Dr.

Email address: kamolika@gmail.com

Are you a K-Bar Ranch II resident? Yes

Type of Instruction: Odissi Classical
Indian Dance Class

Length of each session: 1 hr

Number of students per session: 3-6

Number of sessions per week: 1

Rates: ~~\$200~~ \$80/month

Approx. Weekly schedule at K-Bar Ranch II: _____

Monday, Wednesdays or Fridays afternoon/evenings

Do you carry liability insurance? Will have waiver

Are you a current Pasco or Hillsborough County Public School Approved Vendor?
_____ If yes, expiration date _____

Area(s) used: Circle all that apply:

Pool (Deep section) Pool (Shallow section) Tennis Courts Playground

Parking Lot Bathrooms Meeting Room Gazebo.... Porch

Please attach a business card

RELEASE OF LIABILITY AND ASSUMPTION OF RISK

1. I understand that physical exercise and training (collectively, “**Odissi Dance**”), is a potentially dangerous activity and involves the risk of serious injury, disability, death, and property damage. I acknowledge that these risks may result or be compounded by the actions, omissions, or negligence of my personal physical Instructor (the “**Instructor**”) or others.

I understand that although the Instructor will endeavor to reduce the risk of injury from Odissi Dance, the Instructor cannot guarantee that I will not be injured. NOTWITHSTANDING THESE RISKS, I ACKNOWLEDGE THAT I AM VOLUNTARILY PARTICIPATING IN TRAINING. I AGREE TO ASSUME ALL RISKS OF ILLNESS, PERSONAL INJURY, PSYCHOLOGICAL INJURY, PAIN, SUFFERING, DISABILITY, DEATH, PROPERTY DAMAGE, AND FINANCIAL LOSS ARISING THEREFROM, WHETHER CAUSED BY THE ORDINARY NEGLIGENCE OF THE INSTRUCTOR OR OTHERWISE.

2. I waive and release all claims, now known or hereafter known, against the Instructor on account of personal or psychological injury, illness, pain, suffering, disability, death, property damage, or financial loss arising out of or attributable to Training, whether arising out of the ordinary negligence of the Instructor or otherwise. I agree not to make or bring any such claim against the Instructor, and forever release and discharge the Instructor from liability under such claims.

3. I confirm that I am in good health and proper physical condition and do not have any medical or other conditions that would impair my ability to participate in Dancing and I will also follow all instructions, recommendations, and cautions of the Instructor at all times during Dancing. If at any time I believe that I am no longer in proper physical condition to participate in Dancing, I will immediately discontinue further Dance.

4. I hereby consent to receive medical treatment deemed necessary if I am injured or require medical attention during Training. I understand and agree that I am solely responsible for all costs related to such medical treatment and any related medical transportation and evacuation. I release, forever discharge, and hold harmless the Instructor from any claim based on such treatment or other medical services.

5. This release may not be orally modified and constitutes the entire agreement of the Instructor and me with respect to the subject matter contained herein and supersedes all prior and contemporaneous agreements, both written and oral, with respect to such subject matter. If any term or provision of this release is deemed invalid, illegal, or unenforceable, all other terms or provisions shall remain in full force and effect.

6. I acknowledge and consent that the K-Bar Ranch II Community Development District, its Board of Supervisors, staff, vendors, and contractors are not responsible for my safety, have no duty of care, and are not liable for any and all claims that may arise during the course of Training”

7.. BY SIGNING, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTOOD ALL OF THE TERMS OF THIS RELEASE AND THAT I AM VOLUNTARILY GIVING UP SUBSTANTIAL LEGAL RIGHTS, INCLUDING THE RIGHT TO SUE THE INSTRUCTOR.

PHOTO/VIDEO RELEASE

☐ I grant permission for Guru Shradha to use photographs or videos of me for promotional purposes, including social media, website, and marketing materials.

☐ I do NOT grant permission for use of my photographs or videos.

PARTICIPANT SIGNATURE (18 YEARS OR OLDER)

I HAVE READ THIS WAIVER AND RELEASE, UNDERSTAND ITS CONTENTS, AND SIGN IT VOLUNTARILY.

Participant Signature: _____ **Date:** _____

Printed Name: _____

PARENT/GUARDIAN CONSENT (FOR PARTICIPANTS UNDER 18)

I am the parent or legal guardian of the above-named minor. I have read and understood this waiver and release, and I give my permission for the minor to participate in dance classes. I agree to be bound by its terms on behalf of the minor and myself.

Parent/Guardian Signature: _____ **Date:** _____

Printed Name: _____

Relationship to Minor: _____

Tab 15

From: [Duzianthan Mohanadoss](#)
To: [Joanne Thiessen](#); [Lynn Hayes](#)
Cc: [Mitchell Severson](#)
Subject: [EXTERNAL]Re: Tentative Agenda K-Barr Ranch CDD BOS Meeting-November 13, 2025
Date: Sunday, November 2, 2025 2:43:53 AM
Attachments: [codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png](#)
[058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png](#)
[codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png](#)
[codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png](#)
[codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png](#)
[codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png](#)
[districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png](#)

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hello,

As I have previously stated that I would not attend this meeting in-person, I will try to dial-in from the airport and stay in the meeting as much as I can before starting my international trip.

Please include the following agenda for this meeting.

- Residents of the Village of KBAR II contacted Dush and requested that the Amenity Hall be made available free of charge for one annual festival celebration (as long as all of the Amenity Hall rules were followed). This is a reasonable request made by community residents, and the conversation with board members reflects this to update the existing booking form.

I request you that this item be included in the initial agenda so that I can share my perspective and point with the board members.

Regards,
Duzianthan (Dush)
CDD Chairman
309.287.1236

On Thu, Oct 30, 2025 at 2:35 PM Joanne Thiessen <JThiessen@rizzetta.com> wrote:

Ladies & Gentlemen:

Please see the attached tentative agenda for the regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, November 13, 2025, at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

In order to verify a quorum, please confirm your attendance at this meeting by responding to the sending party only.

In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification.

Call-In Number:

[+1 321-754-9488](tel:+13217549488),382923840#

Thank you.



Joanne Thiessen
Administrative Assistant
Rizzetta & Company

813.994.1001
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K-BAR RANCH II CDD PRIVATE RENTAL AGREEMENT

AMENITY CENTER

RESIDENT'S NAME: _____ PHONE# _____

RESIDENT'S ADDRESS: _____ Facility Access Card# _____

RESIDENT'S EMAIL: _____

Today's Date: _____ Date of Event: _____ Time of Event*: _____ --- _____

of Guests: _____ Type of Event: _____

Amenity Center Regular Hours Throughout the Year:

September through November: 10:00 am until 7:00 pm.

December through March: 10:00 am until 6:00 pm.

April through August: 10:00 am until 8:00 pm.

*Amenity Center will only be rented to one party per day for the duration of the Amenity Center regular hours for that day (this includes set-up and post-event cleanup).

Note: Any event that exceeds the closing time of the Amenity Center (including post-event cleanup) will be charged an additional \$200. Any event that exceeds the closing time of the Amenity Center (including post-event cleanup) by over an hour agrees to forfeit their deposit.

The renter is required to present a valid government issued photo ID along with the application.

Amenity Center (max capacity: 100 people including adults and children)

☐ Member: full room \$300.00

☐ non-Member: full room \$600.00

☐ Government/HOA/CDD meeting: full room \$200.00

☐ Government/HOA/CDD event: full room \$400.00

☐ Hours billable for staff _____ x _____ = _____ ☐ Rental Extra Hours _____ x _____ = _____

Deposit (includes all credit card and related processing fees)

☐ Member: \$1,000.00 ☐ non-Member: \$1,000.00 ☐ Government/HOA: \$100.00

Rental Rate: Amount: _____ Date: _____ Check Number: _____ CC# _____

Security Deposit: Amount: _____ Date: _____ CC# _____

CHECK or MONEY ORDER MADE PAYABLE TO: K-Bar Ranch II CDD.

Security Deposits will only be accepted on credit cards.

RENTAL POLICIES (Please read and initial next to each item indication acceptance and understanding)

- _____ Absolutely nothing on walls, window blinds, or cabinets (i.e. no tape, tacks, glue etc.)
- _____ Furniture is NOT allowed to be removed from the building nor pool furniture brought in.
- _____ All exterior doors are to remain closed.

- _____ Use of the office, tennis, pool or any outside facility including outside bathrooms, and playground is prohibited.
- _____ The facilities shall be left in the same condition as found prior to the event.
- _____ All furnishings and floors must be cleaned, trash emptied, and liner replaced.
- _____ Time allotted for the event includes time for set-up and cleaning and may not be exceeded.
- _____ No excessive noise, profanity, or boisterous actions.
- _____ Capacity shall not be exceeded.
- _____ Alcohol is NOT permitted.
- _____ NO glass.
- _____ NO Smoking. No candles or open flames are allowed.
- _____ The named renter MUST be present for the duration of the rental.
- _____ No glitter, confetti, or smoke bombs can be used on CDD property.
- _____ The kitchen and all countertops must be cleaned, and no food may be left on the ground.
- _____ You may only enter and exit the door that is located by the kitchen.
- _____ Do not prop doors open at any time
- _____ Do not block any doors to prevent them from opening.
- _____ Do not block any exit signs with props, balloon, or other objects.
- _____ Do not block any cameras with props, balloons, or other objects
- _____ Food is to remain on tables at all times.
- _____ Use of glitter or paint is prohibited.
- _____ Propping open of doors is prohibited.
- _____ A video walk through of the space prior to the event will be conducted.
- _____ Use of the kitchen is allowed.
- _____ Use of Sterno type food heaters is only allowed on countertop and prohibited on all tables.
- _____ The party renting the space may only rent it on behalf of themselves or residents of the CDD.
- _____ The party renting the space must be present the whole time of the event.

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- CDD has the right at any time to cancel a party and during a party if the rules are broken.
 - No party may exceed 100 people. All attendees including adults and children shall be counted towards this limit. Any party that this limit, will be immediately canceled, and you will be considered trespassing and told to leave otherwise the authorities can be called, and the deposit forfeited.
 - All party attendees must stay inside the rental room. Party attendees may only use the bathrooms in the rental room. Party attendees are prohibited from gathering in the pool, playground, tennis courts, or entrance, or parking lot.
 - Please be advised that CDD uses on-site video monitoring and by signing this agreement you acknowledge and consent to all video monitoring.
 - CDD has the right to keep the deposit of any scheduled event if any rules are broken and by signing this agreement you acknowledge and consent to CDD keeping the deposit at its sole discretion.
 - CDD has the right to suspend membership privileges to rent CDD property for breach of these rules for up to one year.
 - Pool rentals are not allowed. Posted pool guidelines will be followed at all times by everyone.
 - Doors that are left or propped open and the air conditioning is damaged, then the deposit will be automatically forfeit.
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I have read and understand the above rules and regulations concerning my facility rental at K-Bar Ranch II Community Development District (“CDD”). I also agree to the full terms, conditions, and provisions of the CDD policies, including but not limited to the indemnification language found therein. I understand that I am responsible for the actions and damage caused by my guests. I also understand that any violation of said contract or policies may result in partial or full forfeiture of my security deposit. By signature herein, I recognize that this document may be subject to Florida’s public records laws, Chapter 119, Florida Statutes.

Office Use:

Date Received: _____

Date put into Google calendar: _____

Copy given to resident: _____

Resident Signature

Date

CDD Representative Signature

Date