



Rizzetta & Company

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

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**Board of Supervisors Meeting  
January 8, 2026**

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

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

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

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

<b>Board of Supervisors</b>	Duzianthan Mohan	Chair
	Greg Halstead	Vice Chair
	Michele Emery	Assistant Secretary
	Venu Reddy	Assistant Secretary
	Chris Grossenbacher	Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc
<b>District Engineer</b>	Charles Reed	Johnson Engineering
<b>District Counsel</b>		

**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: Tampa, Florida (813) 933-5571**  
**Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614**  
[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

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December 30, 2025

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

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of K-Bar Ranch II Community Development District will be held on **January 8, 2026 at 6:00 p.m.** at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. REPORTS & PRESENTATIONS**
  - A. Landscape Inspection Report ..... Tab 1
  - B. Pine Lake Nursery Contractors Response Report ..... Tab 2
    - i. Consideration of Tree-Ring Pine Straw Proposal .... Tab 3
  - C. Presentation of Aquatics Report..... Tab 4
  - D. District Counsel
  - E. District Engineer Report ..... Tab 5
  - F. Clubhouse Manager Report ..... Tab 6
  - G. District Manager
    - i. Presentation of District Manager Report..... Tab 7
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 13, 2025,..... Tab 8
  - B. Ratification of Operation & Maintenance Expenditures for November 2025..... Tab 9
- 5. BUSINESS ITEMS**
  - A. Discussion of Amenity Rules/Event Rentals ..... Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Lynn Hayes*  
Lynn Hayes  
District Manager

Tab 1



# K BAR RANCH II

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## LANDSCAPE INSPECTION REPORT



December 16, 2025  
Rizzetta & Company  
Amiee Brodeen - Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Hawk Valley, K-Bar Ranch Blvd

## 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.
- I have noticed several ant mounds throughout the property. Please have the crew treat these mounds as they are identified during the mowing event.

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. The perennial plantings are performing well at this time and present a healthy overall appearance. I will continue to monitor these areas closely over the coming months to ensure sustained performance and address any emerging concerns. (Pic 1a, 1b>)



.... of the decline and whether this condition is treatable. (Pic 2)



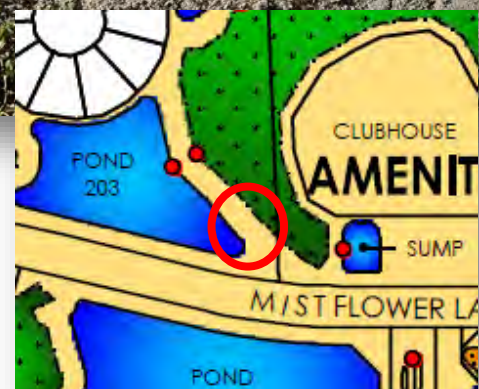
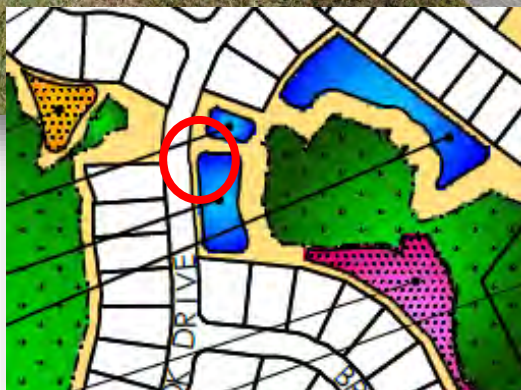
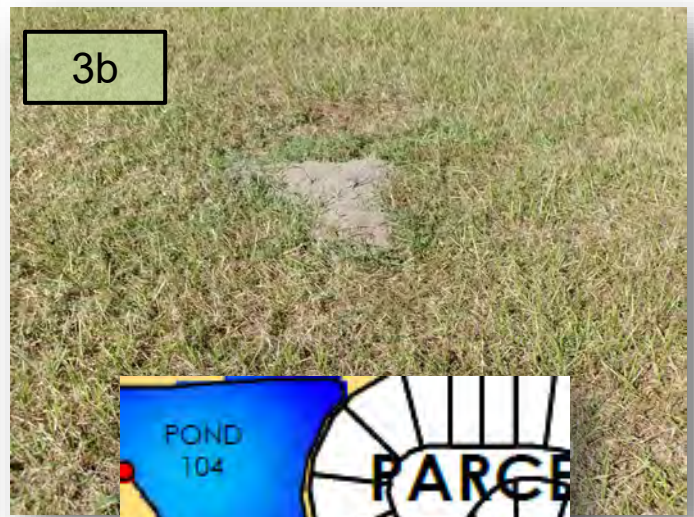
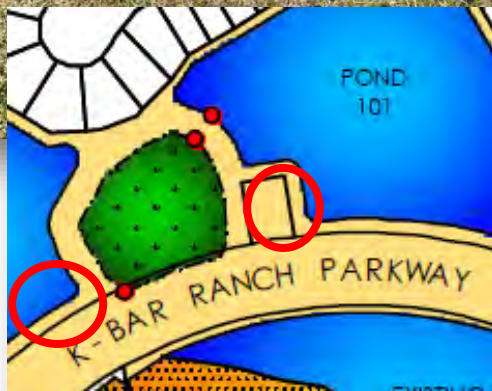
2. At the entrance of Hawk Valley, bottlebrush shrubs are continuing to see decline in the foliage and stems. Notably, only a portion of the shrubs in this area are affected. **Has the irrigation been evaluated to confirm these plants are receiving adequate water coverage?** Additionally, please assess whether fertilization levels are sufficient or if there may be an underlying issue such as pest activity. I recommend soil testing be performed to help determine the cause....





# K-Bar Ranch Blvd, Redwood Pointe Dr, Briarbrook Dr, Pond 203

- 3. Ant Mounds in Turf:** Multiple ant mounds were observed in the turf areas, including along K-Bar Blvd near the Pasco County water meters and backflow assemblies; in scattered turf patches along K-Bar Blvd heading west; at the dead end of Redwood Pointe Dr; along Briarbrook Dr adjacent to the two small ponds (Pond 223 and Sump C2); and along Pond 203 just west of the Amenities. Please locate all affected areas and treat accordingly. (Pic 3a, 3b, 3c, 3d)





# Amenities Center, Mistflower Ln

4. The row of cypress trees along K-Bar Ranch Blvd is heavily infested with Spanish moss. Please take advantage of this timing to thoroughly remove the moss and clean out the canopies before peak growth season resumes, as excessive moss can contribute to canopy thinning and increased stress on the trees. (Pic 4)



7. As you are exiting Hawk Valley, please have the crews lightly tip-prune the viburnum shrubs, focusing only on the fast-growing limbs at this time. (Pic 7)



8. In the center median of Mistflower, it appears the irrigation has run recently; however, there is noticeable soil displacement along the planting beds adjacent to the concrete gutters. Please have the irrigation crews check and adjust the water pressure (PSI) and review the run times for this area to prevent further soil washout. (Pic 8>)

9. Just east of the area shown in the above photo, there is a large puddle of standing water observed after the irrigation cycle ran. This further indicates that the run times may be excessive or that there may be.... (nxt pg)



5. Just prior to the entrance of Redwood Pointe, please have the crews remove the moss from the oaks along the fenceline to improve overall tree health and appearance.



6. A significant amount of Spanish moss has fallen from the large oak tree at the cul-de-sac of Redwood Pointe. Please have the crews focus on removing the fallen debris and limbing up any low-hanging moss throughout the lower portion of the canopy. (Pic 6>).





# Mistflower Ln, Winsome Manor

(cont.).... a potential irrigation break. Please verify with the irrigation team that this area is being monitored and remains on their "wet check" list for continued evaluation.

(Pic 9a, 9b>)



12. Additionally, when the crew is on site, please have them remove the soil debris that has accumulated in the gutters. Some small weeds are beginning to grow in this material, and clearing it will help maintain clean and healthy beds. (Pic 12)



10. As shown in the photos, large tire ruts were created by mowing equipment operating on saturated turf. These areas should be lightly raked to smooth the surface, and line trimming should be performed in lieu of mowing when conditions are too wet to support equipment without causing damage. (Pic 10>)

11. Under the Winsome Manor sign, cool-season weeds are emerging beneath the bottlebrush shrubs. Please have the team treat these areas appropriately.





# Mistflower Dr, Amenities Center

13. The silver buttonwood shrubs in the pool area have several dying branches. Upon closer inspection, the damage appears to be caused by foot traffic, resulting in broken stems. Please have the team prune out the dead branches and lightly clip the tops to encourage lateral growth and help the shrubs fill in the recently damaged areas. (Pic 13a, 13b)



14. A cut dripline was observed, possibly an old or inactive line. Please have the irrigation team verify whether this line is still needed and ensure that it is not resulting in water loss. (Pic 14>)

15. Mulching: Will the pool area be mulched soon? There are several spots where the beds currently have exposed soil. Before....

.... applying mulch, please have the crews edge these beds to help prevent the mulch from washing out and ensure a clean, finished appearance. (Pic 15)



16. I did notice a couple of broken pavers in the planting beds but did not observe any missing pavers in the pool area. When the crew visits, please have someone walk the pool paver area to confirm that no pavers are missing and ensure everything is intact.

17. The crotons under the palms appear to be struggling. Please consider applying a balanced NPK fertilizer to encourage healthier growth and overall plant vigor.

18. The tire ruts near the playground have persisted and appear to be deepening. At this point, these areas will need to be.... (nxt pg)





# Mistflower Ln, Pond 203, Old Spanish, K-Bar Ranch Blvd

(cont.).... filled with soil, and a few pieces of St. Augustine sod should be installed to cover the patches of dead grass. (Pic 18)



19. Inside the playground, a small patch of cool-season weeds has emerged. When visiting the pool area, please have the team treat this area accordingly.

20. Along Pond 203, the water flow structure is beginning to show signs of erosion. The soil is collapsing and could worsen if not addressed promptly. This issue should be reviewed with the engineering team to determine the appropriate corrective measures. (Pic 20)



21. I understand the crew is turning over the irrigation lids during inspections; however, I have noticed a few lids that are consistently being missed on each visit. Can you clarify....

.... clarify why the lids are being left upside down rather than left securely fastened to the valve boxes?

22. At the entrance of Old Spanish, heavy foot traffic along the outside of the gate has created a highly compacted trail. This trail extends from the concrete walkway, around the gate, and continues to the opposite side near the mail kiosk. Two potential solutions to consider: Install a wrought iron fence to prevent access to the pond edge. Or, convert this route into a formal pathway for residents to use safely. (Pic 22a, 22b)



23. After photographing the site damage in the newly developed areas, I observed that the turf is being replaced primarily with Bahia, but there are a few small sections of St. Augustine. The sod being installed is.... (nxt pg)





# K-Bar Ranch Blvd

(cont.).... currently dormant, which accounts for the brown appearance. I strongly recommend continuing to monitor this area to ensure successful establishment and healthy turf growth. (Pic 23a, 23b)



26. For the St. Augustine turf areas, no new sod has been installed yet. I strongly recommend that the construction company responsible restore the St. Augustine turf to its original condition to maintain consistent appearance and coverage. (Pic 26a, 26b>)



24. There are areas along the ROWs where vehicles have driven onto the turf, causing noticeable damage. Due to the high compaction, it is uncertain whether the turf will recover; however, I will continue to monitor these areas closely. (Pic 24a>, 24b>)

25. **Board: The developers have left a significant amount of dirt on the concrete walkways. Once their work in this area is complete, I recommend that they power wash the walkways to restore the area to its original condition.**





## K-Bar Ranch Blvd



27. Tire tracks are visible along the ROW on the south side of the street. The turf in this area is St. Augustine and will need to be replaced due to the damage. (Pic 27)



Tab 2



# K BAR RANCH II

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## LANDSCAPE INSPECTION REPORT



December 16, 2025  
Rizzetta & Company  
Amiee Brodeen - Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



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1. The perennial plantings are performing well at this time and present a healthy overall appearance. I will continue to monitor these areas closely over the coming months to ensure sustained performance and address any emerging concerns. (Pic 1a, 1b>)



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2. At the entrance of Hawk Valley, bottlebrush shrubs are continuing to see decline in the foliage and stems. Notably, only a portion of the shrubs in this area are affected. **Has the irrigation been evaluated to confirm these plants are receiving adequate water coverage?** Additionally, please assess whether fertilization levels are sufficient or if there may be an underlying issue such as pest activity. I recommend soil testing be performed to help determine the cause....




# Summary of Comments on Slide 1

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Page: 2

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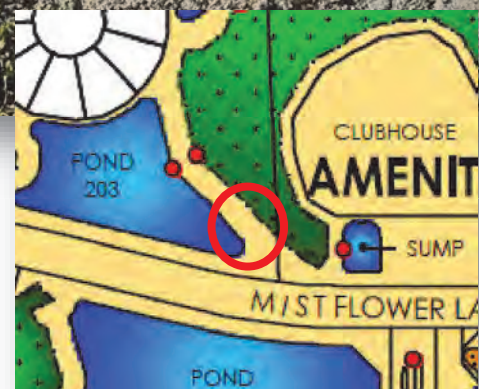
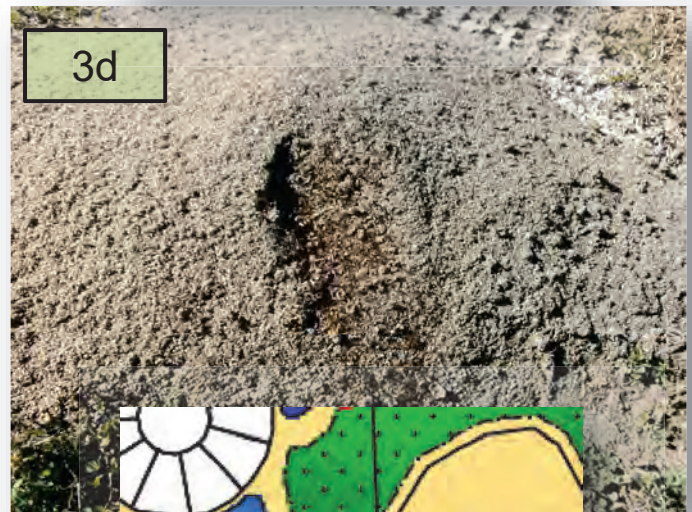
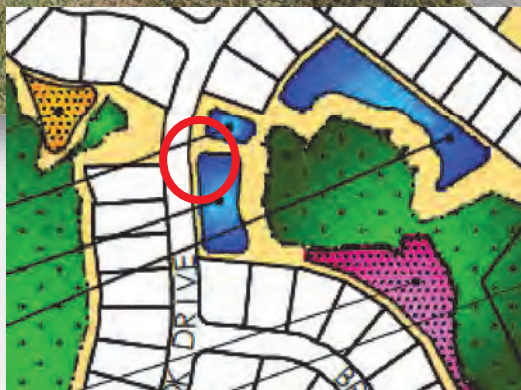
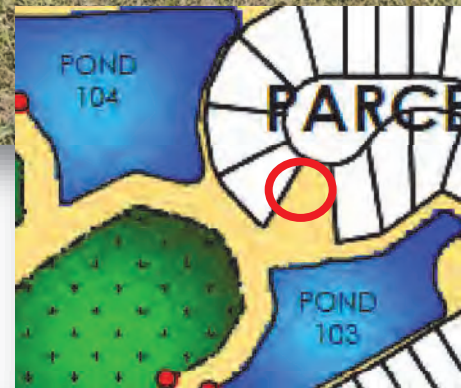
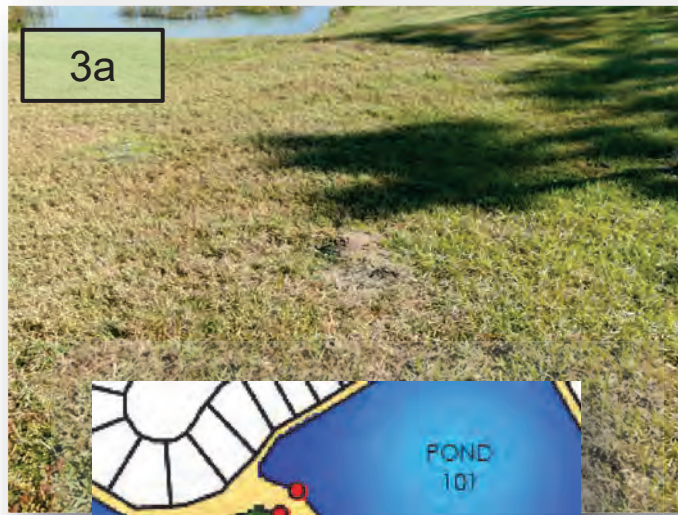
 Number: 1      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:00:48 AM  
We had well issues at this entry that i will be following up on, I will monitor these for signs of improvement.

---



# K-Bar Ranch Blvd, Redwood Pointe Dr, Briarbrook Dr, Pond 203

- 3. Ant Mounds in Turf:** Multiple ant mounds were observed in the turf areas, including along K-Bar Blvd near the Pasco County water meters and backflow assemblies; in scattered turf patches along K-Bar Blvd heading west; at the dead end of Redwood Pointe Dr; along Briarbrook Dr adjacent to the two small ponds (Pond 223 and Sump C2); and along Pond 203 just west of the Amenities. Please locate all affected areas and treat accordingly. (Pic 3a, 3b, 3c, 3d)





Number: 1

Author: pinel

Subject: Sticky Note Date: 12/29/2025 8:01:28 AM

---

3. Will inspect and reach out to Sunshine to see if we are still in a window for warranty in these areas.



# Amenities Center, Mistflower Ln

4. The row of cypress trees along K-Bar Ranch Blvd is heavily infested with Spanish moss.

2 Please take advantage of this timing to thoroughly remove the moss and clean out the canopies before peak growth season resumes, as excessive moss can contribute to canopy thinning and increased stress on the trees. (Pic 4)



5. Just prior to the entrance of Redwood Pointe, please have the crews remove the moss from the oaks along the fenceline to improve overall tree health and appearance.



6. A significant amount of Spanish moss has fallen from the large oak tree at the cul-de-sac of Redwood Pointe. Please have the crews focus on removing the fallen debris and limbing up any low-hanging moss throughout the lower portion of the canopy. (Pic 6>).

7. As you are exiting Hawk Valley, please have the crews lightly tip-prune the viburnum shrubs, focusing only on the fast-growing limbs at this time. (Pic 7).



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## Page: 4


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 Number: 1      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:03:26 AM  
To be completed during visit week of 1/5


---

 Number: 2      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:02:16 AM  
4. Crew is currently progressing through community working on this during the cold season.


---

 Number: 3      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:04:04 AM  
Will have tech out to inspect and make sure were not over-watering here.


---

 Number: 4      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:02:37 AM  
5. Crew is working on the moss removal during the offseason.

---

 Number: 5      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:04:33 AM  
9. Will inspect this zone and check for over-watering

---

 Number: 6      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:03:14 AM  
6. To be completed by week of 1/12

---

# Mistflower Ln, Winsome Manor

(cont.).... a potential irrigation break. Please verify with the irrigation team that this area is being monitored and remains on their “wet check” list for continued evaluation.

(Pic 9a, 9b>)



12. Additionally, when the crew is on site, please have them remove the soil debris that has accumulated in the gutters. Some small weeds are beginning to grow in this material, and clearing it will help maintain clean and healthy beds. (Pic 12)




10. As shown in the photos, large tire ruts were created by mowing equipment operating on saturated turf. These areas should be lightly raked to smooth the surface, and line trimming should be performed in lieu of mowing when conditions are too wet to support equipment without causing damage. (Pic 10>)

11. Under the Winsome Manor sign, cool-season weeds are emerging beneath the bottlebrush shrubs. Please have the team treat these areas appropriately.




## Page: 5


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 Number: 1      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:05:33 AM  
12. To be completed week of 1/5.

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 Number: 2      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:04:58 AM  
10. To be completed by week of 1/5

---

 Number: 3      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:05:18 AM  
11. To be completed by week of 1/5

---



# Mistflower Dr, Amenities Center

13. The silver buttonwood shrubs in the pool area have several dying branches. Upon closer inspection, the damage appears to be caused by foot traffic, resulting in broken stems. Please have the team prune out the dead branches and lightly clip the tops to encourage lateral growth and help the shrubs fill in the recently damaged areas. (Pic 13a, 13b)



14. A cut dripline was observed, possibly an old or inactive line. Please have the irrigation team verify whether this line is still needed and ensure that it is not resulting in water loss. (Pic 14>)

15. Mulching: Will the pool area be mulched soon? There are several spots where the beds currently have exposed soil. Before....

.... applying mulch, please have the crews edge these beds to help prevent the mulch from washing out and ensure a clean, finished appearance. (Pic 15)



16. I did notice a couple of broken pavers in the planting beds but did not observe any missing pavers in the pool area. When the crew visits, please have someone walk the pool paver area to confirm that no pavers are missing and ensure everything is intact.


17. The crotons under the palms appear to be struggling. Please consider applying a balanced NPK fertilizer to encourage healthier growth and overall plant vigor.

18. The tire ruts near the playground have persisted and appear to be deepening. At this point, these areas will need to be.... (nxt pg)




## Page: 6


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 Number: 1      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:05:59 AM  
13. To be by week of 1/12.


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 Number: 2      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:07:35 AM  
16. I will check on this and provide updates if needed.


---

 Number: 3      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:08:12 AM  
17. I will coordinate with our Hort team to verify proper fertilization on these.

---

 Number: 4      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:06:30 AM  
14. While tech is out checking run times I will have him look into this as well.

---

 Number: 5      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:07:20 AM  
15. We typically provide the board with their annual mulch estimate in March but can submit it prior to then if requested.

---



# Mistflower Ln, Pond 203, Old Spanish, K-Bar Ranch Blvd

- ① (cont.).... filled with soil, and a few pieces of St. Augustine sod should be installed to cover the patches of dead grass. (Pic 18)



19. Inside the playground, a small patch of cool-season weeds has emerged. When visiting the pool area, please have the team treat this area accordingly.

20. Along Pond 203, the water flow structure is beginning to show signs of erosion. The soil is collapsing and could worsen if not addressed promptly. This issue should be reviewed with the engineering team to determine the appropriate corrective measures. (Pic 20)



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.... clarify why the lids are being left upside down rather than left securely fastened to the valve boxes?


22. At the entrance of Old Spanish, heavy foot traffic along the outside of the gate has created a highly compacted trail. This trail extends from the concrete walkway, around the gate, and continues to the opposite side near the mail kiosk. Two potential solutions to consider: Install a wrought iron fence to prevent access to the pond edge. Or, convert this route into a formal pathway for residents to use safely. (Pic 22a, 22b)




23. After photographing the site damage in the newly developed areas, I observed that the turf is being replaced primarily with Bahia, but there are a few small sections of St. Augustine. The sod being installed is.... (nxt pg)

## Page: 7


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 Number: 1      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:08:39 AM  
18. Will inspect and coordinate repair here.

---

 Number: 2      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:09:15 AM  
19. Historically we have not used any herbicide in the playground area but we can check weekly and handpull these.

---

 Number: 3      Author: pinel      Subject: Sticky Note      Date: 12/29/2025 8:10:19 AM  
21. Have spoken to crew on this and they assure me they are replacing lids whenever noticed. We will continue to monitor this and replace them when seen.



# K-Bar Ranch Blvd

(cont.).... currently dormant, which accounts for the brown appearance. I strongly recommend continuing to monitor this area to ensure successful establishment and healthy turf growth. (Pic 23a, 23b)



26. For the St. Augustine turf areas, no new sod has been installed yet. I strongly recommend that the construction company responsible restore the St. Augustine turf to its original condition to maintain consistent appearance and coverage. (Pic 26a, 26b>)



24. There are areas along the ROWs where vehicles have driven onto the turf, causing noticeable damage. Due to the high compaction, it is uncertain whether the turf will recover; however, I will continue to monitor these areas closely. (Pic 24a>, 24b>)

25. **Board: The developers have left a significant amount of dirt on the concrete walkways. Once their work in this area is complete, I recommend that they power wash the walkways to restore the area to its original condition.**



## K-Bar Ranch Blvd



27. Tire tracks are visible along the ROW on the south side of the street. The turf in this area is St. Augustine and will need to be replaced due to the damage. (Pic 27)



Tab 3



## Proposal #7567

### Kbar Ranch II Tree-Ring Pinestraw 12.29.25

**Date** 12/29/2025

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

### Kbar Ranch II Tree-Ring Pinestraw 12.29.25

- Topdress all beds omitted from last years pinebark mulch with supplemental pinestraw to improve appearance along main roads.

#### Plant Material Install

##### Mulch Install

Items	Quantity	Unit
Pine Straw Install(Bales)	1,100.00	EA
<b>Mulch Install:</b>		<b>\$9,359.35</b>
<b>PROJECT TOTAL:</b>		<b>\$9,359.35</b>

#### Terms & Conditions

##### Terms & Conditions

##### Payment Terms

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

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

card fee.

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 its work will be of proper and professional quality, and in full conformity with the requirements of the contract

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

**Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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

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

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

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

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

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

## **Material Tolerances**

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

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

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

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

**Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are

subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By	Jeff Cane
Date	12/29/2025
	Pine Lake Services, LLC

By Lynn Hayes

Date Rizzetta & Co.

Tab 4



Chris Thompson

Blue Water Aquatics, Inc.

Dec 21, 2025 | 24 Photos



# K-Bar Ranch CDD II

December Aquatics Report



# Aquatics Report

## December Month-to-Date Weather and Rainfall Summary Hillsborough County, Florida

For December 1–15, 2025, Hillsborough County experienced seasonably mild and relatively dry conditions:

- Daily high temperatures have generally ranged from the mid-70s to low-80s °F.
- Daily low temperatures have fallen into the upper 40s to low 60s °F, with several cooler mornings associated with frontal passages.
- Measurable rainfall has been limited, with scattered light events totaling approximately 0.75–1.25 inches across the county through mid-December (estimated based on local Tampa area patterns and typical December rainfall). [Weather25](#)

For context, December climatological averages for the Tampa Bay area are near highs in the low 70s °F and lows near the upper 50s °F, with around 1–2 inches of rain for the entire month historically. [Weather25](#)

These observed temperatures and rainfall totals align with the Southwest Florida Water Management District's (SWFWMD) characterization of early winter weather patterns in west-central Florida, where cooler, drier air masses frequently suppress widespread precipitation later into December (SWFWMD).

### Pond Water Levels and System Impacts

The below-average rainfall so far in December, combined with normal seasonal evapotranspiration, has contributed to recurring below-normal water levels in stormwater ponds and community lakes across Hillsborough County. SWFWMD hydrologic guidance notes that stormwater systems in the region respond quickly to rainfall variability, especially in the drier winter months.

### Key observed impacts include:

- Lower pond surface elevations, reducing the volume of standing water available for stormwater retention.
- Temporary exposure of outfall structures in some ponds, which can decrease conveyance efficiency during small rain events.
- Altered hydraulic connectivity between adjacent water bodies, which may slow exchange and flushing processes critical to water quality.
- Expansion of shallow littoral zones, potentially encouraging emergent vegetation growth that

could require management if persistent.

Lower levels during dry spells are not unusual, drought-like patterns over extended periods may stress aquatic habitats and infrastructure if rainfall deficits continue.

### **Nutrient Concentration Effects During Low Water Levels**

Low pond water levels do not remove nutrients from the system; instead, they reduce the volume of water in which those nutrients are distributed. As water levels decline, the same mass of nutrients—such as nitrogen and phosphorus—remains present but becomes concentrated in a smaller volume of water.

This increased nutrient concentration can:

- Elevate the risk of algae growth, even without new nutrient inputs
- Reduce water clarity, as algae and suspended materials become more concentrated
- Stress aquatic organisms, due to changes in dissolved oxygen and habitat availability
- Limit natural dilution and flushing, particularly in interconnected pond systems

As a result, low water conditions can temporarily amplify water quality issues, even during periods of reduced runoff. Continued monitoring during low water levels is important to identify early signs of nutrient-related impacts and to guide appropriate management responses as water levels recover.



1



69 (Formerly SDII-5)

This pond was a source of several complaints while the Hydrilla was being controlled. The Hydrilla is dead and gone! Doug did an excellent job getting rid of this invasive with a product called Sonar. He has simultaneously achieved excellent water clarity

Project: K-Bar Ranch II CDD

Date: Dec 21, 2025, 8:22 AM

Creator: Chris Thompson

Tags: Before and After

2



Entrance to Old Spanish on the right

This pond is a bit cloudy due to clay sediment fines suspended in the water. You can see the gray clay along the shore, This is nature and nothing to worry about, every pond is unique. Very little shoreline growth was treat this month.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:13 PM

Creator: Chris Thompson

3



SW corner of KBR Pwhy and Mistfliwer Ln.

This unit is a mix of littoral shelf, a deeper area called a sump. You have a mix of Jointed spikerush and Maidencane growing in the littoral zone. We focus on keeping Peruvian primrose out of this area.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:14 PM

Creator: Chris Thompson

4



S of KBR Pkwy and Meadow Point Blvd.  
We treated shoreline Torpedo grass and creeping water primrose.

Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:15 PM  
Creator: Chris Thompson

5



Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:18 PM  
Creator: Chris Thompson

6



Eagle Creek Ln and KBR Pkwy.  
These two sumps back up to wetlands on both ends. They are connected by a spillway that will flood when water levels rise.

Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:16 PM  
Creator: Chris Thompson



7



W of Eagle Creek Ln. on KBR Pkwy.

The water level is very low, lots of clay sediment. We sprayed for grasses brush like Sesbania, and primrose.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:17 PM

Creator: Chris Thompson

8



E of Pleasant Knoll Dr.

This is a beautiful pond with lots of jointed spikerush and Pickerel. We treated some Pennywort this month and Torpedo grasses.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:17 PM

Creator: Chris Thompson

9



SE corner of Paddock View Dr. and KBR Pkwy.

Lots of Jointed spikerush. We treated Torpedo Grass and Pennywort.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:18 PM

Creator: Chris Thompson

10



NW corner Mistflower and Claiborne Way.

This is another beautiful, dark colored pond, Lots of native plants and a healthy bass population. We treated some grasses and brush.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:19 PM

Creator: Chris Thompson

11



NW corner Mistflower and Claiborne Way.

We treated some Peruvian primrose along the back side along the wetland. We also treated some Pennywort.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:20 PM

Creator: Chris Thompson

12



West of the clubhouse on Mistflower Ln.

We treated a little planktonic algae that built up in the corner and Azolla.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:20 PM

Creator: Chris Thompson

13



In front of the clubhouse

We treated for Torpedo grass and sprayed for sedges and primrose along the wetland side.

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:21 PM

Creator: Chris Thompson



# K-Bar Ranch Pkwy. Extension

Submitted to establish a photographic record of the construction progress.



Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:23 PM  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:23 PM  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:23 PM  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:23 PM  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:24 PM  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Date: Dec 13, 2025, 1:24 PM  
Creator: Chris Thompson



7



Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:24 PM

Creator: Chris Thompson

8



Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:25 PM

Creator: Chris Thompson

9

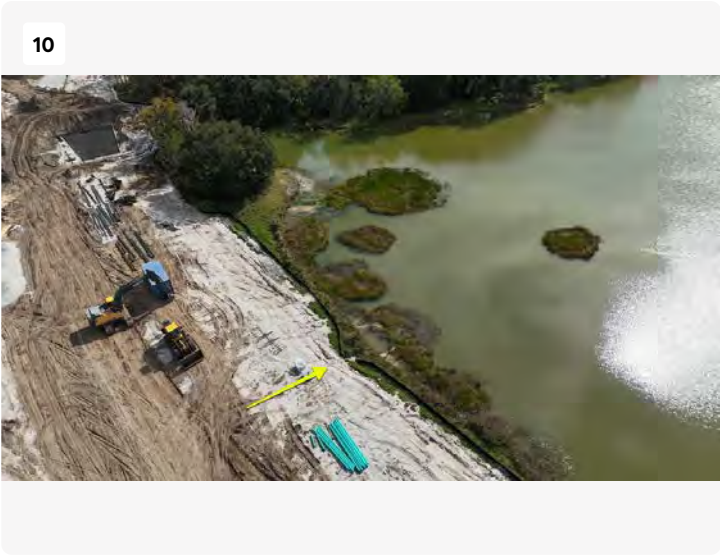


Small breach in the sediment barrier (silt fence).

Project: K-Bar Ranch II CDD

Date: Dec 13, 2025, 1:25 PM

Creator: Chris Thompson





Tab 5

**From:** [Charles Reed](#)  
**To:** [Joanne Thiessen](#)  
**Cc:** [Lynn Hayes](#); [Diana Kronick](#); [Charles Reed](#)  
**Subject:** [EXTERNAL]RE: K-Bar Ranch II CDD / Meeting January 8, 2026 - District Engineer Updates  
**Date:** Tuesday, December 30, 2025 10:58:18 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Hey Joanne,

I was trying to get some documentation to provide for the agenda but here are the updates without documentation:

- ***Pond 221 Mitered End Section***
  - Contractor: Hecker Construction
  - Status: Contractor is revising quote to include restoration and revise specific language.
- ***Pond A Restoration***
  - Contractor: QGS Development, Inc.
  - Status: Contractor working on revising proposal to include comments.
- ***Sidewalk and Drainage Concerns Inventory***
  - 85% complete with inventory of sidewalks to be replaced throughout K-Bar Ranch II.
  - 40% complete with inventory of areas of poor drainage concern.

Let me know if you have any questions or comments.

Thanks,

**Charles R. Reed**  
Project Manager





— An Apex Company —

5909 Breckenridge Parkway, Suite E

Tampa, FL 33610

Direct Phone: (813) 751-2658

Cell Phone: (813) 772-4029

[creed@johnsoneng.com](mailto:creed@johnsoneng.com)

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

---

**From:** Joanne Thiessen <JThiessen@rizzetta.com>

**Sent:** Tuesday, December 30, 2025 9:39 AM

**To:** Charles Reed <creed@johnsoneng.com>

**Cc:** Lynn Hayes <LHayes@rizzetta.com>; Diana Kronick <DKronick@rizzetta.com>

**Subject:** [EXT] RE: [EXTERNAL]RE: K-Bar Ranch II CDD / Meeting January 8, 2026

**Importance:** High

**CAUTION**

Good morning Mr. Reed, I haven't received the report yet. Did I miss the email? We need to send the final agenda today. Please reply with your report and any updates for ongoing projects as soon as possible.

Thank you for your assistance.



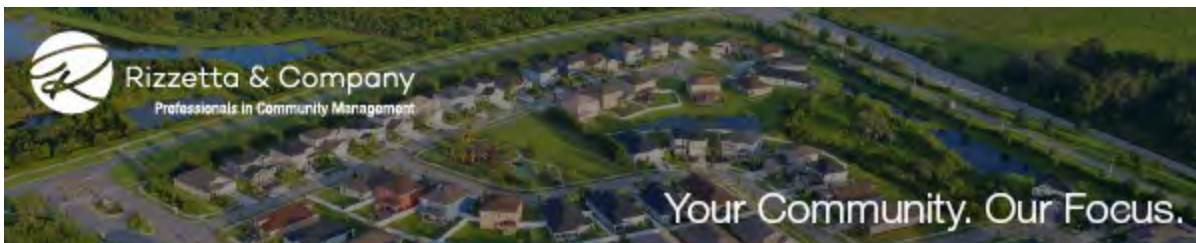
**Joanne Thiessen**

Administrative Assistant

**Rizzetta & Company**

813.994.1001

[JThiessen@rizzetta.com](mailto:JThiessen@rizzetta.com)



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**From:** Charles Reed <[creed@johnsoneng.com](mailto:creed@johnsoneng.com)>

**Sent:** Monday, December 29, 2025 11:54 AM

**To:** Joanne Thiessen <[JThiessen@rizzetta.com](mailto:JThiessen@rizzetta.com)>

**Cc:** Lynn Hayes <[LHayes@rizzetta.com](mailto:LHayes@rizzetta.com)>; Diana Kronick <[DKronick@rizzetta.com](mailto:DKronick@rizzetta.com)>; Charles Reed <[crr@johnsoneng.com](mailto:crr@johnsoneng.com)>

**Subject:** [EXTERNAL]RE: K-Bar Ranch II CDD / Meeting January 8, 2026

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Hi Joanne,

Hope you are having a great holidays! I'm working on getting updates over to you this afternoon.

Thanks,

**Charles R. Reed**

**Project Manager**

**JOHNSON**  
**ENGINEERING**

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---

**From:** Joanne Thiessen <[JThiessen@rizzetta.com](mailto:JThiessen@rizzetta.com)>

**Sent:** Monday, December 29, 2025 11:20 AM

**To:** Charles Reed <[creed@johnsoneng.com](mailto:creed@johnsoneng.com)>

**Cc:** Lynn Hayes <[LHayes@rizzetta.com](mailto:LHayes@rizzetta.com)>; Diana Kronick <[DKronick@rizzetta.com](mailto:DKronick@rizzetta.com)>

**Subject:** [EXT] K-Bar Ranch II CDD Meeting January 8, 2026

**Importance:** High

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**CAUTION**

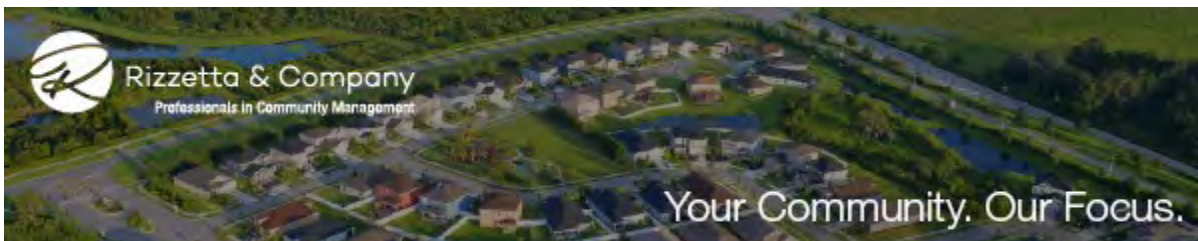
Good morning Mr. Reed, please provide a monthly report with updates on any ongoing projects so we can add to the final agenda that will be sent on December 30, 2025.

Thank you.



**Joanne Thiessen**  
Administrative Assistant  
**Rizzetta & Company**

813.994.1001  
[JThiessen@rizzetta.com](mailto:JThiessen@rizzetta.com)



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Tab 6



# K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

## Clubhouse Manager's Report January 2026 CDD Meeting

### Operations and Maintenance Report

#### Amenities Center

- Answered calls, voicemails, emails, received mail & deliveries, assisted residents, enforced Amenities Rules and Regulations
- Employee scheduling
- Hire, onboard, and train new part-time Clubhouse Attendant
- Setup 17 Brivo accounts, sent 28 mobile passes, assigned stickers and fobs
- Permitted 55 towing exemptions, 5 vehicles towed
- Sent eblasts on Coffee Day, Holiday Hours, Winter Festival, CDD meeting, Fireworks, Gilded Woods gates closing, December Newsletter, Towing Reminder
- Met with Blue Water Aquatics for updates on ponds and resident complaint about odor in Gilded Woods
- Purchased coffee day pastries, new dog station & bags, teleconference phone, paper towels, urinal screens, gasoline, pool lift charger AC adapter, automatic hand soap refills, plastic nuts for barrier arms, trash bags, outdoor extension cord, dog station header bags and can liners, winter backdrop for photos, food, drinks, disposable plates & cups,
- Pool inspected 12/18/25, no violations
- Changed Amenities Center gate schedules for December holidays
- Met with Rizzetta Manager of Amenities Services
- Reported monthly financials
- Installed and tested new conference phone for CDD meetings
- Researched mold killing products and concrete sealants for monuments
- Attended to 3 residents concerns about towing policy
- Catalogued, tested, and organized decorations at Amenities Center
- Currently writing new maintenance checklists for weekly, monthly, and quarterly maintenance
- Contacted MI Homes for vendor contact to replace monument letters

#### Events

- 4 Event room rentals, no issues
- Winter Festival on 12/20 (111 attendees signed in, more attended)
- Coffee Day Wednesdays

## **Maintenance**

- Assessed community, 5 commercial signs removed
- Amenities Center routine cleaning (trash removed, bathroom cleaning and stocking, all floors mopped, event room and kitchen cleaned, tables, windows, dusting)
- Shoe marks removed from Event Room doors
- Replaced 2 ceiling lights in Event Room
- Amenities grounds trash picked up 3x/week
- Amenities grounds blown twice weekly
- Completed cleaning of chaise lounge chairs
- Picked up trash in community twice weekly
- Emptied and resupplied dog stations 1-2 x weekly
- Cleaned vinyl fence outside maintenance closet
- Amenities Center power washing completed
- Stair pavers near playground re-installed with stronger adhesive
- Continuing to replace and troubleshoot monument LED strips
- Mold removed from all Amenities external doors
- Securiteam stickers removed from CDD property
- Troubleshoot all neighborhood gate outlets (many lying too low in mulch)
- Currently replacing old monument LED strips
- Replaced 2 ceiling lights in Event Room
- Reattached arms at Winsome Manor and Gilded Woods
- Cleaned and organized IT/Maintenance office
- Adjusted 4 kiosk cameras
- Dumpster area cleaned weekly (researching motion activated lights to reduce unauthorized dumping)
- Changed monument lights for Christmas
- Adjusted self-closing gates at Amenities Center
- Adjusted all tennis court door latches
- Tested all neighborhood keypads, all working

## **Gates**

- Gilded Woods exit gate service scheduled (possible gearbox issue)
- Gilded Woods entrance pedestrian gate hinge repaired by maintenance
- Maintenance will be removing rust and touch up painting gate swing arms in January



### **Concerns/Complaints/Looking Ahead**

- Resident complaint about towing during holidays
- Resident complaint about getting kicked off tennis court by pickle ball players
- Resident request to rent Event Room on Fridays, and on weekdays when no meetings are taking place
- Two resident requests to allow event rentals later than Amenities closing time
- I recommend purchase of impact driver (including battery and attachments), new rug for Event Room, lifesavers likely need replacement due to sun and mold damage, concrete mix, motion activated light for dumpster area, and a few supplies for parking lot line painting

Tab 7





Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** February 12, 2026 @ 6:00 PM
- **Next Election:** The term expires for Michele Emery Seat 4 & Duzianthan Mohan Seat 5 and are scheduled for the General Election in November 2026. The qualifying period for Board candidates will be from Noon June 8, 2026 to Noon June 12, 2026. Newly elected Board members for each seat will have a 4-year term and assume office on the second Tuesday following the General Election on November 3, 2026.

## District Manager's Report

January 8

# 2026

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#### FINANCIAL SUMMARY

11/30/2025

General Fund Cash & Investment Balance:	\$851,933
Reserve Fund Cash & Investment Balance:	\$301,961
Debt Service Fund Investment Balance:	<u>\$452,890</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,606,784</b>
<b>General Fund Expense Variance: \$63,625</b>	<b>Under Budget</b>

Tab 8

## Minutes of Meeting

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

### K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, December 11, 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	<b>Board Supervisor, Vice Chair</b>
Michele Emery	<b>Board Supervisor, Assistant Secretary</b>
Chris Grossenbacher	<b>Board Supervisor, Assistant Secretary</b>
Venu Reddy	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Dan Lewis	<b>District Counsel, Persson, Cohen, &amp; Mooney</b>
(joined at 6:21 p.m.)	
Charles Reed	<b>District Engineer, Johnson Engineering</b>
Mitch Severson	<b>Amenity Clubhouse Manager</b>
Aimee Brodeen	<b>Field Services Manager (joined at 6:06 p.m.)</b>
Jeff Cane	<b>Pine Lake Nursery, Inc.</b>
Terry McLane	<b>Pine Lake Nursery, Inc.</b>
Chris Thompson	<b>Blue Water Aquatics (joined at 6:16 p.m.)</b>

**Audience**

**Present**

### FIRST ORDER OF BUSINESS

### Call to Order

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

### SECOND ORDER OF BUSINESS

### Audience Comments

The Board received the following during audience comments. Some teenagers of residents asked the Board to consider having a Pickleball tournament as a fund raiser on December 27, 2025 and the District Manager will speak with District Counsel about this to find out what would be allowed per the policies of the K-Bar Ranch II



Community Development District, a question about the towing policy and an offer of using parking in hawk Valley for residents to use when having events at their homes to avoid for street parking and it was explained that the residents could use the clubhouse parking lot for guests after getting a parking pass from the Amenity Manager, a resident stating a car was towed from their house when their guest parked on the grass, and a K-Bar Ranch II Community Development District resident in attendance asking about getting a key fob for their amenities center and the District Manager provided him with the K-Bar Ranch II Community Development District website for him to contact someone to assist him.

### THIRD ORDER OF BUSINESS

### Staff Reports

#### A. Landscape Inspection Report

Ms. Brodeen presented her report to the Board and mentioned there are ant mounds in pine tree beds and rings.

#### B. Pine Lake Nursery Report

Mr. Cane responded to items that need to be completed in Ms. Brodeen's report.

The Board requested that the Landscape Vendor complete all items on the Landscape Inspection Services Manager report, and the Landscape Vendor stated that they need to add pine finds to the perennial beds and would complete December 12, 20225 or as soon as possible along with ant treatment for pine tree beds and turf areas specified by the Landscape Inspection Services Manager in her report. The Landscape Vendor will provide the District Manager by email an update with all items once completed to share with the Board. The Board did request that the Landscape Vendor provide a proposal to put pine straw around all pine trees on Meadow Pointe Boulevard and K-Bar Ranch Parkway to the District Manager by no later than December 29, 2025, so it can be included in the January 8, 2026 K-Bar Ranch II Community Development District final agenda package.

#### C. Presentation of Aquatics Report

Mr. Thompson presented his report to the Board. The Aquatics Vendor told the Board that he will provide the updated pond map with pond numbers 1-68 to the Landscape Inspection Services Manager, Landscape Vendor, District Engineer, and District Manager by December 24, 2025 to use and post on the K-Bar Ranch II Community Development District website as a resource for the Board and residents to use to reference stormwater ponds for questions to be sent to the District Manager by email. The Aquatics Vendor told the Board that he has been flying his drone over the construction area at the end of K-Bar Ranch Parkway and taking pictures to document the ponds and the recommended fixes for the ponds when the construction is completed and the Board requested that he continue to do this and provide this information to them.

#### D. District Counsel

Mr. Lewis stated that the Personal Injury Case was dismissed and will be closed for K-

Bar Ranch II Community Development District.

District Counsel told the Board that this would be his last K-Bar Ranch II Community Development District meeting and his last day representing K-Bar Ranch II Community Development District would be December 31, 2025. District Counsel will provide new District Counsel candidates if he can find ones that may be interested in representing the K-Bar Ranch II Community Development District.

**E. District Engineer**

i. K-Bar Ranch Parcel G Floodplain Comp Restoration/Heidt Estimate/QGS Proposal

District Engineer and District Manager reviewed the K-Bar Ranch Parcel G Floodplain Comp Restoration/Heidt Estimate/QGS Proposal for Ponda A with the Board. The District Manager stated that he or District Counsel will let the developer know where to send the performance bond and once received by the District Manager he will provide to the District Engineer. The Board directed the District Engineer to contact QGS Development to get a revised proposal to remove using seed for grass and use Bahia Sod instead and provide it to the District Manager and District Counsel for final form agreement exhibit.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the QGS Development Parcel G Floodplain/Pond A Comp Restoration project with a not to exceed amount of \$25,875 proposal after District Counsel has prepared the final form agreement and authorize the Chair or Vice Chair to execute the agreement for K-Bar Ranch II Community Development District.

ii. Mitered End Stormwater Pond 221 Proposal

The District Engineer and District Manager reviewed the Hecker Construction Company, Inc Pond 221 Weir structure \$8,500 and Mitered End Section \$8,000 repair proposal with the Board. The Board directed the District Engineer to contact Hecker Construction Company, Inc to get a revised proposal to remove language that they are not responsible for any damages caused during the project and to add that they will be responsible to fix any damages caused during the project and to add the specific type of rip rap that they will use and provide it to the District Manager and District Counsel for final form agreement exhibit.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved a motion to approve the Hecker Construction Company, Inc Pond 221 Weir structure \$8,500 and Mitered End Section \$8,000 repair proposal after District Counsel has prepared the final form agreement and authorize the Chair or Vice Chair to execute the agreement for K-Bar Ranch II Community Development District in substantial form with specific language that the vendor will fix any damages caused and specify the type of rip rap used for the project.

**F. Amenity Manager Report**

Mr. Severson reviewed his report with the Board.

**G. District Manager Report**

Mr. Hayes advised the upcoming meeting to be held on January 8, 2026 at 6:00 pm.

Mr. Hayes reached out to Egis to find out what their position was and how it affected the insurance policy and coverage for the K-Bar Ranch II Community Development District if they conducted meetings without a District Counsel representing them after December 31, 2025. District Counsel explained to the Board in more detail and specifics about what a Community Development District Counsel does and the process to hire a new District Counsel. District Counsel said that the Board would have to vote on a new District Counsel at a K-Bar Ranch II Community Development District meeting, need an engagement letter, and the District Manager could request the new District Counsel to provide and or bring the engagement letter and contract to a K-Bar Ranch II Community Development District meeting and the Board could review, discuss, vote and by motion approve a new District Counsel for the K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS****Consideration of Minutes of the Board  
of Supervisors' meeting held on  
November 13, 2025**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the meeting minutes for November 13, 2025, as presented, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS****Ratification of Operation and  
Maintenance Expenditures October 2025**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors ratified the \$175,359.17 October 30, 2025 Operation and Maintenance Expenditures for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS****Discussion of Amenity Rules/Event  
Rentals**

Board of Supervisor tabled the discussion of the Amenity Rules/Events and requested the District Manager bring this item back on January 8, 2026 and add to the final agenda package for the K-Bar Ranch II Community Development District.



**SEVENTH ORDER OF BUSINESS**

**Discussion Towing Agreement Policy**

After lengthy discussion, the Board of Supervisors made no changes to the Towing Policy.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01 to Amend Towing Policy**

The Board of Supervisor made no changes to the Towing Agreement and Policy and tabled the Resolution 2026-01 to Amend the Towing Policy to remove towing on weekends from the policy for the K-Bar Ranch II Community District Development.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

The Board requested that the district Manger find out what project is going on at the end of the round about at Paddock View in the K-Bar Ranch II Community Development District.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors adjourned the meeting at 7:45 p.m. for K-Bar Ranch II Community Development District.

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

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

Tab 9

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

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

## **Operations and Maintenance Expenditures November 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$274,473.22**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Blue Water Aquatics, Inc.	300291	34324	Aquatic Service - Pond Treatment 10/25	\$ 4,860.00
Brandon Electric	300292	401188	Service Call 11/25	\$ 351.07
Charter Communications	20251129-1	1736996111225 - 6996 ACH	10339 K-Bar Ranch Pkwy Bldg - Gate 11/25	\$ 160.00
Charter Communications	20251116-1	1744362102925 -4362 11/25 ACH	10340 K-Bar Ranch Pkwy 11/25	\$ 160.00
Charter Communications	20251127-2	1758297111025 -8297 11/25 ACH	10621 Mistflower Ln 11/25	\$ 170.00
Charter Communications	20251113-1	2313795102625 -3795 11/25 ACH	10820 Mistflower Ln 11/25	\$ 170.00
Charter Communications	20251127-1	2756559111025 -6559 11/25 ACH	10841 Mistflower Ln - Gate Phone 11/25	\$ 160.00
Christopher Lee Grossenbacher	300293	CG103025	Board of Supervisors Meeting 10/30/25	\$ 200.00
Christopher Lee Grossenbacher	300307	CG111325	Board of Supervisors Meeting 11/13/25	\$ 200.00
City of Tampa	300294	M-14	Stormwater Assessment FY25/26	\$ 9,069.20
City of Tampa Utilities	300309	111025-2282015	10352 K Bar Ranch Pkwy - Account #2282015 11/25	\$ 13.28
City of Tampa Utilities	300309	111025-2287182	10820 Mistflower Ln - Account #2287182 11/25	\$ 381.53
City of Tampa Utilities	300309	111025-2333386	19339 Eagle Creek Ln - Account #2333386 11/25	\$ 75.43
City of Tampa Utilities	300309	111025-2382755	10598 K-Bar Ranch Pkwy (Unit TM-2) 11/25	\$ 751.29
City of Tampa Utilities	300308	2382753-111025	10598 K-Bar Ranch Pkwy (Unit TM-2) 11/25	\$ 1,163.62

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Complete IT Corp	300295	18055 221	Service Call 10/25	\$ 480.00
Complete IT Corp	300310	18223	Security Monitoring 11/25	\$ 3,557.00
Complete IT Corp	300295	18243	Service Call 11/25	\$ 350.00
Complete IT Corp	300295	18255	Service Call 11/25	\$ 553.00
Complete IT Corp	300295	18256	Service Call 11/25	\$ 375.00
Complete IT Corp	300295	18257	Service Call 11/25	\$ 330.00
Cooper Pools Inc.	300311	2025-1392	Monthly Pool Service 11/25	\$ 2,840.00
Cooper Pools Inc.	300296	2025-1426	Pool Supplies 11/25	\$ 394.72
Duzianthan Mohanadoss	300297	103025-221	Board of Supervisors Meeting 10/30/25	\$ 200.00
Florida Department of Revenue	20251119-1	39-8017923158-4 10/25	Sales Tax Payable 10/25	\$ 66.18
Gregory Halstead	300298	GH103025 221	Board of Supervisors Meeting 10/30/25	\$ 200.00
Gregory Halstead	300312	GH111325	Board of Supervisors Meeting 11/13/25	\$ 200.00
Johnson Engineering, LLC	300313	7315	Engineering Services 10/25	\$ 2,640.00
Michele Emery	300299	ME103025-221	Board of Supervisors Meeting 10/30/25	\$ 200.00
Michele Emery	300314	ME111325	Board of Supervisors Meeting 11/13/25	\$ 200.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	300300	6478	Legal Services 10/25	\$ 8,619.00
Pine Lake Services, LLC	300289	8447	Plant Replacement - Pool Deck 10/25	\$ 1,434.98
Pine Lake Services, LLC	300315	8474	Fertilizer & Pest Control 10/25	\$ 4,812.50
Pine Lake Services, LLC	300301	8476	Fall Annuals 10/25	\$ 10,788.00
Pine Lake Services, LLC	300301	8477	Pond - Brush Blading 10/25	\$ 907.92
Pine Lake Services, LLC	300301	8478	Amenity Field - Clean Up 10/25	\$ 453.96
Pine Lake Services, LLC	300301	8482	Plant Replacement - Entrance 10/25	\$ 284.31
Pine Lake Services, LLC	300301	8484	Plant Replacement - Pool Deck 10/25	\$ 849.55
Pine Lake Services, LLC	300315	8530	Monthly Landscape Maintenance 11/25	\$ 1,099.00
Pine Lake Services, LLC	300315	8531	Monthly Landscape Maintenance 11/25	\$ 26,578.67
Pine Lake Services, LLC	300315	8532	Monthly Maintenance - Gilded Woods 11/25	\$ 2,862.10
Rizzetta & Company, Inc.	300287	INV0000104436	Personnel Reimbursement 10/24/25	\$ 5,600.22
Rizzetta & Company, Inc.	300288	INV0000104463	District Management Services 11/25	\$ 5,905.25
Rizzetta & Company, Inc.	300290	INV0000104597	Amenity Management & Oversight 11/25	\$ 6,875.57
Rizzetta & Company, Inc.	300306	INV0000104791	Out of Pocket Expense 10/25	\$ 167.14



# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Robert Eckard & Associates, P.A.	300004	103025 Litigation	Litigation Settlement - Securiteam	\$ 132,500.00
Spectrum	20251105-2	1736970101925 - 6970 10/25 ACH	10711 Mistflower Lane 10/25	\$ 160.00
Spectrum	20251105-1	1736988101925 - 6988 10/25 ACH	10541 K-Bar Ranch Pkwy 10/25	\$ 160.00
Spectrum	20251108-1	1752167102125 - 2167 10/25 ACH	10820 Mistflower Lane - Amenity Center 10/25	\$ 290.00
Spectrum	20251104-1	1779814101725 - 9814 10/25 ACH	19302 Eagle Creek LN SB 10/25	\$ 130.00
Spectrum	20251108-2	2736809102225 - 6809 10/25 ACH	19292 Mossy Pine Dr 10/25	\$ 170.00
Stearns Weaver Miller Weissler Alhadeff & Sitterson, Inc.	300302	16117152	Legal Services - Litigation 10/25	\$ 7,781.39
Suncoast Rust Control, Inc.	300316	08147	Monthly Rust Control 04/25	\$ 1,525.00
Suncoast Rust Control, Inc.	300303	08662	Monthly Rust Control 10/25	\$ 1,525.00
Suncoast Rust Control, Inc.	300316	08699	Monthly Rust Control - Hawk Valley 11/25	\$ 685.00
TECO	20251117-1	110325-321000017111	Electric Summary 11/25	\$ 19,064.65
TECO	20251120-6	211025392658-111725	10841 Mistflower Lane, Gate 11/25	\$ 85.38
TECO	20251120-5	211025490809-111725	10611 K-Bar Ranch Pkwy 11/25	\$ 155.66
TECO	20251120-4	221005600376-111725	10598 K Bar Ranch Pkwy, Entry Light/Gate 11/25	\$ 105.30
TECO	20251120-3	221008777817-111725	10598 K-Bar Ranch Pkwy 11/25	\$ 61.51

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	20251120-7	221008777825-111725	10580 K-Bar Ranch Pkwy 11/25	\$ 99.54
Valley National Bank	20251125-1	Valley CC ACH 10/25 - 221	Credit Card Expenses 10/25	\$ 1,387.91
Venu M. Reddy	300304	VR103025-221	Board of Supervisors Meeting 10/30/25	\$ 200.00
Venu M. Reddy	300317	VR111325	Board of Supervisors Meeting 11/13/25	\$ 200.00
Waste Management Inc. of Florida	300305	0198580-2206-4	Waste Management - Clubhouse 11/25	\$ 477.39
<b>Total</b>				<b>\$ 274,473.22</b>

Blue Water Aquatics, Inc.  
5119 State Road 54  
New Port Richey, FL 34652  
(727) 842-2100  
office@bluewateraquaticsinc.com  
www.bluewateraquaticsinc.com



**BILL TO**

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

**INVOICE 34324**

**DATE 10/30/2025 TERMS Net 45**

**DUE DATE 12/14/2025**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
10/03/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Two Techs on Site Treatment Report Emailed to Property Manager	1	0.00	0.00
10/14/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit (Included) Treatment Report Emailed to Property Manager	1	0.00	0.00
10/23/2025	Service Request	Aquatic Service Request (Included) Pond 153 - Algae Treatment Report Emailed to Property Manager Treatment Report Attached	1	0.00	0.00
10/23/2025	Pond / Waterway Treatment	Aquatic Services - 3rd Visit Treatment Report Attached	1	4,860.00	4,860.00
10/30/2025	Monthly Management Report	Monthly Management Report (No Charge) Emailed to Property Manager	1	0.00	0.00

Pay invoice

SUBTOTAL 4,860.00  
TAX 0.00  
TOTAL 4,860.00

**TOTAL DUE \$4,860.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!





Brandon Electric

K Bar Ranch II  
10820 Mistflower Ln  
Tampa, FL 33647

✉ manager@kbarii.com

INVOICE	#401188
SERVICE DATE	Nov 07, 2025
INVOICE DATE	Nov 07, 2025
PAYMENT TERMS	Upon receipt
AMOUNT DUE	<b>\$351.07</b>

CONTACT US

1034 Skipper Road  
Tampa, FL 33613

☎ (813) 653-1473  
✉ accounting@brandonelectric.com

Service completed by: Nicholas Carbonell

INVOICE

Services	qty	unit price	amount
Troubleshoot	1.0	\$351.07	\$351.07
Reason for Call: Today we were called out to troubleshoot a non-working sign in the amenities section of K-Bar Ranch, a non-functioning photo cell at Mossy Pine, and an intermittently tripping circuit for the amenities sign.			
System Evaluation: Technician arrived at Mossy Pine Drive and Mist Flower Lane, where a monument sign was located on each side — one for Mossy Pine and one for the amenities center. Technician noted that the Mossy Oaks service had a photo cell attached to the panel.			
Troubleshooting: Technician began troubleshooting by evaluating the circuit and discovered that the receptacles were half buried under mulch due to repeated re-mulching over the years. Records show we were onsite in 2020 for the same issue, which was corrected at that time by raising the receptacles. A continuity check revealed no faults, and the breaker was turned on with no trip conditions present. On the Mossy Oaks side, the technician identified a photo cell connected to the service feeding the gate motors and signage, which was found stuck in the closed position, requiring replacement. Technician also found that the sign's control box for Bluetooth and transformer functions was unplugged, preventing the Bluetooth connectivity from initializing.			
Solution: Solution for the amenities sign was to recommend raising the buried receptacles within the median. Customer acknowledged prior service for this same issue and will have maintenance clear the added mulch. Technician also recommended replacement of the GFCI breaker due to intermittent tripping during dry conditions, indicating possible internal failure. Technician removed one single-pole 20A Type CH breaker from panel #2 space 14 and supplied and installed a dual-function 20A Type CH breaker in the same space. The replacement was successful, and no further trip conditions occurred.			
Solution for the Mossy Oak photo cell was to remove the faulty photo cell and install a customer-provided replacement. Technician confirmed proper operation after installation. Customer was advised that there is no warranty on customer-provided parts and that any future service calls related to photo cell functionality will incur a standard service charge.			
Solution for the amenities sign Bluetooth issue was to plug in the control box supporting the transformer and Bluetooth connectivity. Technician confirmed successful operation, and management now has full lighting control.			
Today's Work: ☐ Evaluated both monument signs and related circuitry ☐ Performed continuity check with no faults found ☐ Identified and replaced faulty photo cell (customer-provided) ☐ Replaced 20A single-pole breaker with 20A dual-function Type CH breaker ☐ Plugged in and verified functionality of Bluetooth control box ☐ Recommended raising buried receptacles to prevent future issues			

Services subtotal: \$351.07

Subtotal	\$351.07
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<b>Job Total</b>	<b>\$351.07</b>
------------------	-----------------

<b>Amount Due</b>	<b>\$351.07</b>
-------------------	-----------------

Remit checks to:

Brandon Electric  
1034 Skipper Rd.  
Tampa, FL 33613

✓ Signed on 11/07/25 for \$0.00

A handwritten signature in black ink, appearing to be 'M. L.', followed by a long horizontal flourish.

See our [Terms & Conditions](#)

November 12, 2025

Invoice Number: 1736996111225

Account Number: **8337 12 032 1736996**

Security Code:

Service At: 10339 K-BAR RANCH PKWY  
BLDG GATE  
TAMPA FL 33647-3669**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****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 11/12/25 through 12/11/25  
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>
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 11/29/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**Thank you for choosing Spectrum Business.**

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 12 11132025 NNNNNNNN 01 995293KBAR RANCH II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 12, 2025

**KBAR RANCH II CDD**

Invoice Number: 1736996111225

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: 1736996111225  
 Account Number: 8337 12 032 1736996  
 Security Code:

**Contact Us**

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

8633 2390 DY RP 12 11132025 NNNNNNNN 01 995293

**Charge Details**

Previous Balance	160.00
EFT Payment 10/29	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 11/12/25 will appear on your next bill.

Service from 11/12/25 through 12/11/25

**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
	<b>\$120.00</b>

**Spectrum Business™ Internet Total \$120.00**

**Spectrum Business™ Voice**

**Phone number (813) 536-1058**

Spectrum Business Voice	40.00
	<b>\$40.00</b>

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

**Spectrum Business™ Voice Total \$40.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$160.00</b>
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

**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 \$2.41, 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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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





Invoice Number: 1736996111225  
Account Number: 8337 12 032 1736996  
Security Code:

[KBAR RANCH II CDD](#)

**Contact Us**

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

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

8633 2390 DY RP 12 11132025 NNNNNNNN 01 995293

**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.



Account Number:  
Security Code:

KBAR RANCH II CDD  
8337 12 032 1736996



### Contact Us

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

8633 2390 DY RP 12 11132025 NNNNNNNN 01 995293

# Spectrum

## Spectrum Privacy Policy

Effective: August 1, 2025 ("Your Rights If You Live In Other States With Privacy Laws" Section, Effective: July 1, 2025)

Your privacy is important to Charter. We take seriously the responsibility of protecting your privacy and the information collected about you.

This Spectrum Privacy Policy (the "Privacy Policy") describes the types of information we collect, how we use that information, the choices you have regarding such collection and use, and the rights that may be available to you under state and federal law when you subscribe to or interact with Spectrum products and services.

### WHEN THE PRIVACY POLICY APPLIES

The Privacy Policy applies to the information we collect from or about you, your household, or devices associated with you, as prospective customers or when you subscribe to, access, or use the Spectrum products, services, websites, and applications (sometimes referred to as the "Spectrum Platform" in this Privacy Policy).

Some Spectrum products and services may have additional privacy practices that are described in product- or service-specific sections in this Privacy Policy or may be provided to you in different ways, such as our commercial agreements for Spectrum Business services. To the extent there is an overlap between the privacy disclosures in this Privacy Policy and a product- or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice which you can view by visiting our Your Privacy Rights section on our website), the privacy disclosures set forth in the product or service-specific notice or commercial agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own, manage or control through the Spectrum Platform. We urge our customers to review the privacy practices of these third parties, because this Privacy Policy does not extend to the collection of information by third parties through websites not owned, managed, or controlled by Spectrum.

### WHAT INFORMATION WE COLLECT

**In order to provide you with Spectrum products and services, we collect a variety of information about you when you interact with us or use our products, services, websites, and applications. This information enables us to provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.**

#### Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services, and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- information about you including racial or ethnic origin;
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints collected when you opt-in to our Spectrum Voice ID service subject to our Spectrum Biometric Data Privacy Notice), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads you make through the various Spectrum applications (e.g., the Spectrum TV, MySpectrum, Spectrum News,

and SpectrumU applications), the service options you have chosen, and any customized settings you have created;

- information about the payment methods used for your Spectrum services, such as your payment card information (e.g., the cardholder name, card number, expiration date, and security code (CVV/CVC) associated with your debit or credit card) or bank account information (e.g., the routing number that identifies your bank and your bank account number that identifies your account within your bank);
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests or respond to Spectrum surveys, or participate in or attend events sponsored by Spectrum; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, in-person interactions at our stores, online chat sessions, community support space, and through Spectrum social media accounts. We may use the information you provide us and that we collect in order to make inferences, including sensitive data inferences about you, and your interests. Where required by law, we seek your consent before doing so.

#### Information We Collect Automatically

We automatically collect information about your use of the Spectrum Platform in order to deliver any of our services or otherwise permit access to one of our products, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used with our services, products, websites, and applications;
- network traffic data;
- general and/or precise geolocation information;
- performance and support data; and
- information about your use and the operation of the Spectrum Platform and its features.

We automatically collect usage information to provide you with and market our products and services, and to deliver you relevant advertising, such as:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service and other consumers who you permit to connect to your in-home equipment (collectively, "Internet Usage Information");

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- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- information about your general or precise location and internet usage data may be used to provide you with marketing and advertising from Spectrum and its business partners, which Spectrum determines may be relevant to you;
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, WiFi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

Additionally, if you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service you have requested because it is required in order for the services to function. We also collect the content of any files you store in our cloud storage services (e.g., the Spectrum Cloud DVR platform) and other information when it is necessary to provide you with the products or features of the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our Your Privacy Rights section on our website, to learn more about the type of Domain Name System ("DNS") data we collect based on our provision of Spectrum Internet service, how we use and share that information, and our storage and retention practices associated with the DNS data we maintain.

### Location Information

When you access our network, we may collect general or precise location information. We may also collect general or precise location information when you use some of our services and applications.

For our fixed home video, voice, internet, and WiFi, and business services, all of which are inherently tied to the customer's service address location, we collect the customer's home, business and/or service address in order to provide service to the devices that are physically located at those addresses. For our video service, we use the collected information to deliver service to the physical address at which the customer's receiver is located. For our wireline voice service, we use the collected information to deliver service to the physical address at which the customer's voice modem is located; we also collect call detail information, including the call connection locations (including city, state, and country) and the call origin and destination locations, for account billing. For internet and in-home WiFi, we use the collected information to deliver service to the physical address at which the modem and router are located and installed. Charter also collects the public IP address of any device that connects to an in-home Advanced Home WiFi router in order to authenticate the device and allow customers to assign security, parental or other controls to certain devices. We collect similar address information tied to equipment located at our commercial customers' service addresses. When a customer subscribes to Spectrum Mobile service, their billing address, as well as their core video, voice, or internet account service address, if they subscribe to other Spectrum services, i.e., Spectrum Internet, is linked to their account for the same purposes.

For our out-of-home WiFi service and Spectrum applications, we may collect additional location information from your devices in order to authenticate, connect, and deliver seamless connectivity when connecting to our out-

of-home WiFi access points, using our mobile service, or connecting to a Spectrum service from outside of your home via any WiFi access point or internet connection (e.g., if you are a video subscriber accessing content on your mobile device, irrespective of whether you are in or outside of your home or connecting via Spectrum WiFi or Spectrum Internet, we may collect location information in order to determine whether certain content is available to you based on your location). For our out-of-home WiFi access points, as well as the out-of-home WiFi access points of our industry partners, we may collect information about the location of the out-of-home WiFi access point and device information, including the public IP address assigned to the device connecting to the access point.

We may use this location data to develop, tailor, and market Spectrum's own products and services, or enable targeted third-party advertising in partnership with select advertising partners and providers.

### Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.

### HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high quality products and services. We may also use the information we collect to provide you and allow our business partners to provide you with relevant advertising. When required by applicable law, we will request your consent for certain uses of your information. Depending on your state of residence, you may have certain rights to limit our use of information. Please see the state right sections below for more information.

### To Provide and Improve our Services, Products and Devices, Websites and Applications

We use the information we collect to:

- deliver, maintain and improve our products, services, websites, and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s), and network(s);





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- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

We may leverage automated decisionmaking tools or the power of artificial intelligence ("AI") to perform some or all of these actions as well as any of the actions described in other parts of this section of the privacy policy. We do not engage in any automated decisionmaking related to the provision or denial of financial or lending services, housing, insurance, education enrollment or opportunity, criminal justice, employment opportunities, health care services, or access to essential goods and services.

### To Communicate With You

We use the information we collect to deliver and personalize our communications with you, e.g., when responding to a survey or ordering a pay-per-view event, we will use that information and information from your account to send you billing information, as well as recommendations for additional Spectrum products or services that may be of interest to you and to provide you with a more personalized experience. We may also send you promotional communications for products and services that may be of interest to you.

### To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers.

We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties, as described in "When and With Whom We Share Information." In some cases, we may provide Reports to a third party for the third party's own use. You should review the "Your Choices" section of this Privacy Policy to understand the choices you have with respect to the sharing of this information.

### Targeted Advertising

We may use the information we collect, or that third parties collect from your visits, to other online services to make the marketing and advertising you see on the Spectrum Platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. We may use partners to assist with advertising, and in doing so, disclose your persistent identifiers such as your device ID, or other unique identifiers associated with your account. We may also disclose your general or precise geolocation information or information associated with your browsing history. For information about how to limit the use of information for these purposes, see the "Your Choices" section below.

### Addressable Advertising on our Cable System Applications

We place some of the advertisements you see during live and on-demand video content on our cable system and video applications. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask

for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For information about how to limit the use of information for these purposes, see the "Your Choices" section below.

### Third Party Online and App-Based Advertising and Customization

We may place "cookies" and other tracking technologies in your browser that contain information about you or your account when you set up a personalized service or customize your settings and preferences on our websites or mobile applications. These technologies enable us to help diagnose problems with our services, control the display of ads, track usage patterns, gather demographic information, analyze trends, conduct research, and otherwise administer the Spectrum services. We do not store sensitive information such as your password, e-mail address or credit card number in these third party technologies.

In addition to the advertising we deliver, we allow third-party ad serving companies and other unaffiliated advertisers to display advertisements on our websites and within some of our mobile applications. These third parties may collect information about you when you use the Spectrum websites and apps or when you interact with these third party advertisements. For information about how to limit the use of your information for these purposes, see the "Your Choices" section below.

### WITH WHOM WE SHARE INFORMATION

#### Account Holders and Other Authorized Users

We may disclose certain information about a customer's account and use of a service or feature to the primary account owner only after appropriate authentication. The primary account owner may also authorize other users to access certain information on the account, which may include information about the primary account owner's use of the relevant service.

#### Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum related companies in order to provide the services you have requested or to which you subscribe, or to make your Spectrum experience more streamlined, such as through combining account information into a single location for easier access.

#### Service Providers

We may disclose your information to service providers who perform business activities and functions on our behalf to support our interactions with you such as billing and collections, payment processing, analytics and research, marketing and advertising, service delivery and customization, maintenance and operations, and fraud prevention.

These service providers are authorized to use your personal information only as necessary to provide these services on our behalf.

#### Governmental Entities or Pursuant to Valid Legal Process

We may disclose personal information to comply with valid legal process, including subpoenas, court orders or search warrants. In some instances where there is a valid legal request or an order for disclosure of information about you, we may notify you of such request or order and then it may be up to you to object or take specific action to prevent any disclosures pursuant to those requests or orders.

If you subscribe to any Spectrum services, we may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process.

We may also disclose personal information when we believe it is necessary to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.





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### Third Parties

We may sell to or share with third parties your personal information for their own marketing, advertising, or other commercial purposes. We may sell or share your persistent identifiers such as device identifiers, IP address, video and/or internet usage data, and general or precise geolocation data. Depending on your state of residency, you may be able to opt-out of this use of your personal information. Where required to do so by law, we will obtain your consent before selling or sharing your personal information.

If you subscribe to our Spectrum Voice® service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers. But note that Spectrum Mobile does not publish directories of customers' wireless phone numbers and we do not make those numbers available to others for listing in directories.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact and provide your consent, we may share your contact information with the advertiser for the purpose of fulfilling your request. We may also share individually de-identified and/or aggregate information, including our business and marketing reports, with third parties for their own purposes.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer or receive information about you, including information that personally identifies you, as part of the transaction.

### WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt-out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. Visit our Privacy Preference page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of your customer proprietary network information ("CPNI") for marketing and advertising of our own products and services; and
- to limit our use of your Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

You may also opt-out of the sale or sharing of your personal information and targeted or cross-context behavioral advertising by broadcasting a universal opt-out signal, such as the Global Privacy Control (GPC), on the browsers and/or browser extensions that support the GPC where such mechanism is required under applicable state privacy law.

For more information about privacy preferences visit our Privacy Preference page.

### Cookies, Tracking Technologies, and Interest-Based Advertising

Some of our websites use certain web analytics services, such as Google Analytics and Adobe Analytics. These services use cookies or other tracking technologies to help us analyze how users interact with and use the Spectrum websites, compile reports on the websites' activity, provide other services related to website activity and usage, and help us identify and communicate with potential customers. The information generated by these web analytics services are transmitted to and stored by those entities and are subject to their respective privacy policies. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (Google Cookies) and Adobe (Adobe Privacy Center).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can learn more about the options available to limit these third parties' collection and use of your information by visiting the websites for the Network Advertising Initiative and the Digital Advertising Alliance, as well as the webpages for Facebook's ad preferences tool and privacy policy.

Similarly, you can learn about your options to opt-out of mobile app tracking by certain advertising networks through your device settings.

For more information about how to change these settings for Apple or Android devices, see:

Apple: <http://support.apple.com/kb/HT4228>

Android: <http://www.google.com/policies/technologies/ads/>

You may also have the right in certain states to opt-out of the use of your personal information for interest-based advertising by Spectrum. For more information, please visit the state rights sections of this Privacy Policy or the Privacy Preference page to opt-out.

Some of our Spectrum Platforms (e.g., our Spectrum TV application) may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit [www.nielsen.com/digitalprivacy](http://www.nielsen.com/digitalprivacy).

### CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services, such as Spectrum cable video service. If you consent, we may use your CPNI for the duration of that interaction to offer you those additional products and services.

If you subscribe to the Spectrum Voice® or Spectrum Mobile service, you have the option of allowing us to use the CPNI we have on file to provide you with information about products and services or special promotions for other communications-related products and services to which you do not already subscribe. You have the right to restrict this use of CPNI. If you opt-out of this use, you will experience no effect on your services. We will wait at least thirty days from the date we first provide notice to you, as a subscriber of the Spectrum Home Phone service or Spectrum Mobile service, before we use your CPNI for this purpose. During that time and at any time after, you may opt-out of our use of your CPNI for these marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page.





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## HOW WE PROTECT YOUR INFORMATION

We take seriously our responsibility to secure the information we collect and maintain. We use reasonable security, including technical, physical, and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

You can help protect the privacy of your own information by using encryption and other techniques to prevent unauthorized interception of your personal information. You are responsible for the security of your information that you transmit to us or view, download, or otherwise access when using unencrypted, public or otherwise unsecured networks. For more information on things you can do to help protect the privacy of your own information, visit [www.spectrum.com/security](http://www.spectrum.com/security) or [www.OnGuardOnline.gov](http://www.OnGuardOnline.gov).

## HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 18. If you believe that a child under 18 years of age has provided us with personal information, please contact us at the address below.

## YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS

### The Cable Act and Personally Identifiable Information

Section 631 of the Cable Communications Policy Act of 1984, as amended, (the "Cable Act") imposes certain limitations on our collection, use, and sharing of information that personally identifies you when you subscribe to cable video and telecommunications services, or other services provided using the facilities of the Spectrum cable system. The Cable Act provides you with the right to know about the personally identifiable information we collect about you and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and provides you with the right to request access to review and correct your personally identifiable information. Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

If you would like access to the personally identifiable information we maintain in our business records pursuant to the Cable Act, please send a written request to your local Spectrum office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account and no other account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render services and to detect unauthorized reception or use of the Spectrum Cable Act Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent. The Cable Act also permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. We may sell or share customer names and addresses with third parties for their own marketing or advertising purposes subject to your opportunity to opt-out of such activity.

When a government entity is seeking information about your selection of video programming, you have additional rights as described in the "Governmental Entities or Pursuant to Valid Legal Process" subsection of "When We Share Information with Others."

If you believe that you have been aggrieved by any act of ours in violation of law, we encourage you to contact us to resolve your question or concern. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court seeking damages, attorneys' fees, and litigation costs. Other rights and remedies may be available to you under federal or other applicable laws as well. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

## The Communications Act and CPNI

Section 222 of the Communications Act provides additional privacy protections for information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill. This information, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number.

If you subscribe to Spectrum Voice® or Spectrum Mobile service, we have an obligation under federal law to protect the confidentiality of CPNI and to provide you with information about how we use your CPNI and explain the choices you have. Those additional protections and the choices you have regarding the use and sharing of such information are reflected in this Privacy Policy.

If you want access to the CPNI data we maintain about your account, we will provide a copy to you at the address of record for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI, you must first authenticate your identity before we can disclose CPNI to you or your authorized agent.

## WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at [www.spectrum.com](http://www.spectrum.com). The needs of our customers and the business may change from time to time and, when that happens, we may need to modify this Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, we will attempt to notify you in advance through written, electronic or other means using the information you have provided when setting up your account.

## YOUR RIGHTS IF YOU LIVE IN CALIFORNIA

If you are a California resident, please visit our California Consumer Privacy Rights page, where you can view our California Consumer Privacy Policy and access information about your rights under the California Consumer Privacy Act ("CCPA"), as amended by the California Privacy Rights Act ("CPRA"), and other California privacy laws.

## YOUR RIGHTS IF YOU LIVE IN MAINE

If you are physically located in and billed by Spectrum for broadband internet access service received in the State of Maine, as a prospective, current, or former subscriber of our broadband internet access service, you have certain rights with respect to the information we collect about you based on our provision of broadband internet access service.

We will not discriminate against you if you exercise any of your rights under Maine law. This means that if you exercise any of your rights, Spectrum will not:

- deny you broadband internet access service;
- charge you a penalty; or
- offer you a discount based on your consent that we can use or share your broadband customer personal information.





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### YOUR RIGHTS IF YOU LIVE IN OTHER STATES WITH PRIVACY LAWS

If you are a resident of Connecticut, Colorado, Florida, Minnesota, Montana, Nebraska, Nevada, New Hampshire, New Jersey, Oregon, Tennessee, Texas or Virginia, you may have additional rights with respect to the personal information we collect about you.

We may collect and use information about you as described in the "What Information We Collect" and "How We Use Information" sections of this Privacy Policy, and we may disclose your information as described in the "With Whom We Share Information" section of this Privacy Policy. Where required by applicable law, we will request your consent for the collection and use of your sensitive personal information or the sale of your information.

You also may have the following rights, subject to certain legal exceptions:

- The right to know and access what personal data a business has collected from or about them and how that data is used and shared;
- The right to delete their personal data;
- The right to correct inaccurate personal data;
- The right to receive a portable copy of the personal data previously provided to the business;
- The right to appeal a business's refusal to take action on a consumer's request to exercise their other rights;
- The right to withdraw your consent for the processing of sensitive data in certain circumstances, The right to opt-out of the processing of personal data for targeted advertising purposes, the sale of personal data, and profiling in furtherance of decisions that produce legal or similarly significant effects concerning the consumer;
- The right to opt-out of the collection of personal data through voice recognition features (Florida only);
- The right to request a list of third parties with whom we may disclose your personal information (Minnesota and Oregon only); and
- The right to non-discrimination and equal service for exercising their consumer data rights.

How to make a consumer request:

You can make a request to exercise one or more of your consumer privacy rights via our online verifiable consumer request submission form located on our State Consumer Privacy Rights page or by calling our toll-free number at (844) 979-1794.

You may authorize another person to make a verifiable consumer request on your behalf, and parents and guardians may submit requests on behalf of their minor children. The authorized agent should submit the request using our online submission form dedicated to authorized agent requests available on our Consumer Authorized Agent Consumer Request on State Consumer Privacy Rights page. As part of the verifiable consumer request and authorized agent request process, Spectrum will use reasonable efforts to verify your identity, as well as the identity of your authorized agent to ensure that your agent has been properly authorized by you to request information on your behalf. If Spectrum denies your verifiable consumer request, you can appeal that initial denial using the same methods identified above for the original submission of the request.

In addition, Spectrum offers many choices to help you manage your privacy and ensure that you have meaningful choice. You can manage your privacy preferences by visiting our Privacy Preference page.

### USERS OUTSIDE THE UNITED STATES

Our Website and services are meant for residents of the United States. If you use our Websites outside of the United States, you understand and consent to the transfer of your personal information to, and the collection, sale, processing, and storage of your personal information in, the United States. The laws in the United States regarding personal information may be different than the laws of your country.

### HOW TO CONTACT US WITH QUESTIONS ABOUT THIS PRIVACY POLICY

Questions about Spectrum's privacy practices should be sent to:

Charter Communications, Inc.

Attn: Legal - Privacy and Cybersecurity

400 Washington Boulevard

Stamford, CT 06902

You may also contact the Legal – Privacy and Cybersecurity team at [PPRLegal\\_Privacy\\_and\\_Cybersecurity@charter.com](mailto:PPRLegal_Privacy_and_Cybersecurity@charter.com), or contact your local customer service office at the phone number listed on your monthly bill statement or by visiting our website at [www.spectrum.com](https://www.spectrum.com).



### ADDITIONAL PRODUCT AND SERVICE-SPECIFIC INFORMATION YOU NEED TO KNOW

#### Spectrum Mobile Applications

When you use Spectrum mobile applications, we may also automatically collect information about the devices you use to access the application or our services and the content you view. The information we may automatically collect depends on how you access the services and content and includes:

- information related to the use and operation of the App;
- device information (e.g., device identifier, mobile device number, advertising identifier, MAC address, carrier, operating system, ISP, IP address);
- usage data associated with how you interact with the App;
- configuration data for any WiFi-enabled device you may use to access the App;
- information related to your WiFi and cellular connections (e.g., data usage, network performance, signal strength, throughput, latency); and
- location information, including precise geolocation information, such as your service address and the location of a device in which you have installed the App.

Our location-based features are based on the location of your Spectrum service account and the general or precise location of a device in which you have both installed a Spectrum mobile application (e.g., the Spectrum TV Application, My Spectrum Mobile App, Connection Manager) (each individually an "App") and have enabled location services. If you do not want the App to collect your device's precise geolocation, you can disable location services on your device using the device settings. Please note that location data will be collected when your location service is enabled for this App when the App is running in the foreground, background, or even if you are not directly using the application depending on your device.

Some of the App's features are only available while you are on the Spectrum network or when connecting from your home WiFi account. The App will use your IP address and other information to determine whether you are on or off the Spectrum network or connecting via your service account.

### Spectrum Careers Websites and Job Applicant Tools

Our careers websites and job applicant tools provide interested candidates and prospective employees with leads in their job search, as well as a place to apply for an open position and track their application status. In order to join the Spectrum Talent Network, you must provide certain contact information, such as your name and email address, which Spectrum uses to send job alerts and relevant communications and updates. If you no longer want to receive communications from the Spectrum Talent Network team, you can unsubscribe at any time. Our job applicant tools also collect additional from you associated with your job application, such as your educational background, employment history, and resume or other uploaded documents. If you would like to view, access, update or delete your personal information maintained within our careers websites and job application tools, please visit those sites directly.

SAAPF025

Account Number:  
Security Code:

**KBAR RANCH II CDD**  
8337 12 032 1736996



**Contact Us**

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

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

8633 2390 DY RP 12 11132025 NNNNNNNN 01 995293





## Exclusive savings for Spectrum Business Internet customers

### Spectrum Mobile Business Unlimited 4 lines for

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

## #1 in Customer Satisfaction

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, 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, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). 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-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 29 10302025 NNNNNNNN 01 995086

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  
1744362102925  
8337 12 032 1744362

**Contact Us**

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

8633 2390 DY RP 29 10302025 NNNNNNNN 01 995086



## 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 1-855-281-1805**

Visit [spectrum.com/business](https://spectrum.com/business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. 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

SA8PF1QA





October 29, 2025  
Invoice Number: 1744362102925  
Account Number: **8337 12 032 1744362**  
Security Code:  
Service At: 10340 K-BAR RANCH PKWY  
TAMPA FL 33647

**Auto Pay Notice****Contact Us**

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

**Summary**

*Service from 10/29/25 through 11/28/25  
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>
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 11/16/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**NEWS AND INFORMATION**

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

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** 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 10302025 NNNNNNNN 01 995086

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

October 29, 2025

**Envera KBar Ranch II CDD**

Invoice Number: 1744362102925  
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: 1744362102925  
 Account Number: 8337 12 032 1744362  
 Security Code:

Envera KBar Ranch II CDD

### Contact Us

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

8633 2390 DY RP 29 10302025 NNNNNNNN 01 995086

### Charge Details

Previous Balance		160.00
EFT Payment	10/16	-160.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 10/29/25 will appear on your next bill.

Service from 10/29/25 through 11/28/25

### 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
	<b>\$120.00</b>

**Spectrum Business™ Internet Total \$120.00**

### Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	40.00
	<b>\$40.00</b>

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

**Spectrum Business™ Voice Total \$40.00**

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

### Other Charges Continued

<b>Current Charges</b>	<b>\$160.00</b>
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

### Billing Information

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

**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 \$2.41, 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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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





Invoice Number: 1744362102925  
Account Number: 8337 12 032 1744362  
Security Code:

[Envera KBar Ranch II CDD](#)

**Contact Us**

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

8633 2390 DY RP 29 10302025 NNNNNNNN 01 995086

**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:  
Account Number::  
Security Code:

[Envera KBar Ranch II CDD](#)  
1744362102925  
8337 12 032 1744362



**Contact Us**

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

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

8633 2390 DY RP 29 10302025 NNNNNNNN 01 995086







## Exclusive savings for Spectrum Business Internet customers

### Spectrum Mobile Business Unlimited 4 lines for

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

## #1 in Customer Satisfaction

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, 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, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). 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-2509-NMOB

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 10 11112025 NNNNNNNN 01 994746

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

833712032175829700170001

Invoice Number:  
Account Number:  
Security Code:

K Bar Ranch II Cdd-gate  
1758297111025  
8337 12 032 1758297

**Contact Us**

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

8633 2390 DY RP 10 11112025 NNNNNNNN 01 994746



## 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 1-866-524-6880**

Visit [spectrum.com/business](https://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.

SA8PF1QD

BAP-2507-IUP

November 10, 2025

Invoice Number: 1758297111025

Account Number: **8337 12 032 1758297**

Security Code:

Service At: 10621 MISTFLOWER LN  
TAMPA FL 33647-3738**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****NEWS AND INFORMATION**

Enjoy multi-line savings on **Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Summary***Service from 11/10/25 through 12/09/25  
details on following pages*

Previous Balance	170.00
Payments Received -Thank You!	-170.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
YOUR AUTO PAY WILL BE PROCESSED 11/27/25	
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>

**Thank you for choosing Spectrum Business.**

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 10 11112025 NNNNNNNN 01 994746K BAR RANCH II CDD-GATE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 10, 2025

**K BAR RANCH II CDD-GATE**

Invoice Number: 1758297111025

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: 1758297111025  
 Account Number: 8337 12 032 1758297  
 Security Code:

K BAR RANCH II CDD-GATE

### Contact Us

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

8633 2390 DY RP 10 11112025 NNNNNNNN 01 994746

### Charge Details

Previous Balance		170.00
EFT Payment	10/27	-170.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 11/10/25 will appear on your next bill.

Service from 11/10/25 through 12/09/25

### 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
	<b>\$170.00</b>

**Spectrum Business™ Internet Total \$170.00**

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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



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







Invoice Number: 1758297111025  
Account Number: 8337 12 032 1758297  
Security Code:

**K BAR RANCH II CDD-GATE**

**Contact Us**

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

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

8633 2390 DY RP 10 11112025 NNNNNNNN 01 994746

**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:  
Account Number::  
Security Code:

**K BAR RANCH II CDD-GATE**

1758297111025  
8337 12 032 1758297



**Contact Us**

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

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

8633 2390 DY RP 10 11112025 NNNNNNNN 01 994746



October 26, 2025

Invoice Number: 2313795102625

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](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary***Service from 10/26/25 through 11/25/25  
details on following pages*

Previous Balance	170.00
Payments Received -Thank You!	-170.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
<i>YOUR AUTO PAY WILL BE PROCESSED 11/13/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>

**Thank you for choosing Spectrum Business.**

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 26 10272025 NNNNNNNN 01 996743K-BAR RANCH 2 GATE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

October 26, 2025

**K-BAR RANCH 2 GATE**

Invoice Number: 2313795102625

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: 2313795102625  
 Account Number: 8337 12 032 2313795  
 Security Code:

K-BAR RANCH 2 GATE

**Contact Us**

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

8633 2390 DY RP 26 10272025 NNNNNNNN 01 996743

**Charge Details**

Previous Balance		170.00
EFT Payment	10/13	-170.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 10/26/25 will appear on your next bill.

Service from 10/26/25 through 11/25/25

**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
	<b>\$170.00</b>

**Spectrum Business™ Internet Total** **\$170.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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



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







Invoice Number: 2313795102625  
Account Number: 8337 12 032 2313795  
Security Code:

**K-BAR RANCH 2 GATE**

**Contact Us**

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

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

8633 2390 DY RP 26 10272025 NNNNNNNN 01 996743

**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 2 GATE**

Invoice Number: 2313795102625  
Account Number:: 8337 12 032 2313795  
Security Code:



**Contact Us**

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

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

8633 2390 DY RP 26 10272025 NNNNNNNN 01 996743



November 10, 2025

Invoice Number: 2756559111025

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.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 11/10/25 through 12/09/25  
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	160.00
Other Charges	0.00
Current Charges	\$160.00
YOUR AUTO PAY WILL BE PROCESSED 11/27/25	
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**Thank you for choosing Spectrum Business.**

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 10 11112025 NNNNNNNN 01 996527KBAR RANCH II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 10, 2025

**KBAR RANCH II CDD**

Invoice Number: 2756559111025

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: 2756559111025  
 Account Number: 8337 12 030 2756559  
 Security Code:

KBAR RANCH II CDD

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

8633 2390 DY RP 10 11112025 NNNNNNNN 01 996527

**Charge Details**

Previous Balance		160.00
EFT Payment	10/27	-160.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 11/10/25 will appear on your next bill.

Service from 11/10/25 through 12/09/25

**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
	<b>\$160.00</b>

Spectrum Business™ Internet Total **\$160.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

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

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

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: 2756559111025  
Account Number: 8337 12 030 2756559  
Security Code:

[KBAR RANCH II CDD](#)

**Contact Us**

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

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

8633 2390 DY RP 10 11112025 NNNNNNNN 01 996527

**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: 2756559111025  
Account Number:: 8337 12 030 2756559  
Security Code:

**KBAR RANCH II CDD**



**Contact Us**

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

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

8633 2390 DY RP 10 11112025 NNNNNNNN 01 996527



**K-Bar Ranch II CDD****Meeting Date, October 30, 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"/>

CG103025 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	6:00 pm
Meeting End Time:	6:26 pm
Total Meeting Time:	26 minutes

Time Over <u>0</u> ( 3 ) Hours:	<u>0</u>
---------------------------------	----------

Total at \$400 per Hour:	<u>0</u>
--------------------------	----------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$400 per Hour:	<u>0</u>

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 

**K-Bar Ranch II CDD****Meeting Date, November 13, 2025****SUPERVISOR PAY REQUEST**

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

CG111325 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	10:00 am
Meeting End Time:	7:50 pm
Total Meeting Time:	1 hour + 50 minutes

Time Over <del>0</del> ( 3 ) Hours:	<del>0</del>
-------------------------------------	--------------

Total at \$400 per Hour:	<del>0</del>
--------------------------	--------------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<del>0</del>
Additional or Continued Meeting?	<del>0</del>
Total Meeting Time:	<del>0</del>
Total at \$400 per Hour:	<del>0</del>

Business Mileage Round Trip	<del>0</del>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 



City of Tampa  
Government Stormwater Fee  
306 E. Jackson Street, 6<sup>th</sup> Floor North  
Tampa, FL 33602

**RECEIVED**  
NOV - 6 2025

CITY OF TAMPA, FLORIDA

BILL DATE: November 1, 2025

**BY  
Fiscal Year 2025-26 Stormwater Fee**

K-BAR RANCH II CDD  
C/O RIZZETTA AND COMPANY  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

Tax Parcel ID#: Multiple- *see detail attachment*  
Folio#: Multiple- *see detail attachment*  
Location: Multiple- *see detail attachment*  
Bill#: M-14

**\*\*\*THIS IS A BILL\*\*\***

Pursuant to City Code Chapter 21, Article IV, the City of Tampa has imposed an annual fee for stormwater services for the fiscal year October 1, 2025 – September 30, 2026, on the parcel or parcels listed above. The purpose of this fee is to fund stormwater services benefiting property located within the City. The fee is based on the amount of impervious area on the parcel(s), expressed in Equivalent Square Footage of Impervious Area, or Equivalent Stormwater Unit (ESU), each of which is equivalent to 3,310 square feet of impervious area.

**Based on 110.60 ESUs, the amount due for Bill# M-14 is \$9,069.20**

The Fiscal Year 2025-26 Stormwater Fee is due and payable on or before March 31, 2026. Payments will be considered delinquent 30 days after the due date. Failure to pay the fees could result in initiation of proceedings to compel payment by all means authorized by law.

A mitigation credit may be available for the property as described in Section 21-123 of the City Code. The City of Tampa's Mitigation Policy and Mitigation Applications can be found on our website: <https://www.tampagov.net/tss-stormwater/programs/assessment/mitigation>. If you believe the property should receive a mitigation credit, you must contact the City prior to February 15, 2026.

If you have any questions regarding the Stormwater Fee or would like to request the Mitigation Policy or application, please contact the Stormwater Division at (813) 274-3101.

**Please return the portion below with your payment.**

---

**FISCAL YEAR 2025-26 STORMWATER FEE**

REMIT TO: City of Tampa  
Government Stormwater Fee  
306 E. Jackson Street, 7<sup>th</sup> Floor E  
Tampa, Florida 33602

Owner: K-BAR RANCH II CDD  
Folio #: Multiple  
Tax Parcel ID: Multiple  
Bill#: M-14

Payment Amount: \_\_\_\_\_

**\*\* Please indicate "Stormwater Fee" and the Bill No. or Folio # (s) on your check \*\***



City of Tampa, Florida  
2025-2026 Stormwater Fee

K-BAR RANCH II CDD  
C/O RIZZETTA AND COMPANY  
3434 COLWELL AVE STE 200  
TAMPA, FL, 33614

PARCEL DETAIL REPORT  
11/1/2025  
M-14 Detail

	Folio	PIN	ESU	Amount	Site Address
1	0592249350	A-02-27-20-C6X-000000-M0000.0	0.13	\$10.66	0
2	0592251158	A-03-27-20-B2R-000000-A0000.0	50.26	\$4,121.32	0
3	0592251172	A-03-27-20-B99-000000-00001.0	13.24	\$1,085.68	10820 MISTFLOWER LN
4	0592251174	A-03-27-20-B99-000000-A0000.0	16.49	\$1,352.18	0
5	0592261696	A-04-27-20-B3Y-000000-A0000.0	29.37	\$2,408.34	10346 K BAR RANCH PKWY
6	0592261698	A-04-27-20-B3Y-000000-D0000.0	1.11	\$91.02	19401 REDWOOD POINT DR
TOTAL ESUs:			110.60	\$9,069.20	6 Properties



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

**Amount Now Due**

\$13.28

Make Check Payable:  
**City of Tampa Utilities**

**Your Account Number**  
2282015



BILL DATE: 11/10/2025

PAY NEW CHARGES BY: 12/01/2025

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

0000 2 28 20 1 5 000000 1 3 28

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



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

Bill Date: 11/10/2025

**Service For:**

K BAR RANCH II CDD  
10352 K BAR RANCH PKWY

Service To: 11/06/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	36	35	31	1	1
LAST BILLING						8.80
LESS PAYMENTS						8.80 CR
WATER TBW PASS THROUGH INSIDE						0.06 CR
WATER BASE CHARGE 5/8"				1 Meter @	8.00	8.00
IRRIGATION TIER 1 CHARGE				1.0 @	4.14	4.14
TBW PASS-THROUGH				1.0 @	0.00	0.00
WATER SUBTOTAL			12.14			
UTILITY TAX 10%						1.21

**Amount Now Due**

\$13.28

**Your Account Number**

2282015

**Water Customer Class**

COMMERCIAL

Pay This Amount



\$13.28

PLEASE PAY BY DUE DATE OF 12/01/2025



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

# Amount Now Due

\$381.53

Make Check Payable:  
City of Tampa Utilities

Your Account Number  
2287182



BILL DATE: 11/10/2025

PAY NEW CHARGES BY: 12/01/2025

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 0000038 1 53

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



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

Bill Date: 11/10/2025

## Service For:

K-BAR RANCH COMMUNITY DEVELOP  
10820 MISTFLOWER LN

Service To: 11/05/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	367	362	30	5	4
19073745	WATER	1650	1589	30	61	46

LAST BILLING	160.86
LESS PAYMENTS	160.86 CR
WATER TBW PASS THROUGH INSIDE	6.39 CR
WATER BASE CHARGE 1 1/2"	2 Meters @ 40.00 80.00
WATER TIER 1 CHARGE	66.0 @ 4.14 273.24
TBW PASS-THROUGH	66.0 @ 0.00 0.00
WATER SUBTOTAL	353.24
UTILITY TAX 10%	35.32

## Amount Now Due

\$381.53

## Your Account Number

2287182

## Water Customer Class

COMMERCIAL

## Water Usage History

Months	Gallons (1000's)
NOV	49
OCT	12
SEP	12
AUG	6
JUL	19
JUN	64
MAY	37
APR	11
MAR	9
FEB	5
JAN	123
DEC	10
NOV	12

Pay This Amount



\$381.53

PLEASE PAY BY DUE DATE OF 12/01/2025





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

**Amount Now Due**

\$75.43

Make Check Payable:  
City of Tampa Utilities

**Your Account Number**

2333386



BILL DATE: 11/10/2025

PAY NEW CHARGES BY: 12/01/2025

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

00002333386 0000007543

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



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

Bill Date: 11/10/2025

**Service For:**

K BAR RANCH II CDD  
19339 EAGLE CREEK LN

Service To: 11/05/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	465	450	30	15	11
LAST BILLING						68.00
LESS PAYMENTS						68.00 CR
WATER TBW PASS THROUGH INSIDE						1.53 CR
WATER BASE CHARGE 5/8"				1 Meter @	8.00	8.00
IRRIGATION TIER 1 CHARGE				15.0 @	4.14	62.10
TBW PASS-THROUGH				15.0 @	0.00	0.00
WATER SUBTOTAL			70.10			
UTILITY TAX 10%						7.01

**Amount Now Due**

\$75.43

**Your Account Number**

2333386

**Water Customer Class**

COMMERCIAL

Pay This Amount



\$75.43

PLEASE PAY BY DUE DATE OF 12/01/2025



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

**Amount Now Due**

\$751.29

Make Check Payable:  
**City of Tampa Utilities**

**Your Account Number**

2382755



BILL DATE: 11/10/2025

PAY NEW CHARGES BY: 12/01/2025

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

0000 238 2755 0000075129

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



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

Bill Date: 11/10/2025

**Service For:**

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

Service To: 11/05/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000650	IRR	668	577	30	91	68
LAST BILLING						798.41
LESS PAYMENTS						798.41 CR
WATER BASE CHARGE 1"			1 Meter @	20.00		20.00
IRRIGATION TIER 1 CHARGE			25.0 @	4.14		103.50
IRRIGATION TIER 2 CHARGE			25.0 @	6.96		174.00
IRRIGATION TIER 3 CHARGE			37.5 @	9.28		348.00
IRRIGATION TIER 4 CHARGE			3.5 @	10.71		37.49
TBW PASS-THROUGH			91.0 @	0.00		0.00
WATER SUBTOTAL			682.99			
UTILITY TAX 10%						68.30

**Amount Now Due**

\$751.29

**Your Account Number**

2382755

**Water Customer Class**

COMMERCIAL

Pay This Amount



\$751.29

PLEASE PAY BY DUE DATE OF 12/01/2025



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

# Amount Now Due

\$1,163.62

Make Check Payable:  
City of Tampa Utilities

Your Account Number  
2382753



BILL DATE: 11/10/2025

PAY NEW CHARGES BY: 12/01/2025

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

0000 238 2753 0000 116362

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



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

Bill Date: 11/10/2025

## Service For:

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

Service To: 11/05/2025

Meter Number	Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000652 IRR	947	821	30	126	94
LAST BILLING					1,234.31
LESS PAYMENTS					1,234.31 CR
WATER BASE CHARGE 1"		1 Meter @	20.00		20.00
IRRIGATION TIER 1 CHARGE		25.0 @	4.14		103.50
IRRIGATION TIER 2 CHARGE		25.0 @	6.96		174.00
IRRIGATION TIER 3 CHARGE		37.5 @	9.28		348.00
IRRIGATION TIER 4 CHARGE		38.5 @	10.71		412.34
TBW PASS-THROUGH		126.0 @	0.00		0.00
WATER SUBTOTAL		1,057.84			
UTILITY TAX 10%					105.78

## Amount Now Due

\$1,163.62

## Your Account Number

2382753

## Water Customer Class

COMMERCIAL

Pay This Amount



\$1,163.62

PLEASE PAY BY DUE DATE OF 12/01/2025

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



Cypress Creek of Hillsborough County CDD  
7154 Trent Creek Drive  
Florida, United States 33573

Invoice #	18055
Invoice Date	10-27-25
Balance Due	<b>\$480.00</b>

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service   Minimum 2-hours	\$165.00	2.0	\$330.00
Commerical Door Handset	Commercial door handset   Storeroom lock Style	\$150.00	1.0	\$150.00



Subtotal	\$480.00
Tax	\$0.00
Invoice Total	\$480.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$480.00



Invoice Ticket

Ticket Date	Tue 10-21-25 09:29 AM
Ticket #	12249
Subject	Mens Restroom Not Closing Properly

Ticket Issue

	Jennifer emailed the following:
	"Putting in a service request for a door latch lock that is not operating properly at the Orchids Community in Cypress Creek.
Initial Issue	The men's restroom door Brivo lock is not working properly."
Tue 10-21-25 09:29 AM	"It beeps to unlock just fine, but the metal plate to allow the door to shut is not allowing the door to close and lock. I have to scan my brivo pass and hurry up and shut the door for it to catch (but residents arent doing that) It's remains open. "
Mark Johnson	
	We need to bring a replacement door handle just in case.

Ticket Comments

Date	Comment
Note Tue 10-21-25 12:04 PM Jacob Macy	Replaced door handle with Sacramento commercial door lever handle and is now working fine. Old door latch was getting stuck due to unknown reasons. Giving box with key and handle removal tool to Jennifer in her office. Images attached
Contact Tue 10-21-25 10:01 AM monolan@rizzetta.com	Hello,  Thank you for reaching out, I am out of the office attending meetings.  <b>Matt O’Nolan</b>  District Manager  813.533.2950 Ext.: 2928 <a href="mailto:monolan@rizzetta.com">monolan@rizzetta.com</a>

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 # 18223  
Invoice Date 11-01-25  
**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

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



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

Invoice #	18243
Invoice Date	11-03-25
Balance Due	<b>\$350.00</b>

Item	Description	Unit Cost	Quantity	Line Total
CIT ACS Prox Key Fobs - Blue	CIT ACS Prox Key Fobs - Blue	\$3.50	100.0	\$350.00



Subtotal	\$350.00
Tax	\$0.00
Invoice Total	\$350.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$350.00



Invoice Ticket

Ticket Date	Mon 11-03-25 03:16 PM
Ticket #	12284
Subject	100 Blue Keyfobs

Ticket Issue

Initial Issue Mon 11-03-25 03:16 PM Mark Johnson	Mitch requested 100 additional blue keyfobs.
--	--

Ticket Comments

Date	Comment
Update Mon 11-03-25 03:34 PM Mark Johnson	UPS Tracking #: <a href="#">1ZT4T9220397259266</a>
Update Mon 11-03-25 03:20 PM Mark Johnson	FOB Info:  Type - Keyfobs Blue Fob # - 43500-43599 FC - 15
Initial Issue Mon 11-03-25 03:16 PM Mark Johnson	Mitch requested 100 additional blue keyfobs.

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Wesley Chapel, FLORIDA 33544  
<https://completeit.io>  
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K Bar Ranch 2 CDD  
10820 Mistflower Lane  
Tampa, FL, United States 33647

Invoice #	18255
Invoice Date	11-05-25
Balance Due	<b>\$553.00</b>

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service   Minimum 2-hours	\$165.00	2.0	\$330.00
Liftmaster belt	Liftmaster mega-arm drive belt	\$45.00	1.0	\$45.00
LED Wire Harness	Replacement LED Strip for Liftmaster arm. Wire Harness Sold Separately.	\$30.00	1.0	\$30.00
LED Strip For 12' Arm	Replacement LED Strip for Liftmaster arm. Wire Harness Sold Separately.	\$148.00	1.0	\$148.00

Subtotal	\$553.00
Tax	\$0.00
Invoice Total	\$553.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$553.00



Invoice Ticket

Ticket Date	Mon 11-03-25 11:41 AM
Ticket #	12280
Subject	Winsome - Entry arm trouble opening

Ticket Issue

Initial Issue Mon 11-03-25 11:41 AM Thomas Giella	<p>Recieved email from mitch.</p> <p>The arm will not raise and lower properly, as if it can't lift the weight of the arm. It is initiating, the gate works, and without an arm on the mount moves properly, but once the arm is attached, the arm won't lift at all.</p> <p>We also had a hit of the keypad kiosk over the weekend, so I am about to clip that and will check for any hits to the arm.</p> <p>Looks like it wouldn't lift on 11/2 at 929AM, so a resident in a Tesla gets out and just touches the arm which then lifts. Same thing at 913AM, gate opened but not the arm, driver drove back and forth until the arm suddenly went up just fine. I keep seeing the same thing that morning. Haven't found any hit yet, though. I'll keep looking.</p> <p>Could you guys take a look at it? Our maintenance tech can only guess what's going wrong. He just set the arm against the monument and the gate seems to be working fine.</p> <p>Thanks, Mitch</p>
---	--

Ticket Comments

Date	Comment
Update Wed 11-05-25 01:47 PM Charles Bourne	Jacob: Entry belt was loose and not catching just spinning loosely, replaced belt and is now working functionally
Note Tue 11-04-25 04:25 PM Jacob Macy	Changed the whole light system on exit gate arm, cables were cut up and colors were off, replaced light module and all cables going to arm replaced one side strip
Note Tue 11-04-25 03:19 PM Jacob Macy	Kiosk is secure with some visible damage to the camera
Update Mon 11-03-25 04:41 PM	Received another email from Mitch  Winsome Manor Kiosk Hit

Thomas Giella

11/1/25 12:27pm  
White Delivery Truck  
"J. Burder Corporation"  
Truck #536604  
License Plate: FBKF23 (FI)

Resident Ann Morgan called the office to tell us the visitor keypad had been hit at Winsome Manor. The driver was too close to the kiosk, clipped it as he passed. They definitely had enough space not to drive that close to our equipment. Maintenance re-secured the bolts with new washers and re-adjusted the camera angle. There are some scratches on the camera housing/kiosk. Functions properly. CompleteIT may want to double check when they're here to look at the Winsome Manor entrance arm.

Thanks,  
Mitch

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Update Mon 11-03-25 11:42 AM Thomas Giella	I manually opened the entry and exits gates from the Brivo system. Notified techs of the issue.
	I noticed maintenance was onsite doing something to the arm.

---

Initial Issue Mon 11-03-25 11:41 AM Thomas Giella	Recieved email from mitch.
	The arm will not raise and lower properly, as if it can't lift the weight of the arm. It is initiating, the gate works, and without an arm on the mount moves properly, but once the arm is attached, the arm won't lift at all.

We also had a hit of the keypad kiosk over the weekend, so I am about to clip that and will check for any hits to the arm.

Looks like it wouldn't lift on 11/2 at 929AM, so a resident in a Tesla gets out and just touches the arm which then lifts. Same thing at 913AM, gate opened but not the arm, driver drove back and forth until the arm suddenly went up just fine. I keep seeing the same thing that morning. Haven't found any hit yet, though. I'll keep looking.

Could you guys take a look at it? Our maintenance tech can only guess what's going wrong. He just set the arm against the monument and the gate seems to be working fine.

Thanks,  
Mitch

---



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

Invoice #	18256
Invoice Date	11-05-25
Balance Due	<b>\$375.00</b>

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service   Minimum 2-hours	\$165.00	2.0	\$330.00
Liftmaster belt	Liftmaster mega-arm drive belt	\$45.00	1.0	\$45.00

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Subtotal	\$375.00
Tax	\$0.00
Invoice Total	\$375.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$375.00



Invoice Ticket

Ticket Date	Tue 10-14-25 06:24 PM
Ticket #	12232
Subject	Old Spanish Exit Gate Stuck Open

Ticket Issue

Initial Issue Tue 10-14-25 06:24 PM Mark Johnson	Old Spanish Exit leaf stuck open. Barrier arm is stuck at an angle. Spectrum is down and will be out there tomorrow, and we will see if the gates close for some reason afterwards.  We will schedule techs as per Mitch's request for Thursday morning in case it doesn't close.
--	---

Ticket Comments

Date	Comment
Note Thu 10-16-25 04:56 PM Jacob Macy	Motor belt in lift master was shredding on the pulley system and had been stretched causing issues with operation. Replaced belt. Changed out light module as well due to yellowish red when closed
Contact Wed 10-15-25 07:00 PM Lynn Hayes	<p>Hello,</p> <p>I am out of the office in meetings. During this time, I will have limited access to emails and voicemails. If you need assistance, please contact Diana Kronick at <a href="mailto:dkronick@rizzetta.com">dkronick@rizzetta.com</a></p> <p>Thank you,</p> <p>Lynn Hayes</p> <div><div><a href="#">(click to view image)</a></div><div><a href="#">(click to view image)</a></div><div><div>Lynn Hayes</div><div>District Manager</div><div>Rizzetta &amp; Company</div><div>813.994.1001</div><div>LHayes@rizzetta.com</div></div><div><a href="#">(click to view image)</a></div><div><a href="#">(click to view image)</a></div><div><a href="#">(click to view image)</a></div></div>
<div>ElectronicMail Notice: Under Florida law, e-mail addresses are public records. If you donot want your e-mail address released in response to a public records request,do not send electronic mail to this entity. Instead, contact this office byphone or in writing.</div>	

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Initial Issue Tue 10-14-25 06:24 PM Mark Johnson	Old Spanish Exit leaf stuck open. Barrier arm is stuck at an angle. Spectrum is down and will be out there tomorrow, and we will see if the gates close for some reason afterwards.  We will schedule techs as per Mitch's request for Thursday morning in case it doesn't close.
--	---

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

Invoice #	18257
Invoice Date	11-05-25
Balance Due	<b>\$330.00</b>

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 10-17-25 04:33 PM
Ticket #	12241
Subject	Briarbrook Entry Ped Gate Fell Off its Hinges

Ticket Issue

Initial Issue Fri 10-17-25 04:33 PM Mark Johnson	<p>Mitch reported the following via email:</p> <p>"Looks like it was pulled out of the upper hinge. I have tried to re-attach but I doubt it will work properly. Would be good to schedule someone out here bc we have no maintenance here until Friday. It looks shut for now, and I am putting out of order signs on it."</p> <p>Looking at the footage, someone went through the gate, and it fell off it's hinges as it was closing. The video doesn't show any signs of misuse.</p> <p>Looking back at the last last few openings of that gate earlier in the day, there weren't any evident signs of misuse by anyone else either. This issue may have been building up for a bit.</p>
--	--

Ticket Comments

Date	Comment
Update Wed 11-05-25 01:53 PM Charles Bourne	Mikey: Cameron and I were able to re attach the gate to the hinge. We adjusted and tightened the nuts on the hinge. We also attached the gate arm closer
Initial Issue Fri 10-17-25 04:33 PM Mark Johnson	<p>Mitch reported the following via email:</p> <p>"Looks like it was pulled out of the upper hinge. I have tried to re-attach but I doubt it will work properly. Would be good to schedule someone out here bc we have no maintenance here until Friday. It looks shut for now, and I am putting out of order signs on it."</p> <p>Looking at the footage, someone went through the gate, and it fell off it's hinges as it was closing. The video doesn't show any signs of misuse.</p> <p>Looking back at the last last few openings of that gate earlier in the day, there weren't any evident signs of misuse by anyone else either. This issue may have been building up for a bit.</p>

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.: 2025-1392  
Terms: Net 30  
Invoice date: 11/01/2025  
Due date: 12/01/2025

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

Total \$2,840.00

Ways to pay



View and pay

INVOICE

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

info@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.: 2025-1426  
Terms: Net 30  
Invoice date: 11/05/2025  
Due date: 12/05/2025

Technician: Noah

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1" FPT PIN TYPE VALVE WITH FC	1" FPT PIN TYPE VALVE WITH FC	1	\$158.45	\$158.45
2.		38929 FLOAT ASSY	38929 FLOAT ASSY	1	\$236.27	\$236.27

Total \$394.72

Ways to pay



View and pay

**K-Bar Ranch II CDD****Meeting Date, October 30, 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"/>

DM103025 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	6:00 pm
Meeting End Time:	6:26 pm
Total Meeting Time:	26 minutes

Time Over 0 ( 3 ) Hours: 0Total at \$400 per Hour: 0**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$400 per Hour:	<u>0</u>

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 





# Sales and Use Tax Return

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

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

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

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

Certificate Number: 39-8017923158-4		Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/20			
Florida		1. Gross Sales		2. Exempt Sales		3. Taxable Amount		4. Tax Due	
A. Sales/Services/Electricity		882.40		.		882.40		66.18	
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.		.		.	
C. Commercial Rentals		.		.		.		.	
D. Transient Rentals		.		.		.		.	
E. Food & Beverage Vending		.		.		.		.	
Surtax Rate: 1.5		Reporting Period		OCT 2025		5. Total Amount of Tax Due		66.18	
						6. Less Lawful Deductions		.	
						7. Net Tax Due		66.18	
						8. Less Est Tax Pd / DOR Cr Memo		.	
						9. Plus Est Tax Due Current Month		.	
						10. Amount Due		66.18	
						11. Less Collection Allowance		E-file/E-pay Only	
						12. Plus Penalty		.	
						13. Plus Interest		.	
						14. Amount Due with Return		66.18	

Name Address City/St ZIP K-Bar Ranch II Community Development District 3434 Colwell Ave., Ste 200 Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due: 11/20/25  
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

Certificate Number: 39-8017923158-4		Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/20			
Florida		1. Gross Sales		2. Exempt Sales		3. Taxable Amount		4. Tax Due	
A. Sales/Services/Electricity				.					
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.		.		.	
C. Commercial Rentals		.		.		.		.	
D. Transient Rentals		.		.		.		.	
E. Food & Beverage Vending		.		.		.		.	
Surtax Rate:		Reporting Period				5. Total Amount of Tax Due			
						6. Less Lawful Deductions		.	
						7. Net Tax Due			
						8. Less Est Tax Pd / DOR Cr Memo		.	
						9. Plus Est Tax Due Current Month		.	
						10. Amount Due			
						11. Less Collection Allowance		E-file/E-pay Only	
						12. Plus Penalty		.	
						13. Plus Interest		.	
						14. Amount Due with Return			

Name Address City/St ZIP K-Bar Ranch II Community Development District 3434 Colwell Ave., Ste 200 Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Due:  
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

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

**Due Dates.** Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period.

**A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

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

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

		Tiffany Judd		
_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date	
(_____) _____ Telephone Number		(_____) 813-994-1001 ext 3099 Telephone Number		

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

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	_____
15(b).	Other Taxable Amounts <b>NOT</b> Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	13.24

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

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

_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date
(_____) _____ Telephone Number		(_____) _____ Telephone Number	

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

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	_____
15(b).	Other Taxable Amounts <b>NOT</b> Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	_____

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

**K-Bar Ranch II CDD****Meeting Date, October 30, 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"/>

GH103025 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	6:00 pm
Meeting End Time:	6:26 pm
Total Meeting Time:	26 minutes

Time Over 0 ( 3 ) Hours: 0Total at \$400 per Hour: 0**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$400 per Hour:	<u>0</u>

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 

**K-Bar Ranch II CDD****Meeting Date, November 13, 2025****SUPERVISOR PAY REQUEST**

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

GH111325 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	6:00 pm
Meeting End Time:	7:50 pm
Total Meeting Time:	1 hour + 50 minutes

Time Over ( 3 ) Hours:	<input checked="" type="checkbox"/>
------------------------	-------------------------------------

Total at \$400 per Hour:	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	<input checked="" type="checkbox"/>
Total at \$400 per Hour:	<input checked="" type="checkbox"/>

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 



**Invoice**

Johnson Engineering, LLC  
PO Box 69142; Baltimore, MD 21264-9142  
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: November 3, 2025  
Project No: 20258015-000  
Invoice No: 7315

**Additional Information:**

**Contract No:**  
**Proposal No:**  
**Project Manager:** Charles R. Reed

**Facility:**  
**GSA Sin No:**  
**Store/Unit No:**

<b>Project</b>	20258015-000	K-Bar Ranch II CDD Prof Eng Svcs
----------------	--------------	----------------------------------

**Professional Services from September 13, 2025 to October 10, 2025**

<b>Task</b>	01	General Services
-------------	----	------------------

**Professional Personnel**

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	9/17/2025	1.00	220.00	220.00	
K-Bar Ranch II / K-Bar Ranch Parkway Extension - coordination with construction manager regarding project updates					
Reed, Charles	10/1/2025	1.00	220.00	220.00	
K-Bar Ranch II / Coordination regarding project updates					
Reed, Charles	10/2/2025	3.50	220.00	770.00	
K-Bar Ranch II / Sidewalk Inventory					
K-Bar Ranch II / Coordination regarding project updates					
Reed, Charles	10/3/2025	1.50	220.00	330.00	
K-Bar Ranch II / Sidewalk Inventory					
K-Bar Ranch II / Coordination regarding project updates					
Reed, Charles	10/9/2025	3.00	220.00	660.00	
K-Bar Ranch II / updated project spreadsheet and attended Board Meeting (in person)					
Reed, Charles	10/10/2025	2.00	220.00	440.00	
K-Bar Ranch II / Easement - coordination regarding escrow agreement					
Totals		12.00		2,640.00	
<b>Total Labor</b>					<b>2,640.00</b>
				<b>Total this Task</b>	<b>\$2,640.00</b>
				<b>Total this Invoice</b>	<b>\$2,640.00</b>

**K-Bar Ranch II CDD****Meeting Date, October 30, 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"/>

ME103025 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	6:00 pm
Meeting End Time:	6:26 pm
Total Meeting Time:	26 minutes

Time Over 0 ( 3 ) Hours: 0Total at \$400 per Hour: 0**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$400 per Hour:	<u>0</u>

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 

**K-Bar Ranch II CDD****Meeting Date, November 13, 2025****SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Michele Emery	<input checked="" type="checkbox"/>	ME111325 \$200.00
Duzianthan Mohan	<input 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 pm
Meeting End Time:	7:50 pm
Total Meeting Time:	1 hour + 50 minutes

Time Over ( 3 ) Hours:	<input checked="" type="checkbox"/>
------------------------	-------------------------------------

Total at \$400 per Hour:	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	<input checked="" type="checkbox"/>
Total at \$400 per Hour:	<input checked="" type="checkbox"/>

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 

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

RECEIVED  
NOV 10 2025

# INVOICE

Invoice # 6478  
Date: 11/04/2025  
Due On: 12/04/2025

BY: .....

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	+ \$8,619.00	) - ( \$0.00	) = <b>\$8,619.00</b>

## KBarRanch

## Community Development District Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	10/01/2025	Review agenda package for 10/9 CDD meeting.	0.25	\$338.00	\$84.50
Service	AHC	10/08/2025	Continued e-mail exchange re: Securiteam mediation.	0.25	\$338.00	\$84.50
Service	DPL	10/07/2025	Review agenda and prepare for supervisor meeting.	1.75	\$338.00	\$591.50
Service	DPL	10/09/2025	Final preparation for CDD meeting and attend meeting.	4.50	\$338.00	\$1,521.00
Service	AHC	10/22/2025	Review draft mediation summary prepared by special counsel. Prepare for zoom call with Chair and special counsel and discuss mediation strategy/procedure for Securiteam litigation. Follow-up with special counsel post Zoom.	1.75	\$338.00	\$591.50
Service	DPL	10/23/2025	Draft vendor license, review vendor insurance, review lighting contracts, review meeting follow up.	3.25	\$338.00	\$1,098.50
Service	AHC	10/29/2025	Prepare for 10/30 mediation.	0.75	\$338.00	\$253.50
Service	DPL	10/29/2025	Review emails and easement for fill dirt.	0.50	\$338.00	\$169.00



Service	AHC	10/30/2025	Final preparation for Securiteam mediation. Attend mediation. Prepare for and attend Board meeting to consider settlement agreement. Settlement Agreement approved.	12.25	\$338.00	\$4,140.50
Service	AHC	10/31/2025	Tele-conv. with District Manager. Exchange e-mails to coordinate Securiteam settlement payment and retrieval of kiosks.	0.25	\$338.00	\$84.50
					<b>Subtotal</b>	<b>\$8,619.00</b>
					<b>Total</b>	<b>\$8,619.00</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6478	12/04/2025	\$8,619.00	\$0.00	\$8,619.00
<b>Outstanding Balance</b>				<b>\$8,619.00</b>
<b>Total Amount Outstanding</b>				<b>\$8,619.00</b>

*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.
10/28/25	8447
Terms	Due Date
Net 30	11/27/25

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
\$1,434.98	

*Please detach top portion and return with your payment.*

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,434.98	\$0.00	\$1,434.98

Pine Lake Services, LLC  
would like to thank you for the  
opportunity to bid. We look  
forward to working with you on  
this project. If you have any  
questions, please feel free to  
contact us at any time at  
projects@pinelakeLLC.com or  
(813) 948-4736.

**KBar II: Pool Deck**  
**Turf to Liriope**  
**9.10.25**

- Removal of the  
existing turf  
behind seating.
- Installation of  
(12) 1gal  
Liriope.
- Installation of  
drip line and  
omission of any

spray heads in  
area.

- Installation of  
rainbird 12"  
grate.
- Topdress new  
bed with  
pinebark mulch.

<i>Plant Material Install</i>	\$955.92	\$0.00	\$955.92
<i>Irrigation Enhancement</i>	\$479.06	\$0.00	\$479.06
<b>Total</b>	<b>\$1,434.98</b>	<b>\$0.00</b>	<b>\$1,434.98</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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## INVOICE

Date	Invoice No.
11/01/25	8474
Terms	Due Date
Net 30	12/01/25

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
\$4,812.50	

*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		\$4,812.50	\$0.00	\$4,812.50
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		\$4,812.50	\$0.00	\$4,812.50
	Oct F&P		\$4,812.50	\$0.00	\$4,812.50
Total			\$4,812.50	\$0.00	\$4,812.50





12980 Tarpon Springs Road  
Odessa, FL 33556

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## INVOICE

Date	Invoice No.
10/30/25	8476
Terms	Due Date
Net 30	11/29/25

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
\$10,788.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$10,788.00	\$0.00	\$10,788.00

Pine Lake Services, LLC  
would like to thank you for the  
opportunity to bid. We look  
forward to working with you on  
this project. If you have any  
questions, please feel free to  
contact us at any time at  
projects@pinelakenurseryinc.c  
om or (813) 948-4736.

### **KBarII Fall Annuals** **Rotation 9.10.25**

4650 annuals

Annuals Rotation	\$10,788.00	\$0.00	\$10,788.00
<b>Total</b>	<b>\$10,788.00</b>	<b>\$0.00</b>	<b>\$10,788.00</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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## INVOICE

Date	Invoice No.
10/30/25	8477
Terms	Due Date
Net 30	11/29/25

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
\$907.92	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$907.92	\$0.00	\$907.92

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.

Pond Brush blading	\$907.92	\$0.00	\$907.92
<b>Total</b>	<b>\$907.92</b>	<b>\$0.00</b>	<b>\$907.92</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
10/30/25	8478
Terms	Due Date
Net 30	11/29/25

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
\$453.96	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$453.96	\$0.00	\$453.96

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.

Amenity Field Clean-Up	\$453.96	\$0.00	\$453.96
<b>Total</b>	<b>\$453.96</b>	<b>\$0.00</b>	<b>\$453.96</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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## INVOICE

Date	Invoice No.
10/30/25	8482
Terms	Due Date
Net 30	11/29/25

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
\$284.31	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$284.31	\$0.00	\$284.31

Pine Lake Services, LLC  
would like to thank you for the  
opportunity to bid. We look  
forward to working with you on  
this project. If you have any  
questions, please feel free to  
contact us at any time at  
projects@pinelakeLLC.com or  
(813) 948-4736.

### **KBar II: Amenity** **Entrance Texas** **Sage 9.10.25**

- Infill existing  
Texas Sage  
hedgerow with  
(2) full 3 gal.  
Texas Sage to  
fill in voids.

Plant Material Install	\$204.60	\$0.00	\$204.60
Irrigation Enhancement	\$79.71	\$0.00	\$79.71
<b>Total</b>	<b>\$284.31</b>	<b>\$0.00</b>	<b>\$284.31</b>







12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
10/30/25	8484
Terms	Due Date
Net 30	11/29/25

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
\$849.55	

*Please detach top portion and return with your payment.*

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$849.55	\$0.00	\$849.55

Pine Lake Services, LLC  
would like to thank you for the  
opportunity to bid. We look  
forward to working with you on  
this project. If you have any  
questions, please feel free to  
contact us at any time at  
projects@pinelakeLLC.com or  
(813) 948-4736.

**KBar II: Pool Deck**  
**Oleanders to**  
**Coonties 9.10.25**

- Removal of the  
existing  
Oleanders on  
the pool deck  
and  
replacement  
with (12) 3gal.  
Coontie Palms  
as an

alternative.

<i>Plant Material Install</i>	<i>\$769.84</i>	<i>\$0.00</i>	<i>\$769.84</i>
<i>Irrigation Enhancement</i>	<i>\$79.71</i>	<i>\$0.00</i>	<i>\$79.71</i>
<b>Total</b>	<b>\$849.55</b>	<b>\$0.00</b>	<b>\$849.55</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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## INVOICE

Date	Invoice No.
11/01/25	8530
Terms	Due Date
Net 30	12/01/25

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 November 2025		\$1,099.00	\$0.00	\$1,099.00
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 November 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

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## INVOICE

Date	Invoice No.
11/01/25	8531
Terms	Due Date
Net 30	12/01/25

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 November 2025		\$26,578.67	\$0.00	\$26,578.67
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL November 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.
11/01/25	8532
Terms	Due Date
Net 30	12/01/25

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 November 2025		\$2,862.10	\$0.00	\$2,862.10
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 November 2025		\$2,862.10	\$0.00	\$2,862.10
Total			\$2,862.10	\$0.00	\$2,862.10

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

# Invoice

Date	Invoice #
10/24/2025	INV0000104436

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00056

[illegible]

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

# Invoice

Date	Invoice #
11/2/2025	INV0000104463

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00221

[illegible]



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

# Invoice

Date	Invoice #
11/7/2025	INV0000104597

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00056

[illegible]

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

# Invoice

Date	Invoice #
11/1/2025	INV0000104791

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00056

[illegible]

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

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

## Check Request

Amount: \$132,500.00

Date: 10/30/25

Made Payable To: Robert Eckard & Associates, P.A.  
3110 Palm Harbor Boulevard  
Palm Harbor, Florida 34683

Description: Securiteam Settlement - Litigation

Requested By: Lynn Hayes, District Manager

Special Instructions: Overnight Check to Andy Cohen, DC  
Per DC Instructions

**From:** [Andrew Cohen](#)  
**To:** [Lynn Hayes](#); [Tiffany Judd](#)  
**Subject:** [EXTERNAL]RE: 2025-10-30 Kbar Ranch II CDD Securiteam Mediated Settlement & Mutual Release Agreement, Executed - Need Check  
**Date:** Friday, October 31, 2025 12:57:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Correction! Please cut the check and then mail to me. I will send off to Plaintiff's counsel with a cover letter.

Thank you both,

Andy

*Andrew H. Cohen*

Andrew H. Cohen, Esq.  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, FL 34240  
Ph: (941) 306-4730 | Fax: (941) 306-4832

A portion of the firm's practice includes the collection of debts. As such this electronic mail transmission may be an attempt to collect a debt, in which case any information which is obtained will be used for that purpose.

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---

**From:** Lynn Hayes <LHayes@rizzetta.com>  
**Sent:** Friday, October 31, 2025 12:38 PM  
**To:** Tiffany Judd <TJudd@rizzetta.com>



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4 lines for**

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/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

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(reduced speeds after 30 GB)
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BAP-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 19 10202025 NNNNNNNN 01 992247

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

833712032173697000160002



Invoice Number: 1736970101925  
Account Number: 8337 12 032 1736970  
Security Code:

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992247



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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 1-855-281-1805**Visit [spectrum.com/business](https://spectrum.com/business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. 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.

October 19, 2025  
Invoice Number: 1736970101925  
Account Number: **8337 12 032 1736970**  
Security Code:  
Service At: 10711 MISTFLOWER LN  
TAMPA FL 33647-3667

**Auto Pay Notice****Contact Us**

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

**Summary**

*Service from 10/19/25 through 11/18/25  
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>
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 11/05/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**NEWS AND INFORMATION**

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

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** today.

**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 19 10202025 NNNNNNNN 01 992247

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

October 19, 2025

**KBAR RANCH II CDD**

Invoice Number: 1736970101925  
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: 1736970101925  
 Account Number: 8337 12 032 1736970  
 Security Code:

**Contact Us**

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992247

**Charge Details**

Previous Balance		160.00
EFT Payment	10/05	-160.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 10/19/25 will appear on your next bill.

Service from 10/19/25 through 11/18/25

**Spectrum Business™ Internet**

Spectrum Business	130.00
Internet	
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
	<b>\$120.00</b>

**Spectrum Business™ Internet Total \$120.00**

**Spectrum Business™ Voice**

**Phone number (813) 536-1076**

Spectrum Business Voice	40.00
	<b>\$40.00</b>

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

**Spectrum Business™ Voice Total \$40.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$160.00</b>
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

**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 \$2.41, 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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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





Invoice Number: 1736970101925  
Account Number: 8337 12 032 1736970  
Security Code:

[KBAR RANCH II CDD](#)

**Contact Us**

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

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992247

**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: 1736970101925  
Account Number:: 8337 12 032 1736970  
Security Code:

**KBAR RANCH II CDD**



**Contact Us**

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992247







## Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited  
4 lines for**

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer  
Satisfaction**

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, 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, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). 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-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 19 10202025 NNNNNNNN 01 992246

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

833712032173698800160002

Invoice Number: 1736988101925  
Account Number: 8337 12 032 1736988  
Security Code:

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992246



## 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 1-855-281-1805**

Visit [spectrum.com/business](https://spectrum.com/business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. 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

SA8PF1QA

October 19, 2025

Invoice Number: 1736988101925

Account Number: **8337 12 032 1736988**

Security Code:

Service At: 10541 K-BAR RANCH PKWY  
BLDG GATE  
TAMPA FL 33647-3669**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 10/19/25 through 11/18/25  
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$160.00
YOUR AUTO PAY WILL BE PROCESSED 11/05/25	
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**NEWS AND INFORMATION**

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

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** today.

**Thank you for choosing Spectrum Business.**

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 19 10202025 NNNNNNNN 01 992246KBAR RANCH II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

October 19, 2025

**KBAR RANCH II CDD**

Invoice Number: 1736988101925

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: 1736988101925  
 Account Number: 8337 12 032 1736988  
 Security Code:

**Contact Us**

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992246

**Charge Details**

Previous Balance		160.00
EFT Payment	10/05	-160.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 10/19/25 will appear on your next bill.

Service from 10/19/25 through 11/18/25

**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
	<b>\$120.00</b>

**Spectrum Business™ Internet Total \$120.00**

**Spectrum Business™ Voice**

**Phone number (813) 536-1073**

Spectrum Business Voice	40.00
	<b>\$40.00</b>

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

**Spectrum Business™ Voice Total \$40.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$160.00</b>
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>

**Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

**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 \$2.41, 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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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







Invoice Number: 1736988101925  
Account Number: 8337 12 032 1736988  
Security Code:

**KBAR RANCH II CDD**

**Contact Us**

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

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992246

**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: 1736988101925  
Account Number:: 8337 12 032 1736988  
Security Code:

**KBAR RANCH II CDD**



**Contact Us**

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

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992246





## Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited  
4 lines for**

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer  
Satisfaction**

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, 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, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). 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-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 21 10232025 NNNNNNNN 01 994240

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

833712032175216700290007

Invoice Number:  
Account Number::  
Security Code:

[K Bar Ranch II Amenity](#)  
1752167102125  
8337 12 032 1752167



**Contact Us**

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

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

8633 2390 DY RP 21 10232025 NNNNNNNN 01 994240



October 21, 2025

Invoice Number: 1752167102125

Account Number: **8337 12 032 1752167**

Security Code:

Service At: 10820 MISTFLOWER LN  
TAMPA FL 33647-3781**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary***Service from 10/21/25 through 11/20/25  
details on following pages*

Previous Balance	290.00
Payments Received -Thank You!	-290.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	120.00
Other Charges	0.00
Current Charges	\$290.00
<i>YOUR AUTO PAY WILL BE PROCESSED 11/08/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$290.00</b>

**NEWS AND INFORMATION**

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

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**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 10232025 NNNNNNNN 01 994240K BAR RANCH II AMENITY  
3434 COLWELL AVE STE 20012750  
TAMPA FL 33614-8390

October 21, 2025

**K BAR RANCH II AMENITY**

Invoice Number: 1752167102125

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: 1752167102125  
 Account Number: 8337 12 032 1752167  
 Security Code:

K BAR RANCH II AMENITY

**Contact Us**

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

8633 2390 DY RP 21 10232025 NNNNNNNN 01 994240

**Charge Details**

Previous Balance		290.00
EFT Payment	10/08	-290.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 10/21/25 will appear on your next bill.

Service from 10/21/25 through 11/20/25

**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
	<b>\$170.00</b>

Spectrum Business™ Internet Total **\$170.00****Spectrum Business™ Voice****Phone number (813) 388-9646**

Spectrum Business Voice	40.00
	<b>\$40.00</b>

**Phone number (813) 388-9713**

Spectrum Business Voice	40.00
	<b>\$40.00</b>

**Phone number (813) 388-9728**

Spectrum Business Voice	40.00
	<b>\$40.00</b>

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

Spectrum Business™ Voice Total **\$120.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

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

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Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)For questions or concerns, please call **1-866-519-1263**.





Invoice Number: 1752167102125  
Account Number: 8337 12 032 1752167  
Security Code:

K BAR RANCH II AMENITY

**Contact Us**

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

8633 2390 DY RP 21 10232025 NNNNNNNN 01 994240

**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 \$7.23, Florida CST \$13.88, Sales Tax \$0.11, TRS Surcharge \$0.24.

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

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

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

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

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



**K BAR RANCH II AMENITY**

Invoice Number: 1752167102125  
Account Number:: 8337 12 032 1752167  
Security Code:



**Contact Us**

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

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

8633 2390 DY RP 21 10232025 NNNNNNNN 01 994240





## Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited  
4 lines for**

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer  
Satisfaction**

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, 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, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). 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-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 17 10182025 NNNNNNNN 01 994705

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

833712032177981400130005



Invoice Number:  
Account Number:  
Security Code:

K Bar Ranch Cdd 2 Eagle Creek  
1779814101725  
8337 12 032 1779814

**Contact Us**

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

8633 2390 DY RP 17 10182025 NNNNNNNN 01 994705



## 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 1-888-675-8670**

Visit [spectrum.com/business](https://spectrum.com/business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. 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

SA8PF1QB

October 17, 2025

Invoice Number: 1779814101725

Account Number: **8337 12 032 1779814**

Security Code:

Service At: 19302 EAGLE CREEK LN  
SB  
TAMPA FL 33647**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary***Service from 10/17/25 through 11/16/25  
details on following pages*

Previous Balance	130.00
Payments Received -Thank You!	-130.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	\$130.00
YOUR AUTO PAY WILL BE PROCESSED 11/04/25	
<b>Total Due by Auto Pay</b>	<b>\$130.00</b>

**NEWS AND INFORMATION**

**Add Sports Fan TV** and save on the entertainment your customers want. Call **1-844-919-0558** today.

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Seamless communication solutions** are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-877-871-0875** 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 10182025 NNNNNNNN 01 994705K BAR RANCH CDD 2 EAGLE CREEK  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

October 17, 2025

**K BAR RANCH CDD 2 EAGLE CREEK**

Invoice Number: 1779814101725

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: 1779814101725  
 Account Number: 8337 12 032 1779814  
 Security Code:

K BAR RANCH CDD 2 EAGLE CREEK

### Contact Us

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

8633 2390 DY RP 17 10182025 NNNNNNNN 01 994705

## Charge Details

Previous Balance	130.00
EFT Payment 10/04	-130.00
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 10/17/25 will appear on your next bill.

Service from 10/17/25 through 11/16/25

## 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
<b>Other Charges Total</b>	<b>\$0.00</b>

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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



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





Invoice Number: 1779814101725  
Account Number: 8337 12 032 1779814  
Security Code:

**K BAR RANCH CDD 2 EAGLE CREEK**

**Contact Us**

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

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

8633 2390 DY RP 17 10182025 NNNNNNNN 01 994705

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



Invoice Number:  
Account Number:  
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK  
1779814101725  
8337 12 032 1779814

**Contact Us**

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

8633 2390 DY RP 17 10182025 NNNNNNNN 01 994705



# 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 1-866-467-9662**

Visit [spectrum.com/business](https://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.  
SABPTQ9

BAP-2507-SFTV



## Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited  
4 lines for**

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer  
Satisfaction**

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, 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, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). 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-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 22 10232025 NNNNNNNN 01 994464

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  
2736809102225  
8337 12 030 2736809



**Contact Us**

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

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

8633 2390 DY RP 22 10232025 NNNNNNNN 01 994464





October 22, 2025

Invoice Number: 2736809102225

Account Number: **8337 12 030 2736809**

Security Code:

Service At: 19292 MOSSY PINE DR  
TAMPA FL 33647**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****NEWS AND INFORMATION****Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.**Summary***Service from 10/22/25 through 11/21/25  
details on following pages*

Previous Balance	170.00
Payments Received -Thank You!	-170.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
<i>YOUR AUTO PAY WILL BE PROCESSED 11/08/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>

**Thank you for choosing Spectrum Business.**

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

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 22 10232025 NNNNNNNN 01 994464K-BAR RANCH II - MOSSY PINE-GATE  
ATTN MITCHELL SEVERSON  
3434 COLWELL AVE STE 20012750  
TAMPA FL 33614-8390

October 22, 2025

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

Invoice Number: 2736809102225

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: 2736809102225  
 Account Number: 8337 12 030 2736809  
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

### Contact Us

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

8633 2390 DY RP 22 10232025 NNNNNNNN 01 994464

### Charge Details

Previous Balance		170.00
EFT Payment	10/08	-170.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 10/22/25 will appear on your next bill.

Service from 10/22/25 through 11/21/25

### 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
	<b>\$170.00</b>

**Spectrum Business™ Internet Total \$170.00**

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**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](http://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](http://spectrum.com/policies).

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

**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: 2736809102225  
Account Number: 8337 12 030 2736809  
Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

**Contact Us**

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

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

8633 2390 DY RP 22 10232025 NNNNNNNN 01 994464

**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 - MOSSY PINE-GATE**

Invoice Number: 2736809102225  
Account Number:: 8337 12 030 2736809  
Security Code:



**Contact Us**

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

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

8633 2390 DY RP 22 10232025 NNNNNNNN 01 994464



# 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: November 5, 2025  
Invoice Number: 16117152  
Matter Number: 48276.0001

---

*For Professional Services through **October 31, 2025***

**Matter:** Securiteam, Inc.

Total Fees	\$	7,433.00
Total Costs	\$	<u>348.39</u>
Total Due This Invoice	\$	7,781.39



**For Professional Services Rendered Through October 31, 2025**

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/02/25	D. J. Quam	Analyze mediation issues and communications with client regarding mediation.	0.40	400.00	160.00
10/03/25	D. J. Quam	Communications with client regarding mediation.	0.10	400.00	40.00
10/07/25	D. J. Quam	Communications with client regarding mediation.	0.20	400.00	80.00
10/20/25	D. J. Quam	Communications with mediator regarding mediation.	0.20	400.00	80.00
10/21/25	D. J. Quam	Draft District's mediation statement and correspondence to client team.	2.90	400.00	1,160.00
10/22/25	D. J. Quam	Mediation Zoom prep conference and email correspondence with A. Cohen and D. Mohanadoss; revise mediation statement.	1.50	400.00	600.00
10/23/25	D. J. Quam	Email correspondence with mediator B. Kimbro.	0.20	400.00	80.00
10/29/25	D. J. Quam	Prepare for mediation; email correspondence with client and mediator's office; review recording of Board meeting.	3.00	400.00	1,200.00
10/29/25	D.M. Mitchell	Assist with gathering documents and information for mediation;	1.40	195.00	273.00
10/30/25	D. J. Quam	Prepare for and attend mediation with mediator B. Kimbro; attend K-Bar Ranch II CDD board of directors meeting regarding proposed mediated settlement of Securiteam lawsuit.	9.20	400.00	3,680.00
10/31/25	D. J. Quam	Communications with opposing counsel and A. Cohen regarding performance of settlement agreement.	0.20	400.00	80.00

**Timekeeper Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Darrin J. Quam	17.90	400.00	7,160.00
Dione M. Mitchell	1.40	195.00	273.00
<b>Total</b>	<b>19.30</b>		<b>\$7,433.00</b>

Invoice Date:	November 5, 2025
Invoice Number:	16117152
Matter Number:	48276.0001

---

**Cost Summary**

<b><u>Description</u></b>	<b><u>Amount</u></b>
Database hosting	273.39
License Fee	75.00
<b>Total</b>	<b>\$348.39</b>

<b><u>Total Due This Invoice</u></b>	<b><u>\$7,781.39</u></b>
--------------------------------------	--------------------------

**D. J. Quam**

# 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: November 5, 2025  
Invoice Number: 16117152  
Matter Number: 48276.0001

## REMITTANCE PAGE

*For Professional Services through **October 31, 2025***

**Matter:** Securiteam, Inc.

Total Fees	\$	7,433.00
Total Costs	\$	<u>348.39</u>
Total Due This Invoice	\$	7,781.39

Please make checks payable to:

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
150 W. Flagler Street, Suite 2200  
Attention: ACCOUNTS RECEIVABLE  
Miami, Florida 33130

FEIN No.: 59-2126062

To pay by ACH or wire transfer:

Citibank, N.A.  
ABA No.: 266086554  
Account No.: 9146651992

Please include invoice/matter number(s) to avoid  
delays and errors in processing.

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



# Invoice

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

## Sun Coast Rust Control

<b>Bill to</b>	K-Bar Ranch II CDD rizzettacddinvoices@avidbill.com	<b>Invoice</b>	08147
<b>Ship to</b>	C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	<b>Date</b>	Apr 1, 2025
		<b>Due date</b>	May 1, 2025
		<b>Amount due</b>	\$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.			
<b>Subtotal</b>			\$1,525.00
<b>Total</b>			\$1,525.00
<b>Paid</b>			\$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.



# Invoice

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

## Sun Coast Rust Control

<b>Bill to</b>	K-Bar Ranch II CDD cddinvoice@rizzetta.com	<b>Invoice</b>	08662
<b>Ship to</b>	C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	<b>Date</b>	Nov 1, 2025
		<b>Terms</b>	Net 30
		<b>Due date</b>	Dec 1, 2025
		<b>Amount due</b>	\$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.			
	<b>Subtotal</b>		\$1,525.00
	<b>Total</b>		\$1,525.00
	<b>Paid</b>		\$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.





# Invoice

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

## Sun Coast Rust Control

<b>Bill to</b>	K-Bar Ranch II CDD cddinvoice@rizzetta.com	<b>Invoice</b>	08699
<b>Ship to</b>	C/O Rizzetta & Co. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	<b>Date</b>	Nov 1, 2025
		<b>Terms</b>	Net 30
		<b>Due date</b>	Dec 1, 2025
		<b>Amount due</b>	\$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.			
<b>Subtotal</b>			\$685.00
<b>Total</b>			\$685.00
<b>Paid</b>			\$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.



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

Statement Date: November 03, 2025

Amount Due: \$19,064.65

Due Date: November 17, 2025

Account #: 321000017111

## Account Summary

Previous Amount Due	\$19,080.28
Payment(s) Received Since Last Statement	-\$19,080.28
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$19,064.65</b>

**Amount Due by November 17, 2025 \$19,064.65**

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

**12,228 KWH**



19290 BRIARBROOK DR, TAMPA, FL 33647

**743 KWH**



Scan here to interact with your bill online.

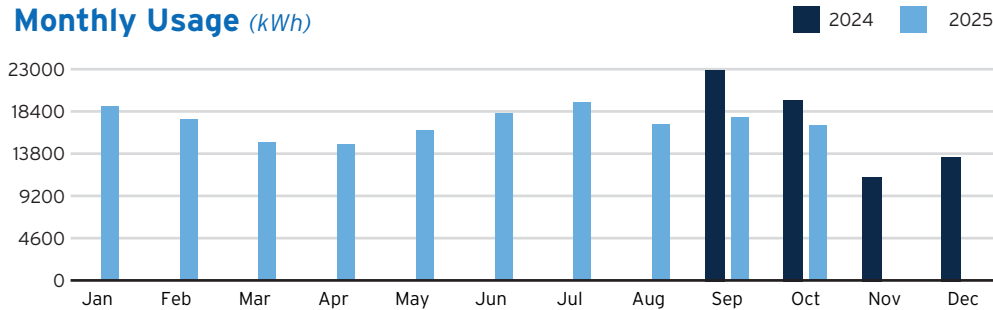


**DOWNED IS DANGEROUS!**

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

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

## Monthly Usage (kWh)



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

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



Account #: 321000017111

Due Date: November 17, 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: \$19,064.65

Payment Amount: \$ \_\_\_\_\_

700375003690

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.

7003750036903210000171110000019064650

## Summary of Charges by Service Address


Account Number: 321000017111

### Energy Usage From Last Month

 Increased  Same  Decreased


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

**Sub-Account Number:** 211017791636

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000716424	10/13/2025	21,273		20,890		383 kWh	1	31 Days	<b>\$1,532.75</b>
									 3.2%


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

**Sub-Account Number:** 211019281875

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000778163	10/10/2025	85,020		72,792		12,228 kWh	1	29 Days	<b>\$1,427.02</b>
1000778163	10/10/2025	24.45		0		24.45 kW	1	29 Days	 4.2%


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

**Sub-Account Number:** 211019923880

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000277186	10/10/2025	17,284		16,979		305 kWh	1	29 Days	<b>\$76.64</b>
									 7.3%

**Service Address:** 10821 MISTFLOWER LN, TAMPA, FL 33647

**Sub-Account Number:** 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	10/10/2025	16,103		15,764		339 kWh	1	29 Days	<b>\$82.76</b>
									 5.6%

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

**Sub-Account Number:** 211023511093

[Continued on next page](#) →

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

# Summary of Charges by Service Address

Account Number: 321000017111

## Energy Usage From Last Month



Increased



Same



Decreased

Amount: \$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	10/10/2025	25,357		24,996		361 kWh	1	29 Days	\$86.68
									5.9%

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

Sub-Account Number: 221003321017

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143235	10/10/2025	17,497		17,296		201 kWh	1	29 Days	\$58.00
									0.0%

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	10/10/2025	18,983		18,741		242 kWh	1	29 Days	\$832.89
									4.7%

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

Sub-Account Number: 221005599891

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143216	10/10/2025	25,949		25,526		423 kWh	1	29 Days	\$97.80
									14.9%

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	10/10/2025	11,552		11,006		546 kWh	1	29 Days	\$119.85
									18.1%

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	10/10/2025	3,140		3,100		40 kWh	1	29 Days	\$29.14
									0.0%

Continued on next page →

## Summary of Charges by Service Address

**Account Number:** 321000017111

### Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

**Service Address:** 19290 BRIARBROOK DR, TAMPA, FL 33647

Sub-Account Number: 221005600368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000123590	10/10/2025	48,540		47,797		743 kWh	1	29 Days	\$2,581.12
									<div><div></div><div>5.6%</div></div>

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

**Sub-Account Number:** 221005629565

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143151	10/13/2025	52,595		52,049		546 kWh	1	31 Days	\$121.37
									<div><div></div><div>13.2%</div></div>

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

Sub-Account Number: 221007136783

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000707065	10/10/2025	16,090		15,860		230 kWh	1	29 Days	\$63.20
									<div><div></div><div>2.1%</div></div>

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

**Sub-Account Number:** 221007621776

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000777467	10/13/2025	15,041		14,731		310 kWh	1	31 Days	\$894.60
									<div><div></div><div>▲ 10.3%</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

**\$19,064.65**





Sub-Account #: 211017791636  
Statement Date: 10/29/2025

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

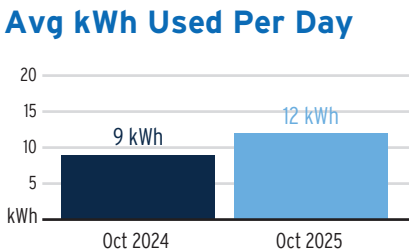
### Meter Read

**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	10/13/2025	21,273		20,890		383 kWh	1	31 Days

### Charge Details

<div>⚡</div> <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	383 kWh @ \$0.08641/kWh	\$33.10
Fuel Charge	383 kWh @ \$0.03391/kWh	\$12.99
Storm Protection Charge	383 kWh @ \$0.00577/kWh	\$2.21
Clean Energy Transition Mechanism	383 kWh @ \$0.00418/kWh	\$1.60
Storm Surcharge	383 kWh @ \$0.02121/kWh	\$8.12
Florida Gross Receipt Tax		\$1.99
<b>Electric Service Cost</b>		<b>\$79.54</b>
Franchise Fee		\$5.21
Municipal Public Service Tax		\$7.41
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$92.16</b>



**Current Month's Electric Charges** **\$92.16**

Billing information continues on next page →




Sub-Account #: 211017791636  
Statement Date: 10/29/2025

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

**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$1,440.59</b>

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

Billing information continues on next page →



Sub-Account #: 211019281875  
Statement Date: 10/29/2025

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

## Meter Read

**Service Period:** 09/12/2025 - 10/10/2025

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	10/10/2025	85,020		72,792		12,228 kWh	1	29 Days
1000778163	10/10/2025	24.45		0		24.45 kW	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	24 kW @ \$18.07000/kW	\$433.68
Energy Charge	12,228 kWh @ \$0.00773/kWh	\$94.52
Fuel Charge	12,228 kWh @ \$0.03391/kWh	\$414.65
Capacity Charge	24 kW @ \$0.30000/kW	\$7.20
Storm Protection Charge	24 kW @ \$2.08000/kW	\$49.92
Energy Conservation Charge	24 kW @ \$0.93000/kW	\$22.32
Environmental Cost Recovery	12,228 kWh @ \$0.00068/kWh	\$8.32
Clean Energy Transition Mechanism	24 kW @ \$1.15000/kW	\$27.60
Storm Surcharge	12,228 kWh @ \$0.01035/kWh	\$126.56
Florida Gross Receipt Tax		\$31.17

**Electric Service Cost** **\$1,246.68**

Franchise Fee \$81.66

Municipal Public Service Tax \$98.68

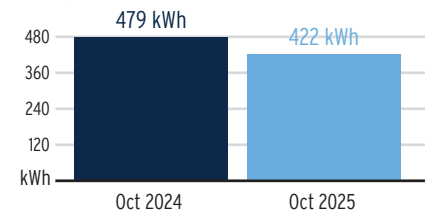
**Total Electric Cost, Local Fees and Taxes** **\$1,427.02**

**Current Month's Electric Charges**

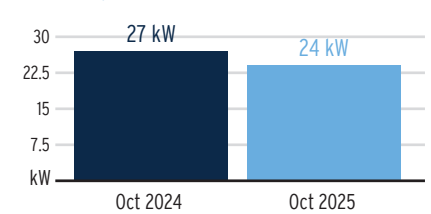
**\$1,427.02**

Billing information continues on next page →

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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



Sub-Account #: 211019923880  
Statement Date: 10/29/2025

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

### Meter Read


**Meter Location:** SIGN/GATE

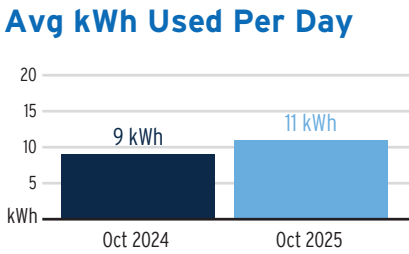
**Service Period:** 09/12/2025 - 10/10/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	10/10/2025	17,284		16,979		305 kWh	1	29 Days

### Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	305 kWh @ \$0.08641/kWh		\$26.36
Fuel Charge	305 kWh @ \$0.03391/kWh		\$10.34
Storm Protection Charge	305 kWh @ \$0.00577/kWh		\$1.76
Clean Energy Transition Mechanism	305 kWh @ \$0.00418/kWh		\$1.27
Storm Surcharge	305 kWh @ \$0.02121/kWh		\$6.47
Florida Gross Receipt Tax			\$1.65
<b>Electric Service Cost</b>			<b>\$66.12</b>
Franchise Fee			\$4.33
Municipal Public Service Tax			\$6.19
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$76.64</b>



**Current Month's Electric Charges** **\$76.64**

Billing information continues on next page →



Sub-Account #: 211020399740  
Statement Date: 10/29/2025

**Service Address:** 10821 MISTFLOWER LN, TAMPA, FL 33647

### Meter Read

**Meter Location:** ENTRY LIGHT & GATE

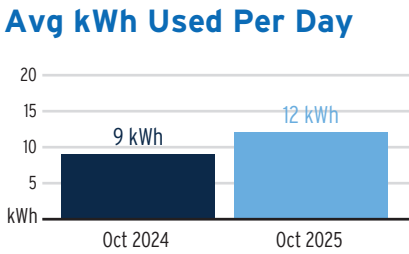
**Service Period:** 09/12/2025 - 10/10/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	10/10/2025	16,103		15,764		339 kWh	1	29 Days

### Charge Details

<div>⚡ <b>Electric Charges</b></div>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	339 kWh @ \$0.08641/kWh		\$29.29
Fuel Charge	339 kWh @ \$0.03391/kWh		\$11.50
Storm Protection Charge	339 kWh @ \$0.00577/kWh		\$1.96
Clean Energy Transition Mechanism	339 kWh @ \$0.00418/kWh		\$1.42
Storm Surcharge	339 kWh @ \$0.02121/kWh		\$7.19
Florida Gross Receipt Tax			\$1.79
<b>Electric Service Cost</b>			<b>\$71.42</b>
Franchise Fee			\$4.68
Municipal Public Service Tax			\$6.66
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$82.76</b>



**Current Month's Electric Charges** **\$82.76**

Billing information continues on next page →






Sub-Account #: 211023511093  
Statement Date: 10/29/2025

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

Service Period: 09/12/2025 - 10/10/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$675.33</b>

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

Billing information continues on next page →



Sub-Account #: 211023511135  
Statement Date: 10/29/2025

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

### Meter Read

**Meter Location:** WELL/IRRIGATION

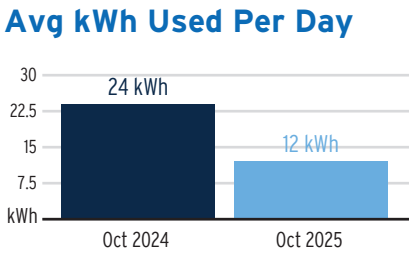
**Service Period:** 09/12/2025 - 10/10/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	10/10/2025	25,357		24,996		361 kWh	1	29 Days

### Charge Details

<div>⚡</div> <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	361 kWh @ \$0.08641/kWh		\$31.19
Fuel Charge	361 kWh @ \$0.03391/kWh		\$12.24
Storm Protection Charge	361 kWh @ \$0.00577/kWh		\$2.08
Clean Energy Transition Mechanism	361 kWh @ \$0.00418/kWh		\$1.51
Storm Surcharge	361 kWh @ \$0.02121/kWh		\$7.66
Florida Gross Receipt Tax			\$1.87
<b>Electric Service Cost</b>			<b>\$74.82</b>
Franchise Fee			\$4.90
Municipal Public Service Tax			\$6.96
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$86.68</b>



**Current Month's Electric Charges** **\$86.68**

Billing information continues on next page →



Sub-Account #: 221003321017  
Statement Date: 10/29/2025

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

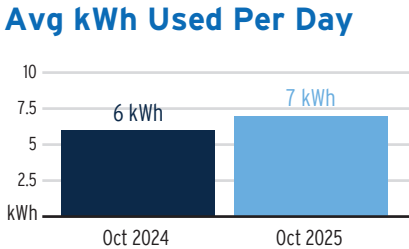
### Meter Read

**Service Period:** 09/12/2025 - 10/10/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	10/10/2025	17,497		17,296		201 kWh	1	29 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	201 kWh @ \$0.08641/kWh	\$17.37
Fuel Charge	201 kWh @ \$0.03391/kWh	\$6.82
Storm Protection Charge	201 kWh @ \$0.00577/kWh	\$1.16
Clean Energy Transition Mechanism	201 kWh @ \$0.00418/kWh	\$0.84
Storm Surcharge	201 kWh @ \$0.02121/kWh	\$4.26
Florida Gross Receipt Tax		\$1.25
<b>Electric Service Cost</b>		<b>\$49.97</b>
Franchise Fee		\$3.27
Municipal Public Service Tax		\$4.76
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$58.00</b>



**Current Month's Electric Charges** **\$58.00**

Billing information continues on next page →



Sub-Account #: 221003637594  
Statement Date: 10/29/2025


**Service Address:** 10711 MISTFLOWER LN, TAMPA, FL 33647

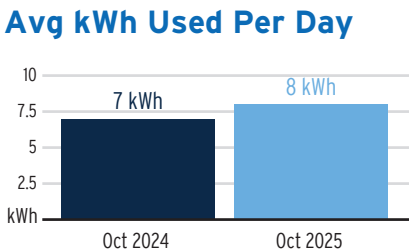
### Meter Read

**Service Period:** 09/12/2025 - 10/10/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	10/10/2025	18,983		18,741		242 kWh	1	29 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	242 kWh @ \$0.08641/kWh	\$20.91
Fuel Charge	242 kWh @ \$0.03391/kWh	\$8.21
Storm Protection Charge	242 kWh @ \$0.00577/kWh	\$1.40
Clean Energy Transition Mechanism	242 kWh @ \$0.00418/kWh	\$1.01
Storm Surcharge	242 kWh @ \$0.02121/kWh	\$5.13
Florida Gross Receipt Tax		\$1.41
<b>Electric Service Cost</b>		<b>\$56.34</b>
Franchise Fee		\$3.69
Municipal Public Service Tax		\$5.33
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$65.36</b>



**Current Month's Electric Charges      \$65.36**

Billing information continues on next page →




Sub-Account #: 221003637594  
Statement Date: 10/29/2025

**Service Address:** 10711 MISTFLOWER LN, TAMPA, FL 33647

**Service Period:** 09/12/2025 - 10/10/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$767.53</b>

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

Billing information continues on next page →





Sub-Account #: 221005599891  
Statement Date: 10/29/2025

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

### Meter Read

**Meter Location:** WELL

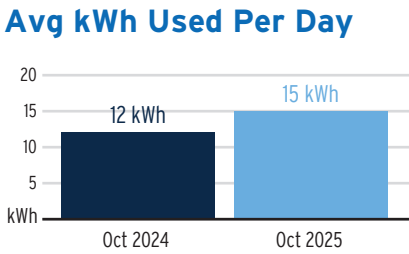
**Service Period:** 09/12/2025 - 10/10/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	10/10/2025	25,949		25,526		423 kWh	1	29 Days

### Charge Details

<div>⚡</div> <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	423 kWh @ \$0.08641/kWh		\$36.55
Fuel Charge	423 kWh @ \$0.03391/kWh		\$14.34
Storm Protection Charge	423 kWh @ \$0.00577/kWh		\$2.44
Clean Energy Transition Mechanism	423 kWh @ \$0.00418/kWh		\$1.77
Storm Surcharge	423 kWh @ \$0.02121/kWh		\$8.97
Florida Gross Receipt Tax			\$2.11
<b>Electric Service Cost</b>			<b>\$84.45</b>
Franchise Fee			\$5.53
Municipal Public Service Tax			\$7.82
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$97.80</b>



**Current Month's Electric Charges**
**\$97.80**

Billing information continues on next page →



Sub-Account #: 221005600327  
Statement Date: 10/29/2025

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

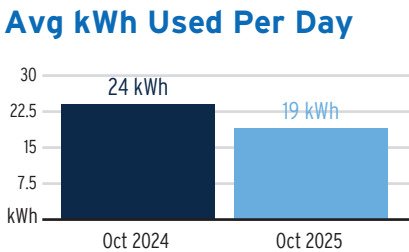
### Meter Read

**Service Period:** 09/12/2025 - 10/10/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851365	10/10/2025	11,552		11,006		546 kWh	1	29 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	546 kWh @ \$0.08641/kWh	\$47.18
Fuel Charge	546 kWh @ \$0.03391/kWh	\$18.51
Storm Protection Charge	546 kWh @ \$0.00577/kWh	\$3.15
Clean Energy Transition Mechanism	546 kWh @ \$0.00418/kWh	\$2.28
Storm Surcharge	546 kWh @ \$0.02121/kWh	\$11.58
Florida Gross Receipt Tax		\$2.59
<b>Electric Service Cost</b>		<b>\$103.56</b>
Franchise Fee		\$6.78
Municipal Public Service Tax		\$9.51
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$119.85</b>



**Current Month's Electric Charges**      **\$119.85**

Billing information continues on next page →




Sub-Account #: 221005600335  
Statement Date: 10/29/2025

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

**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$6,099.27</b>

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

Billing information continues on next page ➡



Sub-Account #: 221005600350  
Statement Date: 10/29/2025

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

Meter Read

Meter Location: ENTRANCE

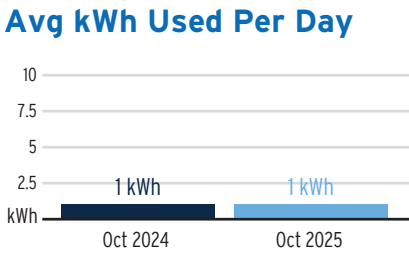
Service Period: 09/12/2025 - 10/10/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	10/10/2025	3,140		3,100		40 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	40 kWh @ \$0.08641/kWh	\$3.46
	Fuel Charge	40 kWh @ \$0.03391/kWh	\$1.36
	Storm Protection Charge	40 kWh @ \$0.00577/kWh	\$0.23
	Clean Energy Transition Mechanism	40 kWh @ \$0.00418/kWh	\$0.17
	Storm Surcharge	40 kWh @ \$0.02121/kWh	\$0.85
	Florida Gross Receipt Tax		\$0.62
	<b>Electric Service Cost</b>		<b>\$24.96</b>
	Franchise Fee		\$1.63
	Municipal Public Service Tax		\$2.55
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$29.14</b>



Current Month's Electric Charges \$29.14

Billing information continues on next page ➡



Sub-Account #: 221005600368  
Statement Date: 10/29/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read


Meter Location: IRRIGATION

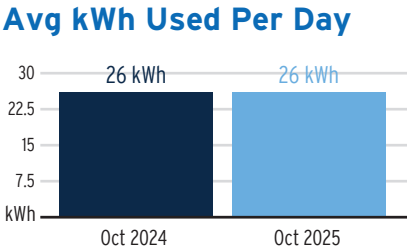
Service Period: 09/12/2025 - 10/10/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	10/10/2025	48,540		47,797		743 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	743 kWh @ \$0.08641/kWh	\$64.20
	Fuel Charge	743 kWh @ \$0.03391/kWh	\$25.20
	Storm Protection Charge	743 kWh @ \$0.00577/kWh	\$4.29
	Clean Energy Transition Mechanism	743 kWh @ \$0.00418/kWh	\$3.11
	Storm Surcharge	743 kWh @ \$0.02121/kWh	\$15.76
	Florida Gross Receipt Tax		\$3.35
	<b>Electric Service Cost</b>		<b>\$134.18</b>
	Franchise Fee		\$8.79
	Municipal Public Service Tax		\$12.22
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$155.19</b>



Current Month's Electric Charges \$155.19

Billing information continues on next page ➡






Sub-Account #: 221005600368  
Statement Date: 10/29/2025

**Service Address:** 19290 BRIARBROOK DR, TAMPA, FL 33647

**Service Period:** 09/12/2025 - 10/10/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$2,425.93</b>

**Current Month's Electric Charges**      **\$2,425.93**

Billing information continues on next page →



Sub-Account #: 221005629565  
Statement Date: 10/29/2025

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

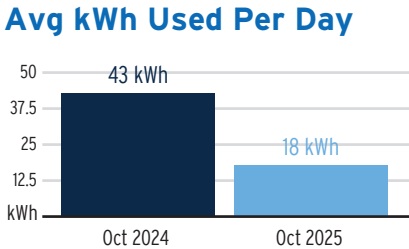
### Meter Read

**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	10/13/2025	52,595		52,049		546 kWh	1	31 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	546 kWh @ \$0.08641/kWh	\$47.18
Fuel Charge	546 kWh @ \$0.03391/kWh	\$18.51
Storm Protection Charge	546 kWh @ \$0.00577/kWh	\$3.15
Clean Energy Transition Mechanism	546 kWh @ \$0.00418/kWh	\$2.28
Storm Surcharge	546 kWh @ \$0.02121/kWh	\$11.58
Florida Gross Receipt Tax		\$2.62
<b>Electric Service Cost</b>		<b>\$104.85</b>
Franchise Fee		\$6.87
Municipal Public Service Tax		\$9.65
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$121.37</b>



**Current Month's Electric Charges**      **\$121.37**

Billing information continues on next page →



Sub-Account #: 221007136783  
Statement Date: 10/29/2025


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

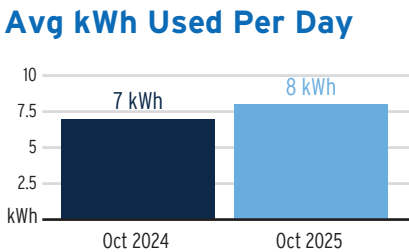
### Meter Read

**Service Period:** 09/12/2025 - 10/10/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	10/10/2025	16,090		15,860		230 kWh	1	29 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	230 kWh @ \$0.08641/kWh	\$19.87
Fuel Charge	230 kWh @ \$0.03391/kWh	\$7.80
Storm Protection Charge	230 kWh @ \$0.00577/kWh	\$1.33
Clean Energy Transition Mechanism	230 kWh @ \$0.00418/kWh	\$0.96
Storm Surcharge	230 kWh @ \$0.02121/kWh	\$4.88
Florida Gross Receipt Tax		\$1.36
<b>Electric Service Cost</b>		<b>\$54.47</b>
Franchise Fee		\$3.57
Municipal Public Service Tax		\$5.16
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$63.20</b>



**Current Month's Electric Charges** **\$63.20**

Billing information continues on next page →



Sub-Account #: 221007621776  
Statement Date: 10/29/2025


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

Meter Read

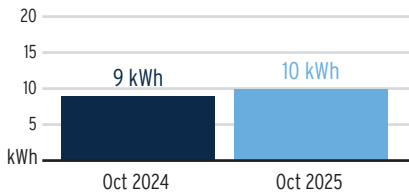
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	10/13/2025	15,041		14,731		310 kWh	1	31 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	310 kWh @ \$0.08641/kWh	\$26.79
Fuel Charge	310 kWh @ \$0.03391/kWh	\$10.51
Storm Protection Charge	310 kWh @ \$0.00577/kWh	\$1.79
Clean Energy Transition Mechanism	310 kWh @ \$0.00418/kWh	\$1.30
Storm Surcharge	310 kWh @ \$0.02121/kWh	\$6.58
Florida Gross Receipt Tax		\$1.71
<b>Electric Service Cost</b>		<b>\$68.21</b>
Franchise Fee		\$4.47
Municipal Public Service Tax		\$6.40
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$79.08</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$79.08

Billing information continues on next page →




Sub-Account #: 221007621776  
Statement Date: 10/29/2025

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

Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$815.52</b>

Current Month's Electric Charges      **\$815.52**

Billing information continues on next page →






Sub-Account #: 221007993977  
Statement Date: 10/29/2025

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

Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$1,567.71</b>

<b>Current Month's Electric Charges</b>	<b>\$1,567.71</b>
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Billing information continues on next page →




Sub-Account #: 221008130249  
Statement Date: 10/29/2025

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

Service Period: 09/12/2025 - 10/10/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,059.25</b>

Current Month's Electric Charges      \$1,059.25

Billing information continues on next page →



Sub-Account #: 221008151583  
Statement Date: 10/29/2025

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

**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** Lighting Service

**Charge Details**

<div>⚡</div> <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,659.27</b>

**Current Month's Electric Charges**      **\$1,659.27**

**Total Current Month's Charges**      **\$19,064.65**



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

Statement Date: November 17, 2025

Amount Due: \$85.38

Due Date: December 08, 2025

Account #: 211025392658

## Account Summary

Current Service Period: October 11, 2025 - November 11, 2025

Previous Amount Due	\$81.29
Payment(s) Received Since Last Statement	-\$81.29
<b>Current Month's Charges</b>	<b>\$85.38</b>

**Amount Due by December 08, 2025 \$85.38**

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

## Your Energy Insight



Your average daily kWh used was **37.5% higher** than the same period last year.

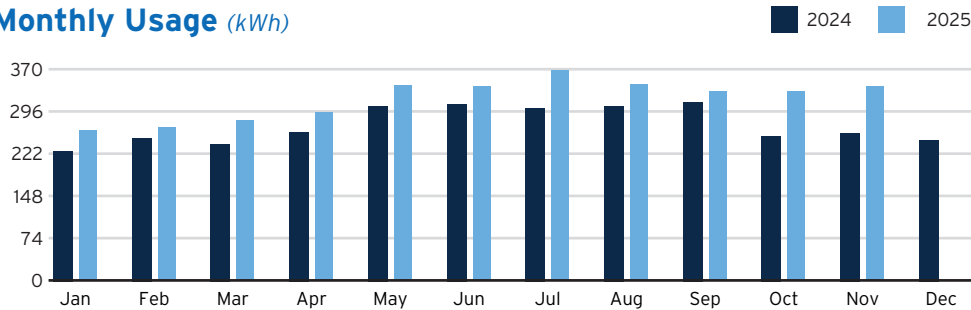


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 211025392658

Due Date: December 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$85.38

Payment Amount: \$ \_\_\_\_\_

657557224684

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.

6575572246842110253926580000000085380



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

**Account #:** 211025392658  
**Statement Date:** November 17, 2025  
**Charges Due:** December 08, 2025

Meter Read

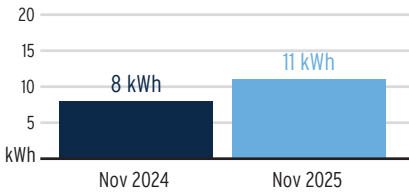
**Service Period:** Oct 11, 2025 - Nov 11, 2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	11/11/2025	9,717		9,376		341 kWh	1	32 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	341 kWh @ \$0.08641/kWh		\$29.47
Fuel Charge	341 kWh @ \$0.03391/kWh		\$11.56
Storm Protection Charge	341 kWh @ \$0.00577/kWh		\$1.97
Clean Energy Transition Mechanism	341 kWh @ \$0.00418/kWh		\$1.43
Storm Surcharge	341 kWh @ \$0.02121/kWh		\$7.23
Florida Gross Receipt Tax			\$1.84
<b>Electric Service Cost</b>			<b>\$73.66</b>
Franchise Fee			\$4.82
Municipal Public Service Tax			\$6.90
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$85.38</b>

Avg kWh Used Per Day



Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$85.38**

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

Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.

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

Contact Us

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

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

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

Statement Date: November 17, 2025

Amount Due: \$155.66

Due Date: December 08, 2025

Account #: 211025490809

## Account Summary

Current Service Period: October 11, 2025 - November 11, 2025

Previous Amount Due	\$141.93
Payment(s) Received Since Last Statement	-\$141.93
<b>Current Month's Charges</b>	<b>\$155.66</b>

**Amount Due by December 08, 2025 \$155.66**

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 **21.05% higher** than the same period last year.

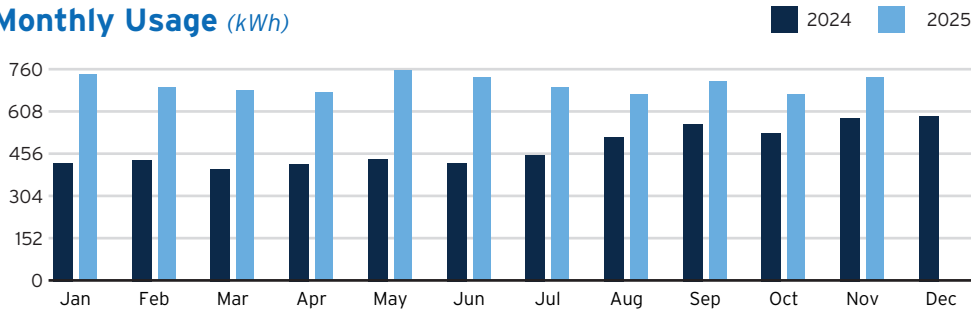


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 211025490809

Due Date: December 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$155.66

Payment Amount: \$ \_\_\_\_\_

667433691327

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.

6674336913272110254908090000000155664



**Service For:**  
10611 KBAR RANCH PKWY  
TAMPA, FL 33647


**Account #:** 211025490809  
**Statement Date:** November 17, 2025  
**Charges Due:** December 08, 2025

Meter Read

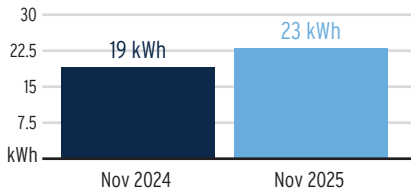
**Service Period:** Oct 11, 2025 - Nov 11, 2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	11/11/2025	17,920		17,187		733 kWh	1	32 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	733 kWh @ \$0.08641/kWh	\$63.34
Fuel Charge	733 kWh @ \$0.03391/kWh	\$24.86
Storm Protection Charge	733 kWh @ \$0.00577/kWh	\$4.23
Clean Energy Transition Mechanism	733 kWh @ \$0.00418/kWh	\$3.06
Storm Surcharge	733 kWh @ \$0.02121/kWh	\$15.55
Florida Gross Receipt Tax		\$3.36
<b>Electric Service Cost</b>		<b>\$134.56</b>
Franchise Fee		\$8.81
Municipal Public Service Tax		\$12.29
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$155.66</b>

Avg kWh Used Per Day




Important Messages


**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.


**Total Current Month's Charges**      **\$155.66**


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

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**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: November 17, 2025

Amount Due: \$105.30

Due Date: December 08, 2025

Account #: 221005600376

## Account Summary

Current Service Period: October 11, 2025 - November 11, 2025

Previous Amount Due	\$90.16
Payment(s) Received Since Last Statement	-\$90.16
<b>Current Month's Charges</b>	<b>\$105.30</b>

**Amount Due by December 08, 2025 \$105.30**

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

## Your Energy Insight



Your average daily kWh used was **77.78% higher** than the same period last year.

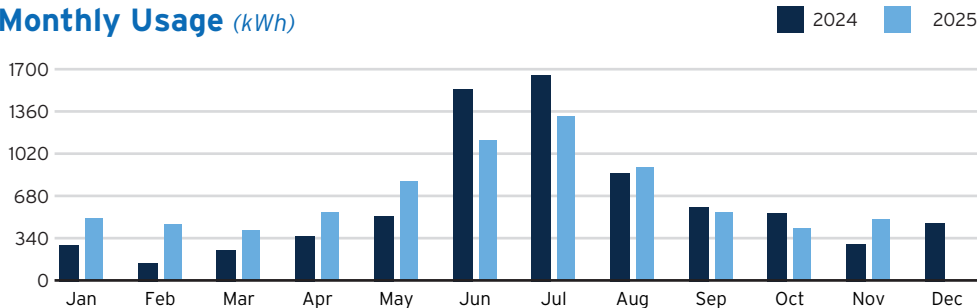


Your average daily kWh used was **14.29% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221005600376

Due Date: December 08, 2025

Amount Due: \$105.30

Payment Amount: \$ \_\_\_\_\_

604471038648



**Pay your bill online at TampaElectric.com**

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

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

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.

6044710386482210056003760000000105309



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

**Account #:** 221005600376  
**Statement Date:** November 17, 2025  
**Charges Due:** December 08, 2025

Meter Read

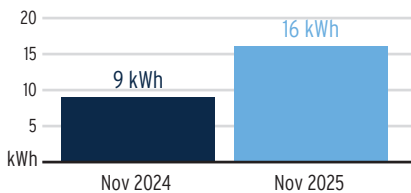
**Meter Location:** WELL  
**Service Period:** Oct 11, 2025 - Nov 11, 2025  
**Rate Schedule:** Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	11/11/2025	22,987		22,491		496 kWh	1	32 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.43000	\$13.76	
Energy Charge	496 kWh @ \$0.08924/kWh	\$44.26	
Fuel Charge	496 kWh @ \$0.03044/kWh	\$15.10	
Storm Protection Charge	496 kWh @ \$0.00722/kWh	\$3.58	
Clean Energy Transition Mechanism	496 kWh @ \$0.00406/kWh	\$2.01	
Storm Surcharge	496 kWh @ \$0.01995/kWh	\$9.90	
Florida Gross Receipt Tax		\$2.27	
<b>Electric Service Cost</b>		<b>\$90.88</b>	
Franchise Fee		\$5.95	
Municipal Public Service Tax		\$8.47	
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$105.30</b>	

Avg kWh Used Per Day



Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$105.30**

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TECO  
P.O. Box 31318  
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**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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

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**Phone:**  
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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  
10598 K BAR RANCH PKWY  
TAMPA, FL 33647

Statement Date: November 17, 2025

Amount Due: \$61.51

Due Date: December 08, 2025

Account #: 221008777817

## Account Summary

Current Service Period: October 11, 2025 - November 11, 2025

Previous Amount Due	\$55.49
Payment(s) Received Since Last Statement	-\$55.49
<b>Current Month's Charges</b>	<b>\$61.51</b>

**Amount Due by December 08, 2025 \$61.51**

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 **2233.33% higher** than the same period last year.

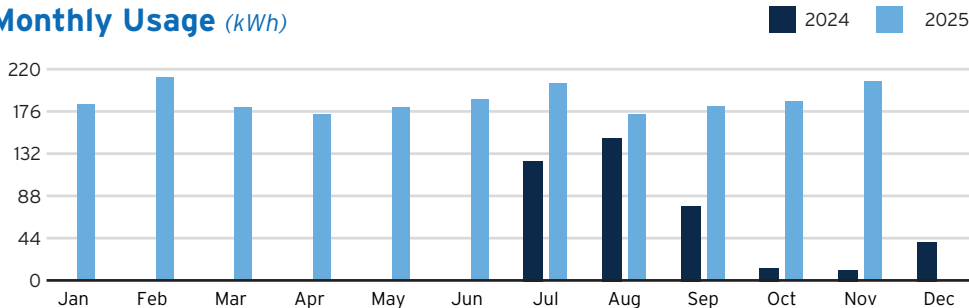


Your average daily kWh used was **16.67% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221008777817

Due Date: December 08, 2025



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

Amount Due: \$61.51

Payment Amount: \$ \_\_\_\_\_

632866006434

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.

6328660064342210087778170000000061514





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


**Account #:** 221008777817  
**Statement Date:** November 17, 2025  
**Charges Due:** December 08, 2025

Meter Read

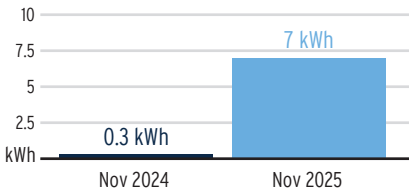
**Service Period:** Oct 11, 2025 - Nov 11, 2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000876288	11/11/2025	3,068		2,860		208 kWh	1	32 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	208 kWh @ \$0.08641/kWh	\$17.97
Fuel Charge	208 kWh @ \$0.03391/kWh	\$7.05
Storm Protection Charge	208 kWh @ \$0.00577/kWh	\$1.20
Clean Energy Transition Mechanism	208 kWh @ \$0.00418/kWh	\$0.87
Storm Surcharge	208 kWh @ \$0.02121/kWh	\$4.41
Florida Gross Receipt Tax		\$1.32
<b>Electric Service Cost</b>		<b>\$52.98</b>
Franchise Fee		\$3.47
Municipal Public Service Tax		\$5.06
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$61.51</b>

Avg kWh Used Per Day




Important Messages


**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.


**Total Current Month's Charges**      **\$61.51**


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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

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**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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

Statement Date: November 17, 2025

Amount Due: \$99.54

Due Date: December 08, 2025

Account #: 221008777825

## Account Summary

Current Service Period: October 11, 2025 - November 11, 2025

Previous Amount Due	\$89.74
Payment(s) Received Since Last Statement	-\$89.74
<b>Current Month's Charges</b>	<b>\$99.54</b>

**Amount Due by December 08, 2025 \$99.54**

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 **44.44% higher** than the same period last year.

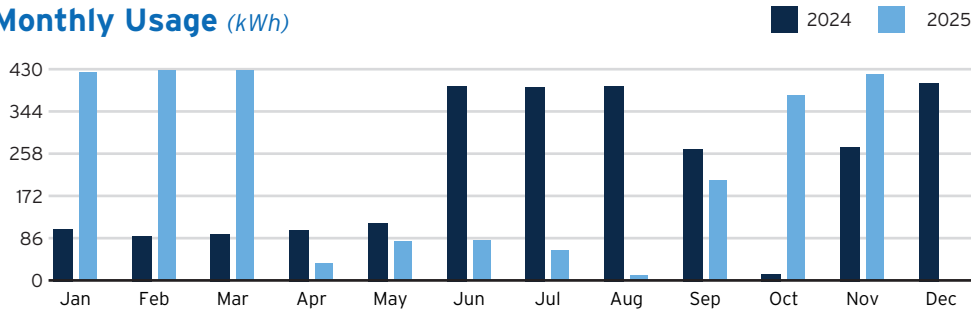


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221008777825

Due Date: December 08, 2025



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Amount Due: \$99.54

Payment Amount: \$ \_\_\_\_\_

632866006435

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.

6328660064352210087778250000000099548



Service For:  
10580 KBAR RANCH PKWY  
TAMPA, FL 33647

Account #: 221008777825  
Statement Date: November 17, 2025  
Charges Due: December 08, 2025

Meter Read

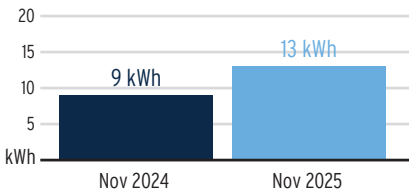
Meter Location: IRRIGATION  
Service Period: Oct 11, 2025 - Nov 11, 2025  
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	11/11/2025	11,543		11,123		420 kWh	1	32 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	420 kWh @ \$0.08641/kWh	\$36.29
	Fuel Charge	420 kWh @ \$0.03391/kWh	\$14.24
	Storm Protection Charge	420 kWh @ \$0.00577/kWh	\$2.42
	Clean Energy Transition Mechanism	420 kWh @ \$0.00418/kWh	\$1.76
	Storm Surcharge	420 kWh @ \$0.02121/kWh	\$8.91
	Florida Gross Receipt Tax		\$2.15
	<b>Electric Service Cost</b>		<b>\$85.93</b>
	Franchise Fee		\$5.63
	Municipal Public Service Tax		\$7.98
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$99.54</b>

Avg kWh Used Per Day



Important Messages

**Quarterly Fuel Source Update**  
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Total Current Month's Charges \$99.54

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

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

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NOV - 7 2025

0 K-BAR RANCH II CDD 0

Account Number: XXXX XXXX XXXX 7398

### ACCOUNT SUMMARY

Credit Limit  
Credit Available  
Statement Closing Date October 31, 2025  
Days in Billing Cycle 31  
Previous Balance \$337.51  
Payments & Credits \$337.51  
Purchases & Other Charges \$1,387.91  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$1,387.91  
Questions? Call Customer Service  
Toll Free - 1-844-826-6581  
International Collect - 1-301-865-4442  
TTY 1-301-865-4443

### PAYMENT INFORMATION

New Balance \$1,387.91  
Minimum Payment Due \$1,387.91  
Payment Due Date November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX 7398 \$337.51-</b>	
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	337.51-
		MICHELLE WHITE	<b>TOTAL XXXXXXXXXXXX 3991 \$0.00</b>	
		MITCH SEVERSON	<b>TOTAL XXXXXXXXXXXX 6100 \$1,387.91</b>	
09/30	10/01	55432868H62DA8659	AMAZON MKTPL*NJ6PU0BD1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	109.78
09/30	10/01	55432868H62DSN4GA	AMAZON MKTPL*NJ7PK3AQ2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	25.99
10/06	10/06	55432868P5V655WJ0	AMAZON.COM*NVOIF1DW1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	80.92
10/06	10/06	57540248PLPBAHX43	CUSTOMINK LLC 8002934232 VA MCC: 5691 MERCHANT ZIP: 22031	431.51
10/07	10/07	55432868R5VEB7593	AMAZON MKTPL*NV5QR5XZ2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	67.99

Transactions continued on next page

1080 0001 TVH 001 7 31 251031 0

PAGE 1 of 2

10 1515 0000 BASE

428

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

### PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 7398  
Payment Due Date November 25, 2025  
New Balance \$1,387.91  
Minimum Payment Due \$1,387.91  
Past Due Amount \$0.00  
Amount Enclosed: \$

Make Check  
Payable to:

0 K-BAR RANCH II CDD 0  
K-BAR RANCH II COMMUNITY DEVELOPME  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

428

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716



00138791001387918

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.



**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/07	10/07	12302028R0061FKX7	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP;	45.00
10/08	10/08	55432868T5VNVD8R3	AMAZON.COM*NF19X54K1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP;	73.32
10/12	10/12	55432868X5X09E1FQ	AMAZON MKTPL*NM6AM2ZY0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP;	98.98
10/18	10/18	5543286935YZYS1KW	AMAZON MKTPL*NU3OU4O81 SEATTLE WA MCC: 5942 MERCHANT ZIP;	49.99
10/18	10/18	5543286935Z462RAV	AMAZON PRIME*NU2ED33Q0 SEATTLE WA MCC: 5968 MERCHANT ZIP;	14.99
10/19	10/19	5543286945Z9WKSD2	AMAZON MKTPL*NM9816B32 SEATTLE WA MCC: 5942 MERCHANT ZIP;	62.97
10/23	10/23	05418019843A983EZ	WAL-MART #2740 TAMPA FL MCC: 5411 MERCHANT ZIP;	155.11
10/25	10/25	05436849BBLJDM19K	WM SUPERCENTER #994 NEW PORT RICH FL MCC: 5411 MERCHANT ZIP; 34855	143.86
10/28	10/28	05410199EWBR6658N	RACETRAC 442 00004424 LAND O LAKES FL MCC: 5542 MERCHANT ZIP;	27.70
		<b>SCARLETT SPONGBERG</b>	<b>TOTAL XXXXXXXXXXXX 0921</b>	<b>\$0.00</b>

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$1,387.91 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$11.14	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.47	\$0-\$500,000 = 0.25%
New Cashback Balance	\$14.61	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00






(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

# Order Summary

Order placed September 29, 2025      Order # 112-3310073-6090630

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$109.78
		Shipping & Handling:	\$0.00
		Total before tax:	\$109.78
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$109.78</b>

<b>Arriving today 1:30 PM - 5:30 PM</b>	
	<a href="#">ValueGuard Large Trash Bags 13 Gallon Tall Kitchen Drawstring 100% Post-Consumer Recycled Garbage Bags Waste Bag for Office 0.6 Mil (110 Count)</a> Sold by: <a href="#">ValueGuard</a> \$14.99
<b>Arriving today 1:30 PM - 5:30 PM</b>	
	<a href="#">Ironclad Heavy Utility Work Gloves HUG, High Abrasion Resistance, Performance Fit, Durable, Machine Washable, (1 Pair), X-LARGE,Black &amp; Grey</a> Sold by: Amazon.com Supplied by: Other 2 Return or replace items: Eligible through October 30, 2025 \$20.68
	<a href="#">SHALL 4-Piece Flat Pry Bar Set -15" 10" 7.5" 5.5"- Heavy Duty &amp; Mini Nail Puller Crowbar, Utility Claw Bar, Wonder Bar, High-Carbon Steel Flat Bar Tool for Home Remolding &amp; Woodworking</a> Sold by: <a href="#">SHALL TOOLS</a> Return or replace items: Eligible through October 30, 2025 \$21.99
	<a href="#">Panasonic 24 Pack Wholesale Lot Super Heavy Duty D Batteries</a> Sold by: <a href="#">MYBATTERYSUPPLIER</a> \$24.50
<b>Arriving tomorrow</b>	
	<a href="#">Rust-Oleum 376874 Stops Rust Custom Spray 5-in-1 Spray Paint, 12 oz, Satin Hunter Green</a> Sold by: Amazon.com Supplied by: Other \$6.94

# Order Summary

Order placed September 29, 2025      Order # 112-4667013-9955438

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$25.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$25.99
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$25.99</b>

### Arriving October 8



Pool Sign, Children Must Have Adult Supervision Sign, 12x18 Inches, Rust Free .063 Aluminum, Fade Resistant, Made in USA

Sold by: [SIGO SIGNS](#)



Supplied by: Other

\$25.99

# Order Summary

Order placed October 6, 2025      Order # 112-4940036-4125036

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Amazon gift card balance Mastercard ending in 6100 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$112.26
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$112.26
		Estimated tax to be collected:	\$0.00
		Gift Card Amount:	-\$31.34
		<b>Grand Total:</b>	<b>\$80.92</b>

Delivered October 6	
Your package was delivered. It was handed directly to a resident. Signed by: Mithc	
	<a href="#">HP 218A Black Toner Cartridge   Works with Color Laserjet Pro 3201, MFP 3301 Series   W2180A</a> Sold by: Amazon.com Supplied by: Other Return or replace items: Eligible through November 5, 2025 \$78.89
	<a href="#">Nestle Carnation Coffee Creamer Half and Half, Made with Real Dairy, 0.304 fl oz Tubs (Pack of 360)</a> Sold by: Amazon.com Supplied by: Other Return items: Eligible through November 5, 2025 \$33.37

**⚠ Important info regarding your order**

Copyrighted or trademarked material could affect your delivery date.

To print content protected by a trademark or copyright, we need permission from the owner. Custom Ink has licensing relationships with many content owners and can help walk you through the approval process. However, in some cases this may take multiple days to complete.

**Remember:** To avoid delays to your order, please respond promptly to our calls or emails.

## K Bar Maintenance - Order #83318579

Guaranteed delivery by **Mon 10/13/2025**



### Sport-Tek UPF 50 Performance Polo

\$352.25

Dark Smoke Grey Printing

L 2, XL 3, 2XL 1, 4XL 5

Qty 11 @ \$32.03 each

## Order Summary

Total (Qty 11)	\$352.25
Delivery	\$52.84
Tax (FL)	\$26.42

**Total \$431.51**

### Shipping:

Mitch Severson  
10820 Mistflower Ln  
Tampa, FL (33647-3781)

### Contact:

Mitch Severson  
8133889646  
manager@kbaril.com

[View Invoice](#)




Order placed October 6, 2025      Order # 112-3053375-4022646

**Delivered October 8**

Your package was delivered. It was handed directly to a resident.

Signed by: Desl



**Industrial Paper Towels 10 x 800 White Roll Towels High Capacity Premium Quality (TAD Fabric Cloth Like Texture) Fits Touchless Automatic Commercial Towel Dispenser (Packed 6 Rolls)**

Sold by: [AOS Brands Inc.](#)

Return or replace items: Eligible through November 7, 2025

**\$67.99**



# Mailchimp Receipt MC25108551

## Issued to

K-Bar Ranch II CDD c/o Rizzetta & Co., Inc.  
Rizzetta & Co.  
manager@kbarii.com  
Office phone: 8133889646  
3434 Colwell Ave. Suite 200 Tampa, FL 33614

## Issued by

Mailchimp  
c/o The Rocket Science Group, LLC  
405 N. Angier Ave. NE, Atlanta, GA 30308  
USA  
[www.mailchimp.com](http://www.mailchimp.com)  
Tax ID: US EIN 58-2554149

## Details

**Order#** 25108551  
**Date Paid:** October 07, 2025 02:50 AM New York

## Billing statement

### Standard plan

1,500 contacts

\$45.00

### Intuit Assist for Mailchimp\*

AI-powered marketing

\$0.00

**Paid via Mast** ending in **6100** which expires **05/2027**  
on October 07, 2025

\$45.00

Balance as of October 07, 2025

\$0.00

[Looking for our W-9?](#)

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\* Intuit Assist functionality (beta) is available to certain users with Premium, Standard and Legacy plans in select countries in English only. Access to Intuit Assist is available at no additional cost at this time. Pricing, terms, conditions, special features and service options are subject to change without notice. Availability of features and functionality varies by plan type. Features may be broadly available soon but represents no obligation and should not be relied on in making a purchasing decision. For details, please view Mailchimp's various [plans and pricing](#)

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

Sales Tax was not applied to this purchase.



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# Order Summary


Order placed October 6, 2025      Order # 112-7347768-5867437

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Amazon gift card balance Mastercard ending in 6100 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$73.32
		Shipping & Handling:	\$0.00
		Total before tax:	\$73.32
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$73.32</b>

Delivered October 8

Your package was delivered. It was handed directly to a resident.

Signed by: Desl



[Georgia-Pacific Pacific Blue Select 2-Ply Embossed Toilet Paper,18280/01, 550 Sheets Per Roll, 80 Rolls Per Case](#)

Sold by: Amazon.com

Supplied by: Other



Return or replace items: Eligible through November 7, 2025

\$73.32

# Order Summary

Order placed October 9, 2025      Order # 112-6408009-0896229

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$98.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$98.98
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$98.98</b>

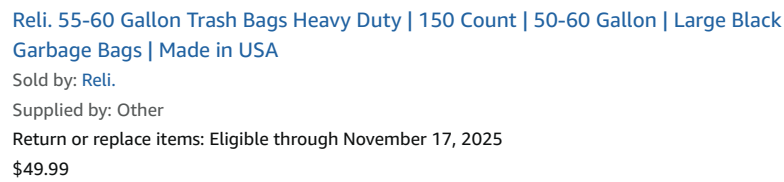
<b>Delivered October 12</b> It was handed directly to a receptionist or someone at a front desk. Signed by: Mitch	
	<a href="#">Fluzimir 10x8FT Fall Photo Backdrop Maple Leaf Pumpkin for Photography Background Autumn Outdoor Party Decorations Fall Autumn Thanksgiving Day Photo Banner</a> Sold by: <a href="#">Fluzimirstore</a> Return or replace items: Eligible through November 11, 2025 \$38.99
<b>Delivered October 12</b> It was handed directly to a receptionist or someone at a front desk. Signed by: Mitch	
	<a href="#">EMART Backdrop Stand 10x8.5ft(WxH) Photo Studio Adjustable Background Stand Support Kit with 2 Crossbars, 8 Backdrop Clamps, 2 Sandbags and Carrying Bag for Parties Events Decoration</a> Sold by: <a href="#">EMARTUS</a> Supplied by: Other Return or replace items: Eligible through November 11, 2025 \$59.99

Order placed October 17, 2025      Order # 112-7278744-5361807

**Payment method**  
Mastercard ending in 6100  
[View related transactions](#)

<b>Order Summary</b>	
Item(s) Subtotal:	\$49.99
Shipping & Handling:	\$0.00
Total before tax:	\$49.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$49.99</b>

It was handed directly to a receptionist or someone at a front desk.  
Signed by: Wayne



Details for Order # D01-2221329-0617863  
[Print this page for your records.](#)

Amazon.com order number: D01-2221329-0617863  
Order Total: \$14.99

Digital Order: October 18, 2025	
Items Ordered	Price
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
Item(s) Subtotal: \$14.99	
----	
Total Before Tax: \$14.99	
Tax Collected: \$0.00	
----	
Total for this Order: \$14.99	

Payment Information
Unable to display payment information at this time.

Return to the [Order Summary](#).  
Please note: This is not a VAT invoice.

[Back to top](#)

English

United States




Help



# Order Summary

Order placed October 17, 2025      Order # 112-4175071-5486653

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$62.97
		Shipping & Handling:	\$0.00
		Total before tax:	\$62.97
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$62.97</b>

<b>Delivered October 18</b> It was handed directly to a receptionist or someone at a front desk. Signed by: Wayne	
	<a href="#">2.5x4 American Flags for Outside   American Flag Made in USA Heavy Duty American Flags for Outside 2.5x4 with Embroidered Stars and Sewn Stripes American High Wind- All Weather US</a> Sold by: <a href="#">Rushmore Rose USA Flags</a> Return or replace items: Eligible through November 17, 2025 \$29.98
<b>Delivered October 20</b> It was handed directly to a receptionist or someone at a front desk. Signed by: Mitch	
 	<a href="#">PerkHomy 36" x 2,400" (200') Brown Kraft Paper Roll for Craft Bulletin Board Paper Art Table Covering Crafting Gift Wrapping Bouquet Packing Parcel 70GSM 50LB (Brown, 36" x 200')</a> Sold by: <a href="#">PerkHomy Direct</a> Return or replace items: Eligible through November 19, 2025 \$32.99

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VR1L8YNWFQ



WM Supercenter  
813-994-6543 Mgr. EDWIN  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647  
ST# 02740 OP# 005880 TE# 23 TR# 04301

# ITEMS SOLD 45  
TC# 9927 4753 8767 5496 9874 0



PS LEMON 80	041294601620	10.74 X
MINI PUMPKIN	835375006970 F	3.28 N
PUMPKIN	835375006210	3.28 X
28CT CLASSIC	028400694330 F	15.98 N
28CT CLASSIC	028400694330 F	15.98 N
PTE PUMPKINS	851597007430 F	
40 AT 1 FOR	2.62	104.80 N

	SUBTOTAL	154.06
TAX1	7.5000 %	1.05
	TOTAL	155.11

	MCARD TEND	155.11
	CHANGE DUE	0.00

MASTERCARD- 6100 I 1 APPR#023544  
155.11 TOTAL PURCHASE  
REF # 529676284044  
AID A0000000041010  
TERMINAL # 56408853  
\*No Signature Required  
10/23/25 14:57:26



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Low prices You Can Trust. Every Day.  
10/23/25 14:57:30

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #:7VR1S4BRS20



WM Supercenter  
727-376-3811 Mgr. SELVESTA  
8745 STATE ROAD 54  
NEW PORT RICHEY FL 34655  
ST# 00994 OP# 005612 TE# 05 TR# 03529

# ITEMS SOLD 27  
TC# 6790 0447 1428 0137 3182 7



GRANOLA	024300033020 F	4.37 N
GRANOLA	024300033010 F	4.37 N
GRANOLA	024300033010 F	4.37 N
HH 25PC BRSH	090672052120	5.42 X
HH 25PC BRSH	090672052120	5.42 X
PIE PUMPKINS	835375006010 F	
10 AT 1 FOR	2.62	26.20 N
SUG WIZ 8OCT	022000297390 F	14.96 X
JJ VARIETY	889497486750 F	11.98 N
JJ VARIETY	889497486750 F	11.98 N
APPLE BARREL	028995211710	9.57 X
AB WHITE 16OZ	028995211190	4.97 X
AB WHITE 16OZ	028995211190	4.97 X
AB CBLT HUE	028995211420	4.97 X
AB BRT RED	028995211230	4.97 X
AB 16OZ PNT	028995224890	4.97 X
AB 16OZ PNT	028995224880	4.97 X
AB BRT YLW	028995211310	4.97 X
AB KLY GRN	028995211360	4.97 X

SUBTOTAL	138.40
TAX1 7.0000 %	5.26
TOTAL	143.66

MCARD TEND	143.66
CHANGE DUE	0.00

MASTERCARD- 6100 I 1 APPR#025486  
143.66 TOTAL PURCHASE  
REF # U642Ka258396  
AID A0000000041010  
TERMINAL # 55458890  
\*No Signature Required  
10/25/25 19:43:19



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**RaceTrac**

RaceTrac Store 0442  
15474 State Road 52  
Land O'Lakes, FL 34638  
Phone: 404-829-6312

RaceTrac 0442  
15474 SR 52  
Land O Lakes, FL 346

Date: 10/28/25  
Time: 20:41:56

Invoice: 1135

Pump	Gallons	Price
18	9.896	\$ 2.799
Product	Amount	
Fuel Regul		\$ 27.70

Mastercard \$ 27.70  
TOTAL SALE \$ 27.70

MERCH. ID: 904296  
TERM. ID: 00000068  
PURCHASE \$27.70

CHIP CONTACTLESS  
\*\*\*\*\*6100

MC

Seq#: 1135  
REF#: 113501  
ApprCode: 026885  
APPROVED

ARQC - 4E3C1C2E437EE

Mode: Issuer  
AID: A0000000041010  
TVR: 0000008001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00

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HOW ARE WE DOING?  
QUEST@RACETRAC.COM

**K-Bar Ranch II CDD****Meeting Date, October 30, 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"/>

VR103025 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	6:00 pm
Meeting End Time:	6:26 pm
Total Meeting Time:	26 minutes

Time Over 0 ( 3 ) Hours: 0Total at \$400 per Hour: 0**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$400 per Hour:	<u>0</u>

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 



**K-Bar Ranch II CDD****Meeting Date, November 13, 2025****SUPERVISOR PAY REQUEST**

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

VR111325 \$200.00

(\*) Does not get paid

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

Meeting Start Time:	6:00 pm
Meeting End Time:	7:50 pm
Total Meeting Time:	1 hour + 50 minutes

Time Over ( 3 ) Hours:	<input checked="" type="checkbox"/>
------------------------	-------------------------------------

Total at \$400 per Hour:	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	<input checked="" type="checkbox"/>
Total at \$400 per Hour:	<input checked="" type="checkbox"/>

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: 





# INVOICE

**Customer ID:**

**23-24608-23004**

**Customer Name:**

**K BAR RANCH II CDD**

**Service Period:**

**11/01/25-11/30/25**

**Invoice Date:**

**10/27/2025**

**Invoice Number:**

**0198580-2206-4**

## How to Contact Us

### Visit [wm.com/MyWM](http://wm.com/MyWM)

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



**Customer Service: (813) 621-3055**

## Your Payment is Due

**Nov 26, 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  
11/26/2025: **\$ 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](http://wm.com). WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit [wm.com](http://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

10/27/2025

### Invoice Number

0198580-2206-4

### Customer ID (Include with your payment)

**23-24608-23004**

### Payment Terms

### Total Due

### Amount

Total Due by 11/26/2025

\$477.39

If Received after 11/26/2025

\$489.32

2206000232460823004001985800000004773900000047739 1

10290C07

**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	11/01/25		1.00	380.72
8 Yard Dumpster 1X Week	11/01/25		1.00	96.67
<b>Total Current Charges</b>				<b>477.39</b>

## GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



### AutoPay

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



### Online

Use [wm.com](http://wm.com) for quick and easy payments



### By Phone

Pay 24/7 by calling  
 866-964-2729

## HOW TO READ YOUR INVOICE

How to Contact Us

Visit [wm.com/MyWM](http://wm.com/MyWM)

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

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 36 Gallon Toter MN STATE SOLID WASTE TAX 9.75% COUNTY ENVIRONMENTAL CHARGE Total Current Charges	Date	Ticket	Quantity	Amount
	10/01/22		1.00	86.00
				25.45
				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](http://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"/> <b>Check Here to Change Contact Info</b>		<input type="checkbox"/> <b>Check Here to Sign Up for Automatic Payment Enrollment</b>	
List your new billing information below. For a change of service address, please contact <b>WM</b> .		If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <a href="http://wm.com">wm.com</a> or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
<b>Address 1</b>		<b>Email</b>	
<b>Address 2</b>		<b>Date</b>	
<b>City</b>		<b>Bank Account Holder Signature</b>	
<b>State</b>			
<b>Zip</b>			
<b>Email</b>			
<b>Date Valid</b>			

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

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

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

Tab 10

# K-Bar Ranch II

## Community Development District



## Community Facilities Rules & Regulations

Adopted July 18, 2022  
Resolution 2022-04

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**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.



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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.

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## 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

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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.

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- 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.

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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.

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## 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



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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:

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- 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.

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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.

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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.

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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

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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



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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.