



Rizzetta & Company

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

---

**Board of Supervisors Meeting  
February 12, 2025**

**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>     | Jere Earlywine      | Kutak Rock              |
|                             | Kyle Magee          | Kutak Rock              |

**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)

---

February 4, 2026

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 **February 12, 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 Pine Lake Proposal ..... Tab 3
  - C. Presentation of Aquatics Report..... Tab 4
  - D. District Counsel
    - i. Update on City of Tampa Stormwater Reimbursement
  - E. District Engineer
    - i. Consideration of Updated Maintenance & Ownership Maps Proposal (under separate cover)
    - ii. Consideration of Pond 203 Erosion Proposal (under separate cover)
    - iii. Consideration of Pond 5 Erosion Proposal..... Tab 5
    - iv. Consideration of Revised Hecker Proposal (under separate cover)
    - v. Consideration of Revised QGS Proposal (under separate cover)
  - F. Clubhouse Manager Report ..... Tab 6
    - i. Consideration of Pool Light Replacement Proposals ..... Tab 7
  - G. District Manager
    - i. Presentation of District Manager Report..... Tab 8
    - ii. Presentation of Website Compliance Report ..... Tab 9
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on January 8, 2026 ..... Tab 10
  - B. Ratification of Operation & Maintenance Expenditures for December 2025..... Tab 11

**5. BUSINESS ITEMS**

- A. Discussion of Traffic Enforcement & Communication ..... Tab 12
- B. Discussion of Direction to Board Staff Outside  
CDD Meetings ..... Tab 13
- C. Discussion & Ratification of Pickleball Charity  
Tournament Forms..... Tab 14

**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

---

## LANDSCAPE INSPECTION REPORT



January 21, 2026  
Rizzetta & Company  
Amiee Brodeen - Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Eagle Creek, Winsome Manor, Briarbrook

## 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.
- For the next month or 2, please be sure the new turf installed along K-Bar Ranch Blvd, is getting adequate watering.

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. **Perennial Plantings:** During my inspection, I contacted the vendor to notify them that the lantanas and Blue Daze perennials were impacted by the recent cold snap and need to be evaluated. The vendor was very responsive and confirmed they would be onsite the following day to inspect the plants. What is the final determination after your assessment? (Pic 1a, 1b>)



(Cont.)... fertilization soon. The plant located directly beneath the “Eagle Creek” lettering is becoming sparse and leggy. After the cold snap, I recommend cutting the shrubs back approximately 5–6 inches, applying fertilizer, and closely monitoring new growth.

2. **Perennial Plantings:** In several planting beds, weed seedlings are beginning to emerge, especially nutsedge. Please ensure all unwanted plants are removed promptly before they become established or out of control.
3. **Eagle Creek:** The bottlebrush shrubs surrounding the monument may require....
4. **Winsome Manor:** Along the ROW, a vehicle drove onto the turf, creating noticeable ruts. Soil may need to be brought in to backfill the deeper areas to prevent mower scalping and further rutting. (Pic 4a>, 4b>, 4c>)
5. **Briarbrook:** Just inside the gates, there is an area that requires cleanup and improvement. Soil has washed onto the driveway and should be removed. Please have the crew shovel the displaced...(Nxt pg)





# Briarbrook, Clubhouse

(Cont.)... soil, re-edge the turf, and power wash the area if needed to restore a clean appearance. (Pic 5>)



6. **Briarbrook:** In the same area noted in item #5, the turf adjacent to the vinyl fencing appears excessively saturated. Has the irrigation in this area been tested? If so, how frequently is it running? This location appears to be a low point on the property, and runoff may be collecting here. Irrigation adjustments may be necessary to reduce overwatering.
7. **Briarbrook:** Additionally, in the same area, please have the crews cut out the excessive Spanish moss in the cypress trees when they visit this area. It is started to crowd out the canopies.
8. **All Gutters:** When crews are on site detailing landscape beds, gutters should be cleared during each visit. On the next detailing day, please have the crews clean around all gutters at the HOA entrances.
9. **Clubhouse:** The ruts near the playground look much better—great work. Please keep up the improvement.
10. **Perennials:** When reviewing the perennials, I recommend delaying any replacement plantings until after February, as additional cold snaps are expected and could result in the same damage. If the Board prefers to move forward with replacements sooner, I strongly recommend using frost.... **(Nxt pg)**





# Clubhouse; Pool, Parking Lot, Pond 77, Pond 62, Pond 61

(Cont.).... blankets on all new perennial plantings to help protect them from freezing temperatures.

- 11. Pool Area:** The silver buttonwoods continue to struggle in a specific section. This issue was noted last month, and I am following up. Could this be related to an irrigation issue? Even the liriopse in this area is showing yellowing leaf tips, which typically indicates insufficient irrigation. Please advise on what occurred here and whether corrective action has been taken. (Pic 11)



- 12. Pool Area:** The drain near the liriopse is currently covered by mulch. I recommend re-evaluating the installation of a raised drain grate to prevent blockage and improve drainage in this area. (Pic 12)



- 13. Clubhouse (Parking Lot):** Along the rows of hollies, there appears to be unfinished work remaining. It looks as though irrigation repairs were completed, but the soil was not properly backfilled. If repairs have been made, please clean up this area and restore the soil and turf as needed. (Pic 13)



- 14. Pond 77 (South Side):** There is a tarp lying along the pond edge. Please have a crew member remove it. (Pic 14)



- 15. Pond 62:** The pond edge was not string-trimmed during the last visit. Please ensure the crew trims all brush from the vinyl fencing shown in the back of the photo down to the pond's edge. (Pic 15a>, 15b>)

- 16. Pond 61:** The pond edge was also not string-trimmed during the last visit. Next....(Nxt pg)



# Pond 62, Pond 61

(Cont.).... mowing event please have the crew line-trim this area too. (Pic 16a,16b>)





# K-Bar Ranch Blvd – Eagle Creek

**17. K-Bar Ranch (Eagle Creek): The sod that was installed does not appear healthy and did not fully cover the areas damaged in the turf. I will continue to monitor the site, as the work does not appear to be complete at this time. (Pic 17a, 17b, 17c, 17d, 17e)**





# K-Bar Ranch Blvd – Gilded Woods

18. K-Bar Ranch (Gilded Woods): There are noticeable tire ruts in the turf running parallel to the sidewalk. The vendor may need to backfill these areas with soil to properly level the grade. Additionally, several small piles of sand have been left behind and should be raked out and evenly dispersed into the turf. In a few locations, loose strips of sod appear to have been discarded on the turf and should be properly installed or removed.  
(Pic 18a, 18b, 18c, 18d)





# Proposals

1. Briar Brook / Mistflower: The fallen tree remains onsite. Please provide a proposal to remove the tree, replant the muhly grasses, backfill and stabilize the soil, repair the dripline (if need be), remove all debris, and install mini pine nuggets upon completion. (Pic 1)



Tab 2

# K BAR RANCH II

---

## LANDSCAPE INSPECTION REPORT



January 21, 2026  
Rizzetta & Company  
Amiee Brodeen - Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Eagle Creek, Winsome Manor, Briarbrook

## 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.
- For the next month or 2, please be sure the new turf installed along K-Bar Ranch Blvd, is getting adequate watering.

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. **Perennial Plantings:** During my inspection, I contacted the vendor to notify them that the lantanas and Blue Daze perennials were impacted by the recent cold snap and need to be evaluated. The vendor was very responsive and confirmed they would be onsite the following day to inspect the plants. What is the final determination after your assessment? (Pic 1a, 1b>)



(Cont.)... fertilization soon. The plant located directly beneath the “Eagle Creek” lettering is becoming sparse and leggy. After the cold snap, I recommend cutting the shrubs back approximately 5–6 inches, applying fertilizer, and closely monitoring new growth.

2. **Perennial Plantings:** In several planting beds, weed seedlings are beginning to emerge, especially nutsedge. Please ensure all unwanted plants are removed promptly before they become established or out of control.

3. **Eagle Creek:** The bottlebrush shrubs surrounding the monument may require....

4. **Winsome Manor:** Along the ROW, a vehicle drove onto the turf, creating noticeable ruts. Soil may need to be brought in to backfill the deeper areas to prevent mower scalping and further rutting. (Pic 4a>, 4b>, 4c>)





5. **Briarbrook:** Just inside the gates, there is an area that requires cleanup and improvement. Soil has washed onto the driveway and should be removed. Please have the crew shovel the displaced...(Nxt pg)

# Summary of Comments on Slide 1

---

## Page: 2

---

- |  |           |               |                      |                           |
|--|-----------|---------------|----------------------|---------------------------|
|    | Number: 1 | Author: pinel | Subject: Sticky Note | Date: 2/3/2026 1:34:55 PM |
| After inspection I saw approx 20-30 percent attrition in the perennial plantings, the remainder still have some green at the base and we will have to monitor these for improvement. |           |               |                      |                           |
|    | Number: 2 | Author: pinel | Subject: Sticky Note | Date: 2/3/2026 1:36:21 PM |
| 4. Crew attempted to lift with forks, replacement may be needed here at board request.   |           |               |                      |                           |
|    | Number: 3 | Author: pinel | Subject: Sticky Note | Date: 2/3/2026 1:35:22 PM |
| 2. Crew has removed and will continue to spot treat these focal areas.   |           |               |                      |                           |
|    | Number: 4 | Author: pinel | Subject: Sticky Note | Date: 2/3/2026 1:35:52 PM |
| 3. We will be cutting back several areas after the freeze and fertilizing to help encourage regrowth.  |           |               |                      |                           |



# Briarbrook, Clubhouse

(Cont.)... soil, re-edge the turf, and power wash the area if needed to restore a clean appearance. (Pic 5>)



6. **Briarbrook:** In the same area noted in item #5, the turf adjacent to the vinyl fencing appears excessively saturated. Has the irrigation in this area been tested? If so, how frequently is it running? This location appears to be a low point on the property, and runoff may be collecting here. Irrigation adjustments may be necessary to reduce overwatering.

7. **Briarbrook:** Additionally, in the same area, please have the crews cut out the excessive Spanish moss in the cypress trees when they visit this area. It is started to crowd out the canopies.

8. **All Gutters:** When crews are on site detailing landscape beds, gutters should be cleared during each visit. On the next detailing day, please have the crews clean around all gutters at the HOA entrances.


9. **Clubhouse:** The ruts near the playground look much better—great work. Please keep up the improvement.

10. **Perennials:** When reviewing the perennials, I recommend delaying any replacement plantings until after February, as additional cold snaps are expected and could result in the same damage. If the Board prefers to move forward with replacements sooner, I strongly recommend using frost.... (Nxt pg)




## Page: 3

---

 Number: 1      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:36:56 PM


---

5. Crew to remove soil and improve edge during visit week of 2/2.

 Number: 2      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:37:26 PM


---

6. Irrigation has been adjusted, will inspect after the shut off due to freeze to see if there is any improvement here.

 Number: 3      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:37:42 PM

---

7. Spanish moss removals are entering final phase should be completed by EOM

 Number: 4      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:38:25 PM

---

8. Gutters are blown out during biweekly maintenance visits and focal areas targetted during porter visits.



# Clubhouse; Pool, Parking Lot, Pond 77, Pond 62, Pond 61

1 (Cont.).... blankets on all new perennial plantings to help protect them from freezing temperatures.

11. **Pool Area:** The silver buttonwoods continue to struggle in a specific section. This issue was noted last month, and I am following up. Could this be related to an irrigation issue? Even the liriopie in this area is showing yellowing leaf tips, which typically indicates insufficient irrigation. Please advise on what occurred here and whether corrective action has been taken. (Pic 11)



12. **Pool Area:** The drain near the liriopie is currently covered by mulch. I recommend re-evaluating the installation of a raised drain grate to prevent blockage and improve drainage in this area. (Pic 12)



13. **Clubhouse (Parking Lot):** Along the rows of hollies, there appears to be unfinished work remaining. It looks as though irrigation repairs were completed, but the soil was not properly backfilled. If repairs have been made, please clean up this area and restore the soil and turf as needed. (Pic 13)



14. **Pond 77 (South Side):** There is a tarp lying along the pond edge. Please have a crew member remove it. (Pic 14)




15. **Pond 62:** The pond edge was not string-trimmed during the last visit. Please ensure the crew trims all brush from the vinyl fencing shown in the back of the photo down to the pond's edge. (Pic 15a>, 15b>)

16. **Pond 61:** The pond edge was also not string-trimmed during the last visit. Next....(Nxt pg)




## Page: 4


---

 Number: 1      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:39:25 PM  
10. During freeze our SOP is to reduce irrigation upon request, we can also install frost cloth per pricing listed in contract.


---

 Number: 2      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:40:17 PM  
13. Crew to address this week of 2./2.


---

 Number: 3      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:40:03 PM  
11. Irrigation has been adjusted in this area, will monitor for improvement.


---

 Number: 4      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:40:28 PM  
14. Crew to remove during visit week of 2/2.

---

 Number: 5      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:40:53 PM  
15. String trimming completed week of 1/26

---

 Number: 6      Author: pinel      Subject: Sticky Note      Date: 2/3/2026 1:41:04 PM  
16. String trimming completed week of 1/26.

---

# Pond 62, Pond 61

(Cont.).... mowing event please have the crew line-trim this area too. (Pic 16a,16b>





# K-Bar Ranch Blvd – Eagle Creek

**17. K-Bar Ranch (Eagle Creek): The sod that was installed does not appear healthy and did not fully cover the areas damaged in the turf. I will continue to monitor the site, as the work does not appear to be complete at this time. (Pic 17a, 17b, 17c, 17d, 17e)**





## K-Bar Ranch Blvd – Gilded Woods

18. K-Bar Ranch (Gilded Woods): There are noticeable tire ruts in the turf running parallel to the sidewalk. The vendor may need to backfill these areas with soil to properly level the grade. Additionally, several small piles of sand have been left behind and should be raked out and evenly dispersed into the turf. In a few locations, loose strips of sod appear to have been discarded on the turf and should be properly installed or removed.  
(Pic 18a, 18b, 18c, 18d)




# Proposals

1. Briar Brook / Mistflower: The fallen tree remains onsite. Please provide a proposal to remove the tree, replant the muhly grasses, backfill and stabilize the soil, repair the dripline (if need be), remove all debris, and install mini pine nuggets upon completion. (Pic 1)



---

 Number: 1      Author: pinel      Subject: Sticky Note    Date: 2/3/2026 1:41:34 PM

---

1. Proposal submitted for board review.

Tab 3



## KBar Ranch II: Tree Stump Removal and Muhly Grass Infills 2.3.26

**Date** 2/3/2026

**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 Stump Removal and Muhly Grass Infills 2.3.26

- Estimate to remove tree stump and infill area with muhly grasses per request 1 in Field Inspection Report.

1. Briar Brook / Mistflower: The fallen tree remains onsite. Please provide a proposal to remove the tree, replant the muhly grasses, backfill and stabilize the soil, repair the dripline (if need be), remove all debris, and install mini pine nuggets upon completion. (Pic 1)



### Plant Material Install

#### Plant Material Install

| Items | Quantity | Unit |
|-------|----------|------|
|-------|----------|------|



|                   |      |     |
|-------------------|------|-----|
| CAT Loader 908    | 0.50 | Day |
| 3gal. Muhly Grass | 6.00 | EA  |

**Plant Material Install:** \$749.84

## Irrigation Repair/Installation

### Irrigation Enhancement

| Items                          | Quantity | Unit            |
|--------------------------------|----------|-----------------|
| <b>Irrigation Enhancement:</b> |          | \$119.56        |
| <b>PROJECT TOTAL:</b>          |          | <b>\$869.40</b> |

## Optional Services

Initial next to the Optional Services you would like to accept.

\_\_\_\_\_ **MT-Mulch** **\$54.24**

## 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 2/3/2026  
\_\_\_\_\_

By \_\_\_\_\_  
Lynn Hayes

Date \_\_\_\_\_  
\_\_\_\_\_



Tab 4

Chris Thompson

Blue Water Aquatics, Inc.

Jan 19, 2026 | 19 Photos



# K-Bar Ranch CDD II

January Aquatics Report



# January

- Rainfall (Month-to-Date): As of January 19, 2026, Hillsborough County (Tampa International Airport) recorded 0.84" of rainfall month-to-date, which is about 1.59" below normal for this point in January.
- Temperatures (Month-to-Date): Warmest high:82°F (January 9) Coldest low:32.9°F (January 25)  
Overall, temperatures have shown typical mid-winter swings with cooler nights.
- Seasonal changes and stormwater ponds: January typically brings cooler nights and fewer widespread storm events, leading to lower and more stable pond levels and fewer overflow conditions. With reduced runoff, ponds may appear clearer, but slower water turnover can allow nutrients and fine sediments to linger. Focus areas this month include inlet/outfall inspections, shoreline/littoral edge stability, and monitoring shallow areas for early nuisance vegetation.
- Wildlife observations: Wildlife patterns shift in winter: wading birds often concentrate near shallow margins as water levels dip. Sharp cold snaps can increase fish stress, especially in smaller or shallower ponds. Routine monitoring and maintenance continue to support stormwater capacity, shoreline protection, and healthy habitat through the cooler, drier season.





West ponds

Project: K-Bar Ranch II CDD  
Date: Jan 27, 2026, 2:42 PM  
Creator: Chris Thompson



Pond 5 water control structure evaluation. A proposal for repair has been submitted with this report.

Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:18 PM  
Creator: Chris Thompson



Inspection of the stormwater structure indicates failure of the concrete headwall/mitered end due to soil erosion and undermining. The mitered end has lost structural support and has partially separated from the main pipe (socket). Continued erosion is occurring around the pipe outlet, which could lead to further damage and complete collapse. The bell/socket on the main pipe is still good. This structure conveys stormwater runoff after rainfall events and is an important component of the community's drainage system.  
Recommend: We recommend removing the failed head...

Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:18 PM  
Creator: Chris Thompson





The bell of the mitered end is resting on the socket which could end up cracking the main pipe.

Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:18 PM  
Creator: Chris Thompson



Proper use of geotextile fabrics, fill material, and rip-rap will prevent future erosion.

Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:19 PM  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:20 PM  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:25 PM  
Creator: Chris Thompson



Water flow has scoured out the base material.

Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:27 PM  
Creator: Chris Thompson



Pond 5  
During this service visit, we treated Torpedo grass, Pennywort, sedges, and creeping water primrose throughout the pond. The site was inspected for algae growth and water control structures were checked for proper function. Any algae observed was addressed as needed.

Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 2:47 PM  
Creator: Chris Thompson



10



## Pond 5

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:48 PM

Creator: Chris Thompson

11



## Pond 2

During this service visit, we treated Torpedo grass, Pennywort, sedges, and creeping water primrose throughout the pond.

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:44 PM

Creator: Chris Thompson

12



## Pond 1

Routine vegetation management was completed, including treatments for Torpedo grass, Pennywort, sedges, and creeping water primrose. We inspected the pond for algae activity and evaluated all water control structures, applying algae treatment where necessary.

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:45 PM

Creator: Chris Thompson

13



#### Pond 7 (looking north)

Targeted herbicide applications were performed for hydrilla, and emergent cattails. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:45 PM

Creator: Chris Thompson

14



#### Pond 7 (looking south)

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:47 PM

Creator: Chris Thompson

15



#### Pond 4

Targeted herbicide applications were performed for hydrilla, Alligator weed, and emergent cattails. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:49 PM

Creator: Chris Thompson



16



### Pond 6

Targeted herbicide applications were performed for Torpedo grass, creeping water primrose, and emergent cattails. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:48 PM

Creator: Chris Thompson

17



### Pond 3

Targeted herbicide applications were performed for Torpedo grass, and emergent cattails. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:49 PM

Creator: Chris Thompson

18



### Pond 2

Targeted herbicide applications were performed for Torpedo grass, duckweed, and emergent Peruvian primrose. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: K-Bar Ranch II CDD

Date: Jan 19, 2026, 2:49 PM

Creator: Chris Thompson



Pond 74 updated photo.  
Their operations appear to show dredging of the pond  
and leveling ground in the area.

Project: K-Bar Ranch II CDD  
Date: Jan 19, 2026, 3:03 PM  
Creator: Chris Thompson



# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

|                        |                    |
|------------------------|--------------------|
| Service Date           | 1/5/2026           |
| Customer               | K-Bar Ranch CDD II |
| Weather Conditions     | Partly Cloudy      |
| Wind                   | 1se                |
| Temperature            | 64                 |
| Multiple Sites Treated | Yes                |



## Ponds Treated Information

Repeatable - 2 Count

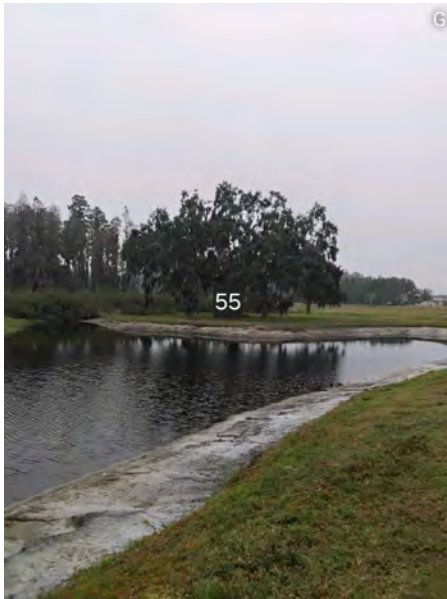
1 of 2

|                              |   |
|------------------------------|---|
| Pond Numbers                 | 18-80                                       |
| Service Performed            | Treatment                                   |
| Work Performed               | <input checked="" type="checkbox"/> Grasses |
| Equipment Used               | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level                  | Low   |
| Restrictions                 | None  |
| Observations/Recommendations | Sites treated for invasive growth           |

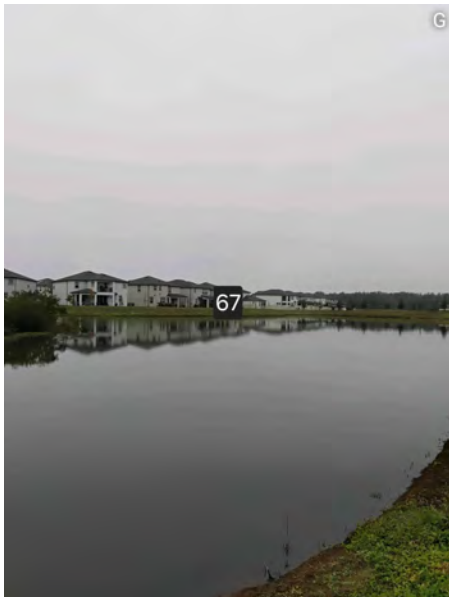
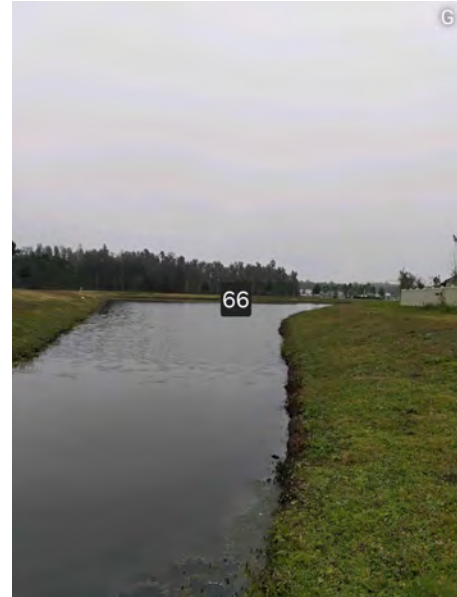
Pictures



## Aquatic Services Report



## Aquatic Services Report



## Aquatic Services Report



2 of 2

Pond Numbers

69 18 24 80

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Sites treated for algae



## Blue Water Aquatics, Inc.

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

Page 1 of 4

Thursday, January 29, 2026

12:31:17 PM

# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date

1/5/2026

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

ENE 4mph

Temperature

60

Multiple Sites Treated

Yes



## Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers

1 thru 11, 12 thru 17, 33, 35, 36, 37, 40 thru 45, 48, 56 thru 60

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Treated sites for invasive vegetation growth as needed

Pictures



## Aquatic Services Report



## Aquatic Services Report



## Aquatic Services Report





# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

|                        |                    |
|------------------------|--------------------|
| Service Date           | 1/14/2026          |
| Customer               | K-Bar Ranch CDD II |
| Weather Conditions     | Sunny              |
| Wind                   | 3se                |
| Temperature            | 63                 |
| Multiple Sites Treated | Yes                |



## Ponds Treated Information

Repeatable - 2 Count

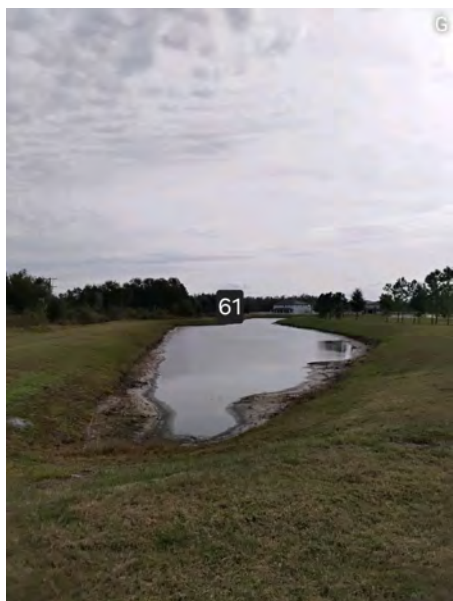
1 of 2

|                              |   |
|------------------------------|---|
| Pond Numbers                 | Sites   |
| Service Performed            | Treatment   |
| Work Performed               | <input checked="" type="checkbox"/> Grasses   |
| Equipment Used               | <input checked="" type="checkbox"/> ATV/UTV   |
| Water Level                  | Low   |
| Restrictions                 | None  |
| Observations/Recommendations | Touched up weeds on many sites picked up about 3 gal of trash biggest issue is that the company prepping the land at the end of the power line trail is excavating pond 74 and removing dirt from it for their site pond 74 is supposed to be part of kbar 2 to the best of my knowledge pic included below |

Pictures



## Aquatic Services Report



## Aquatic Services Report



## Aquatic Services Report



2 of 2

Pond Numbers

18 15

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Sites treated for algae





# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

|                        |                    |
|------------------------|--------------------|
| Service Date           | 1/23/2026          |
| Customer               | K-Bar Ranch CDD II |
| Weather Conditions     | Sunny              |
| Wind                   | 2se                |
| Temperature            | 68                 |
| Multiple Sites Treated | Yes                |



## Ponds Treated Information

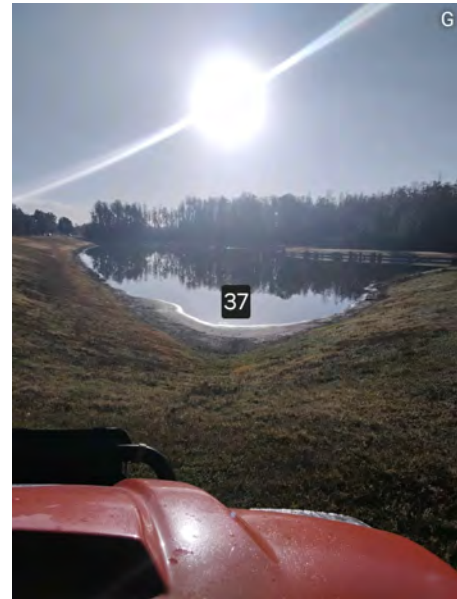
Repeatable - 2 Count

1 of 2

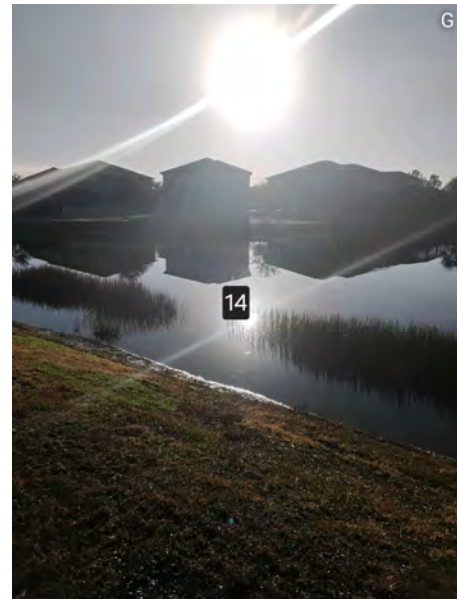
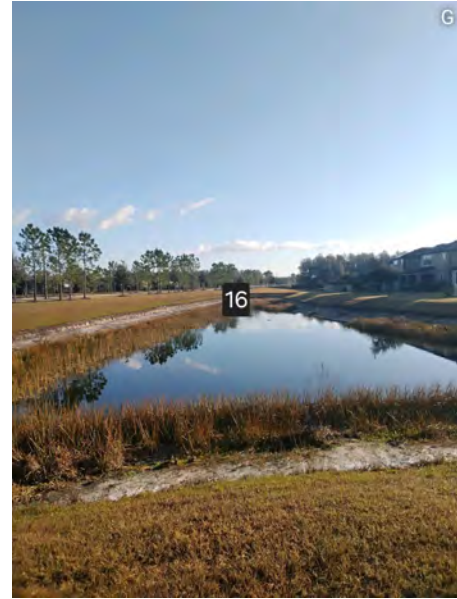
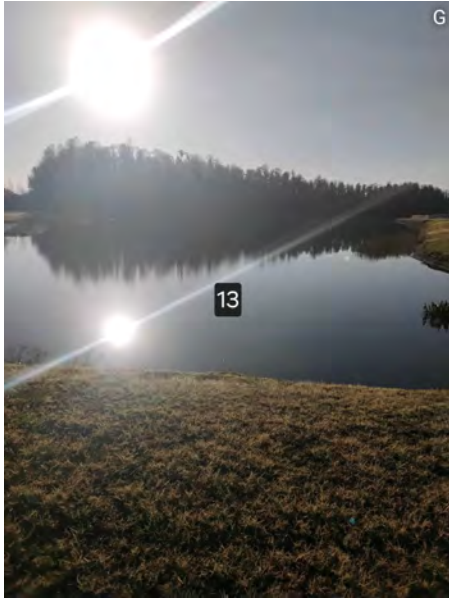
|                              |   |
|------------------------------|---|
| Pond Numbers                 | All   |
| Service Performed            | Treatment   |
| Work Performed               | <input checked="" type="checkbox"/> Grasses   |
| Equipment Used               | <input checked="" type="checkbox"/> ATV/UTV   |
| Water Level                  | Low   |
| Restrictions                 | None  |
| Observations/Recommendations | Treated sites as needed for invasive growth, picked up about 5 gal worth of trash and there is a pic of how much deeper they have excavated pond 74 |

Pictures

## Aquatic Services Report



## Aquatic Services Report





## Aquatic Services Report



2 of 2

Pond Numbers

210 25

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Site treated for algae

Tab 5



## Special Service Agreement

This Special Service Agreement, dated January 27, 2026, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **K-Bar Ranch CDD II** (hereinafter the “Customer”), c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614.

**Project Site: Pond 5 (East end, behind 19461 Redwood Point Dr.)**

Inspection of the stormwater structure indicates failure of the concrete headwall/mitered end due to soil erosion and undermining. The mitered end has lost structural support and has partially separated from the main pipe (socket). Continued erosion is occurring around the pipe outlet, which could lead to further damage and complete collapse. The bell/socket on the main pipe is still good. This structure conveys stormwater runoff after rainfall events and is an important component of the community’s drainage system.

**Recommend:** We recommend removing the failed headwall/mitered end and replacing with a properly supported and reinforced precast mitered end designed to prevent future erosion.

**Contract Term:** This Agreement is for a one-time service as described herein. Any additional services will be provided only upon additional terms as agreed by the parties in writing.

**General Conditions:** Blue Water Aquatics will provide the following materials and services:

1. Demo and replace failed concrete headwall/mitered end with a precast flared end section instead of poured-in-place.
2. Re-grading and compaction of subgrade soils. Add 57 rock, grout, and shell as needed.
3. Inspection and adjustment of the existing stormwater pipe. Replace gasket if needed.
4. Installation of a new reinforced precast flared end section.
5. Installation of geotextile fabric and riprap stone apron for erosion control. Riprap apron length 2x pipe diameter.

**Contract Costs:** Customer agrees to pay Blue Water Aquatics, Inc. the following amount for these specific services.

|                               |                    |
|-------------------------------|--------------------|
| <b>TOTAL COST OF PROJECT:</b> | <b>\$12,000.00</b> |
|-------------------------------|--------------------|

*The above price is effective for ninety (90) days from the date of this proposal. 50% deposit required 3 weeks from scheduled start date. Balance due upon satisfactory completion as determined by the CDD engineer.*





The Customer acknowledges that weather conditions—including but not limited to rain, lightning, and wind—may cause delays in service. Depending on the duration and severity of such conditions, Blue Water Aquatics may require varying amounts of time to complete the services outlined in this Agreement. Blue Water Aquatics will use its best judgment to determine appropriate services based on prevailing conditions. The company shall not be held responsible for delays or failures in performing services due to circumstances beyond reasonable control.

### **Payment Terms**

The Customer agrees to remit payment to Blue Water Aquatics within thirty (30) days of the invoice date for all completed work. Accepted forms of payment include Cash, Money Order, Check, Zelle, ACH, or Credit Card (a 3% processing fee applies to all credit card transactions). Accounts that remain unpaid for more than sixty (60) days may result in suspension of further work under this Agreement. A late fee of 1.5% per month will be charged on all past due balances until paid in full.

If Blue Water Aquatics is required to initiate collection efforts for a delinquent account, the Customer agrees to cover all associated costs, including reasonable attorney's fees, court costs, and other expenses incurred in the collection process.

### **Site Conditions Disclaimer**

Although Blue Water Aquatics makes every reasonable effort to inspect the work site prior to beginning services, unforeseen conditions or hidden site issues may arise during work. These may lead to additional time or material costs beyond the scope of this Agreement. Should such conditions occur, Blue Water Aquatics will notify the Customer of the issue and provide an estimate for any additional costs. By signing this Agreement, the Customer confirms they have disclosed all known and relevant site conditions that could impact the successful completion of the work. Such conditions may include, but are not limited to site access, parking availability, staging areas, fencing, obstructions, or gate codes.

### **Insurance**

Blue Water Aquatics maintains the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability, and Property and Casualty Insurance. A Certificate of Insurance is available upon request. If the Customer requests to be named as an "Additional Insured," Blue Water Aquatics will provide the certificate, and the Customer agrees to cover any additional costs incurred by this request.

### **E-Verify Compliance**

In compliance with Florida Statute 448.095, Blue Water Aquatics uses the federal E-Verify system in its contracts with public employers. All applicable provisions of the statute are hereby incorporated into this Agreement by reference, and Blue Water Aquatics certifies full compliance.

## Addenda

See attached map, survey, and report, where applicable.



Chris Thompson, President  
Blue Water Aquatics, Inc.

Customer Signature

Printed Name & Title

01/27/2026

Date

Date

## K Bar Ranch CDD II Project Site Map











Tab 6

# K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

## Clubhouse Manager's Report February 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
- Setup new Brivo accounts, sent mobile passes, assigned stickers and fobs
- Permitted 30 towing exemptions, 8 vehicles towed
- Reported monthly financials
- Sent eblasts on Coffee Day, CDD Board meeting & town hall, Gilded Woods parking spaces, Towing Reminder, Fireworks Policy, February Newsletter, Tournament Flyer, Construction Trespassing, and Safety Reminder
- Met with Blue Water Aquatics for updates on ponds and construction issue
- Purchased coffee day pastries and coffee pods, paper towels, gasoline, pool lift cover, cleaning gloves, trash bags, dog station header bags and can liners, concrete mix and paver sand, trowel, pliers, wire brush, degreaser, shop towels, sandpaper, impact driver & extension set, rust reformer spray paint, paint for Redwood gates, hatchet, paper cups, handsaw, HVAC filters, extra dispenser keys, spray bottles, replacement "No Lifeguard" sign, broom, aviation snips, gate clutch keys, 2 pavers, post hole digger, kneeling pad, and scissors
- Acquired estimates for 4 in-pool lights (Cooper Pools, Pool Troopers)
- Met with Rizzetta Manager of Amenities Services, attended manager meeting
- Reported 2 malfunctioning streetlights to TECO
- Scheduled fire hydrant and AED inspection with Cintas
- Met with pest management vendor (Anti Pesto)
- Acquire manuals for District's tools and Property (gates, arms, etc.)
- Coordinated with Resident, DM, Chairman, and Counsel for Pickleball Tournament
- Coordinated with CompleteIT and Maintenance to resolve gate access problems at Redwood Point and Eagle Creek
- Coordinated with Maintenance and Engineer to resolve complaint about flooding on K Bar Ranch Pkwy, Construction Trespassing
- Acquired updated COIs from vendors
- Called in nuisance Alligator in Gilded Woods
- Cleaned Mailchimp (eblast) email list
- Met with Meadow Pointe 3 maintenance to view their pressure washing system



## **Events/Rentals**

- 7 Event Room private rentals
- 1/25 Pickleball Resident Sponsored Event (Canceled)
- Coffee Day Wednesdays
- 12/29 Heron Preserve HOA rental
- 2/4 K Bar I CDD rental
- K Bar I Bassett Creek Spring Event 4/4/26, K Bar II residents invited

## **Maintenance**

- Assessed community, 5 commercial signs removed
- Amenities Center routine cleaning (trash removed, bathroom cleaning and stocking, all floors swept and mopped, event room and kitchen cleaned, tables, windows, dusting, drinking fountains, counters, and cabinets)
- Emptied and resupplied dog stations 1-2x/ week
- Picked up trash in community 2x/ week
- Amenities grounds trash picked up 3x/ week minimum
- Amenities grounds blown 2x/ week
- Dumpster area cleaned 1x/ week
- All paint cans identified, coded, and tested (need blue paint for external doors)
- Fixed chain link door crossbar at tennis court entrance
- Re-secured railing near pool
- Continuing mold removal from monuments (Old Spanish, Mossy Pine, Sundrift South, and Amenities Center)
- Continuing to replace and troubleshoot monument LED strips
- Photographed Gilded Woods parking spaces, Pond #23, K Bar Pkwy construction, flooding north of K Bar Ranch Pkwy sidewalk near Mistflower Ln
- Fixed monument access door panel at main entrance by Kinnan St
- Straightened sign frame on Paddock View dead end
- Currently replacing old monument LED strips
- Reattached tennis windscreens
- Reattached arms at Eagle Creek, Sundrift North
- Replaced worn sign at Amenities playground entrance
- Removed last MI Homes sign, coordinating pickup
- Replaced clutch key at Sundrift North
- Changed monument LEDs for New Year's Holiday & change in daylight
- Leveled bricks at Sundrift North, Eagle Creek, and Old Spanish kiosks, also at Paddock View
- Adjusted and added screws to two signs in Redwood Point
- Reset gate at Mossy Pine, reset car sticker reader at Redwood Point
- Fixed Old Spanish spotlight
- Added caps to sign posts around community

- Cleared storm drain blockage from utility construction on K Bar Pkwy, requiring multiple visits

### **Gates**

- Gilded Woods exit gate ground loop cut, estimates received
- Winsome Manor exit gate ground loop faulty, estimates received
- Gate swing arms cleaned of rust and repainted
- All materials to re-paint Redwood Gates purchased
- Eagle Creek entry gate malfunctioned on 2/1, CompleteIT quickly resolved and is working on a solution to power interruptions applicable to all neighborhood gates
- Installed new barrier arm without LEDs at Sundrift South entry gate (already purchased by previous management), functioning perfectly thus far, at ~1/3 cost

### **Resident Inquiries/Complaints**

- Resident inquiry about holding gates open for an open house
- Two Resident requests for partial day Event Room rentals
- Resident request to rent Event Room on Fridays
- Two resident requests to allow event rentals later than Amenities closing time
- Resident complaint about trash in culvert in Gilded Woods, maintenance resolved same day
- Multiple complaints about children riding quickly and irresponsibly on scooters and electronic bikes on community roads and District grass. Added to eblast.
- Residents may be renting Event Room on behalf of non-residents
- Two residents inquired about Amenities Center listed 6:00PM closing time in March (Daylight Savings should add light to end of day, allowing later closing)

Tab 7





Cooper Pools Inc DBA  
Cooper Pools Remodeling  
4850 Allen Rd PMB 13  
Zephyrhills, FL 33541

info@cooperpoolsinc.com  
www.cooperpoolsinc.com  
License No. CPC1459240

## QUOTE No. 548

Order No.  
Valid for 30 days

K-Bar Ranch II

3434 Colwell Avenue Suite 200  
Tampa, FL, 33614

**Site:** Tampa

**Site Contact:**

**Salesperson:** Andrew Burkett

**Date:** 01/23/2026

Option 1: Needed currently

### 14158 - Commercial Installation / Repairs

| Item   | Quantity | Unit Price | Total      |
|--|----------|------------|------------|
| White Pool Light 12V 150' 300W EQ Intellibrite ARC LED | 4.00     | \$1,356.32 | \$5,425.28 |
| Commercial installation / Labor                        | 2.50 hrs | \$180.00   | \$450.00   |
| <b>Sub-Total ex Tax</b>                                |          |            | \$5,875.28 |
| <b>Tax</b>   |          |            | \$0.00     |
| <b>Total inc Tax</b>                                   |          |            | \$5,875.28 |

#### DISCLOSURE STATEMENT

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
- I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

*Theresa Bonnell*







5015 W. Waters Avenue  
Tampa, Florida 33634  
(813) 889-9091  
FL Lic: CPC1458925  
TX Lic: TICL742  
AZ Lic: ROC 350640

# QUOTE: 96717\_1

DATE: 1/30/2026  
CUSTID: 242391

**Billing Address:**

. K-Bar Ranch II  
10820 Mistflower Ln  
Tampa, FL  
33647

**Service Address:**

Tampa, FL  
33647

| Equipment   | Quantity | Unit Price | Total      |
|---|----------|------------|------------|
| 100ft 12V 300W White Pool Intellibrite Architectural Series Light (Qty 4) | 4        | \$1,286.24 | \$5,144.96 |

| Labor                                   | Qty | Total    |
|---|-----|----------|
| NOS Repair Labor Commercial- Commercial | 5   | \$925.00 |

|                  |            |
|------------------|------------|
| Subtotal:        | \$6,069.96 |
| Estimated Taxes: | \$385.87   |
| Total:           | \$6,455.83 |

*NOTES: This quote is to remove the existing 4 lights that are not operational and install 4 new pool lights.*

This quote is valid for 30 days

Tab 8



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** March 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

February 12

# 2026

K  
B  
A  
R  
  
R  
A  
N  
C  
H  
  
II

#### FINANCIAL SUMMARY

12/31/2026

General Fund Cash & Investment Balance: \$2,329,907

Reserve Fund Cash & Investment Balance: \$423,046

Debt Service Fund Investment Balance: \$1,358,951

**Total Cash and Investment Balances: \$4,111,904**

**General Fund Expense Variance: \$95,765 Under Budget**



Tab 9



# Quarterly Compliance Audit Report

---

## KBar Ranch CDD II

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

---

## **Compliance Audit**

|                            |   |
|----------------------------|---|
| Overview                   | 2 |
| <i>Compliance Criteria</i> | 2 |
| <i>ADA Accessibility</i>   | 2 |
| Florida Statute Compliance | 3 |
| Audit Process              | 3 |

## **Audit results**

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

## **Helpful information:**

|                            |    |
|----------------------------|----|
| Accessibility overview     | 6  |
| ADA Compliance Categories  | 7  |
| Web Accessibility Glossary | 11 |

---



# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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





# Florida F.S. 189.069 Requirements

Result: **PASSED**

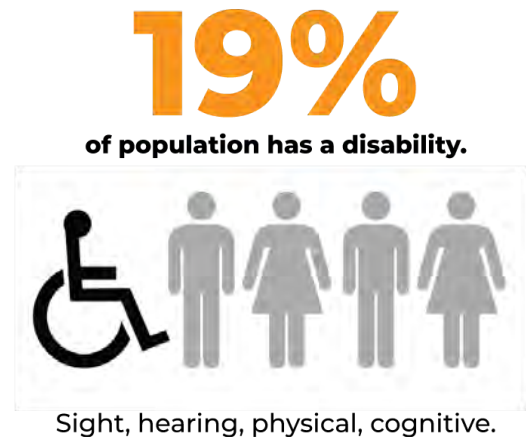
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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





## **Making PDFs accessible**

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

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## Feedback for users

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



## Other related requirements

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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

# Web Accessibility Glossary

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

Tab 10



**Minutes of Meeting**

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

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

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

Present and constituting a quorum were:

|                     |  |
|---------------------|--|
| Duzianthan Mohan    | <b>Board Supervisor, Chair</b>               |
| 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> |
| Mitch Severson | <b>Amenity Clubhouse Manager</b>                      |
| Aimee Brodeen  | <b>Field Services Manager</b>                         |
| Jeff Cane      | <b>Pine Lake Nursery, Inc.</b>                        |
| John Amarosa   | <b>Pine Lake Nursery, Inc.</b>                        |
| Doug Fitzhenry | <b>Blue Water Aquatics</b>                            |
| Jere Earlywine | <b>District Counsel, Kutak Rock</b>                   |

**Audience**

**Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order at 6:01 p.m., conducted roll call and verified that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

During audience comments, residents raised several concerns regarding community maintenance, amenities, and policies. Residents from Redwood Point reported tree damage, falling signage caused by last year's hurricanes, as well as issues with winter plantings at monuments, crepe myrtles, and sidewalks.

One resident mentioned a previous fall on the sidewalk, prompting clarifying questions from Board Supervisor Gregory Halstead. Another resident reported vehicle damage allegedly caused by a towing company and requested that the District cover repair costs. The Board of Supervisors explained that the towing company, not the K-Bar Ranch II Community Development District, is responsible for such damage and directed the residents to contact the towing company. Residents also inquired about the towing agreement, which the District Manager confirmed is available on the Community Development District website and offered to provide by email.

Additional concerns included the closure of the Amenity Center during the Christmas and New Year holidays and a malfunctioning gate at Guided Woods; which the Amenity Manager acknowledged and confirmed is being addressed.

Residents from Guided Woods raised issues related to towing enforcement. One resident reported their vehicle was towed from a lot near a mailbox kiosk previously removed by M/I Homes and claimed they had not received towing policy information. The Amenity Manager confirmed the towing policy is provided at move-in and via email. The Board of Supervisors reiterated that parking is prohibited in that area and advised residents to use the clubhouse parking lot for guests after obtaining a parking pass from the Amenity Manager. Residents requested installation of "No Parking" signage.

Questions also raised to the Board of Supervisors regarding the status of requests made during the November 13, 2025 meeting for fencing and playground at the mailbox area. The District Manager stated that the Board of Supervisors took no action or requested that items be added to a future agenda. Board Supervisor Gregory Halstead agreed to meet with residents on January 9, 2026, at noon to further discuss the details of these requests.

A resident commented on remarks made at the previous meeting concerning the district's reputation and how it relates to the request for proposals sought. They expressed concern that interactions with vendors, contactors, and staff feel adversarial, which may contribute to a negative perception. The resident noted that disagreements and lack of communication hinder the Board of Supervisors' collaboration in working in the best interest of the community and referenced the recent resignation of District Counsel as related to these issues.

On a Motion by Mr. Halstead, seconded by Mr. Mohan, with all in favor, the Board of Supervisors authorized staff to file claim with the K-Bar Ranch II Community Development District insurance carrier and authorized District Counsel to send a demand letter to the towing company under contract for K-Bar Ranch II Community Development District.

### THIRD ORDER OF BUSINESS

### Staff Reports

#### A. Landscape Inspection Report

Ms. Brodeen presented her report to the Board of Supervisors and mentioned Spanish moss and turf issues. The Board of Supervisors requested that the Landscape Vendor complete all items on the landscape Inspection Services Manager report. Ms. Brodeen stated in her report that the construction company should be responsible for turf damage noted as items 24, 26A, 26B, and 27.

**B. Pine Lake Nursery Report**

Mr. Cane presented his report to the Board of Supervisors. Mr. Cane stated that all deficient items should be completed next week and will provide an update on ant mounds and past top choice applications after speaking with vendor and will forward irrigation report from technician for the Hawk Valley turf irrigation issue. The Board of Supervisors requested that the District Engineer inspect and provide a proposal to address erosion along pond 203 at water follow structures noted as item 20 in the Landscape Inspection Services Manager report to the District Manager by no later than February 2, 2026 so it can be included in the February 12, 2026 K-Bar Ranch II Community Development District final agenda package.

**i. Consideration of Tree-Ring Pine Straw Proposal**

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Pine Lake Services, LLC Tree Ring Pine Straw Proposal for \$9,359.35 for K-Bar Ranch II Community Development District.

**C. Presentation of Aquatics Report**

Mr. Fitzhenry presented his report to the Board of Supervisors and mentioned the algae in ponds 69 and 19 are being treated. In addition, Mr. Fitzhenry advised the Board of Supervisors regarding the erosion under mitered end section concern at pond 5. The Board of Supervisors requested that the District Engineer inspect the erosion under mitered end section at pond 5 and provide a proposal to the District Manager by no later than February 2, 2026 so it can be included in the February 12, 2026 K-Bar Ranch II Community Development District final agenda package.

**D. District Counsel**

Mr. Earlywine provided his presentation to Board of Supervisors along with proposal and provided Kutak Rock background and answered questions from the Board of Supervisors. Mr. Earlywine stated that Kyle Magee will be primary District Counsel by 80% and Mr. Earlywine 20%.

On a Motion by Mr. Halstead, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the Kutak Rock Draft Retainer and fee agreement for K-Bar Ranch II Community Development District.

**E. District Engineer**

Mr. Reed was not present.

**F. Amenity Manager Report**

Mr. Severson presented his report to the Board of Supervisors. Mr. Halstead mentioned the Sundrift II gate arm is rising before gate opens.

The Board requested that the District Engineer provide a proposal to update and provide K-Bar Ranch II Community Development District maintenance and ownership maps to include all current communities within the district to the District Manager by no later than February 2, 2026 so it can be included in the February 12, 2026 K-Bar Ranch II Community Development District final agenda package.

**G. District Manager Report**

Mr. Hayes advised the upcoming meeting to be held on February 12, 2026 at 6:00 p.m.

Mr. Hayes told the Board of Supervisors that he provided the performance bond to the District Engineer but has not received the revised QGS Development proposal from the District Engineer to remove using seed for grass and replace with Bahia Sod instead. Upon receipt of the revised proposal, we can provide to District Counsel for preparation of the final form agreement and use as an exhibit for the K-Bar Ranch Parcel G Floodplain Comp Restoration/Heidt Estimate/QGS Proposal for Pond A project.

Mr. Hayes advised the Board of Supervisors he has not received the revised Hecker Construction Company, Inc Pond 221 Weir structure \$8,500 and Mitered End Section \$8,000 repair proposal from the District Engineer 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 they will use to provide to District Counsel to prepare the final form agreement and use as an exhibit.

The District Manager told the Board of Supervisors that Hecker Construction Company, Inc declined to remove language regarding their responsibility for any damages caused during the project and the District Engineer suggested to them he would get a proposal to replace the Bahia sod from Pine Lake but the District Manager got this quote from them and presented it to the Board of Supervisors with a cost of \$8,830.25 and explained that if they approved the replacement with Bahia sod proposal they would exceed the Pond 221 Weir structure \$8,500 and Mitered End Section \$8,000 repair cost proposal they approved by motion in substantial form after District Counsel has prepared the final form agreement and authorize the Chair or Vice Chair to execute the agreement at the December 11, 2025 meeting. The Board of Supervisor tabled the Pine Lake Bahia sod proposal and decided to wait and request an update from the District Engineer.

**FOURTH ORDER OF BUSINESS****Consideration of Minutes of the Board  
of Supervisors' meeting held on  
December 11, 2025**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the meeting minutes for December 11, 2025, as presented, for K-Bar Ranch II Community Development District.

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

The Board of Supervisors requested the District Manager work with District Counsel on the City of Tampa Stormwater fee to verify if this might be reimbursed to the K-Bar Ranch II



Community Development District. It was noted that Pine Lake Services, LLC must issue a credit on invoice 8476 for not completing the fall annual installation of perennials instead and requested the Landscape Vendor provide a credit. Also, the Complete IT Corp invoice 18055-221 for \$480 was for the wrong district and District Manager told the Board of Supervisors that he had already worked with accounting to get this removed from the November 2025 Operation and Maintenance Expenditures.

On a Motion by Mr. Grossenbacher, seconded by Ms. Emery, with all in favor, the Board of Supervisors ratified the \$274,473.22 November 2025 Operation and Maintenance Expenditures for K-Bar Ranch II Community Development District as amended.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Amenity Rules/Event Rentals**

The Board of Supervisors had a discussion regarding the Amenity Rules and Event Rentals and they want to consider updating the rules allowing each college the right to rent the facility for one free festival event once a year, subject to submission of application, reviewed and signed off by the Board of Supervisors. The Board of Supervisors requested that the District Manager send the District Counsel the current Community Facilities Rules & Regulations.

On a Motion by Mr. Mohan, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors authorized staff to edit the Amenity Rules and Policies to allow each homeowner association to rent the facility for one festival event per year at no charge subject to terms and conditions decided by the Board of Supervisors for K-Bar Ranch II Community Development District.

The Board of Supervisors had a discussion to edit the Amenity Rules and Event Rentals and to impose a \$1,000.00 penalty on someone for damage caused by events. To do this the K-Bar Ranch II Community Development District must have a Rules Making Public Hearing with a notice period and would have a cost to run newspaper advertisements. The District Manager must add Consideration of Rule Making to the February 12, 2026 meeting agenda.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors authorized staff to prepare form of rule and bring back to the next meeting on February 12, 2026 for rule making for K-Bar Ranch II Community Development District.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor Requests**

The Board of Supervisors discussed the pickleball tournament fund raiser that was proposed for January 25, 2026 from 10:00 a.m. – 1:00 p.m. at the Amenity Center, District Counsel shared some ideas about this topic with the Board of Supervisors and stated they need a rental agreement and waiver form and Chair Mr. Mohan must provide all contact

information to the District Manager and Amenity Manager to share with District Counsel and District Counsel will send an email to the Board of Supervisors and set up a call to discuss additional thoughts, requirements and details needed for the Board of Supervisors to consider moving forward with this event.

The clubhouse parking area can be used for overflow parking for resident guests; however, a parking pass must be requested by the homeowner from the Amenity Manager in advance.

The Board of Supervisors requested that the Amenity Manager inspect the pavers at the keypad kiosk.

On a Motion by Mr. Mohan, seconded by Mr. Reddy, with all in favor, the Board of Supervisors authorized staff to work with Chair, Mr. Mohan, to move forward with the group and authorizing this event subject to review of the fee issue we will require for them to not have a fee or not collect a fee or they will not have access to have the event at K-Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adjourned the meeting at 8:57 p.m. for K-Bar Ranch II Community Development District.

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

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

Tab 11

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

---

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 December 2025 For Board Approval**

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

The total items being presented:      **\$145,168.97**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>            | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                      | <u>Invoice Amount</u> |
|-------------------------------|----------------|-----------------------|---|-----------------------|
| Anti-Pesto Bugkillers         | 300318         | 545142                | Pest Control 11/25                              | \$ 142.00             |
| Blue Water Aquatics, Inc.     | 300319         | 34560                 | Aquatic Service - Pond Treatment 11/25          | \$ 4,860.00           |
| Blue Water Aquatics, Inc.     | 300343         | 34657                 | Aquatic Service - Pond Treatment 12/25          | \$ 4,860.00           |
| Christopher Lee Grossenbacher | 300333         | CG121125              | Board of Supervisors Meeting 12/11/25           | \$ 200.00             |
| Cintas Fire Protection        | 300328         | 0F32729071            | Fire Extinguisher Inspection 12/25              | \$ 418.42             |
| City of Tampa Utilities       | 300329         | 2282015-120925        | 10352 K Bar Ranch Pkwy - Account #2282015 12/25 | \$ 8.80               |
| City of Tampa Utilities       | 300329         | 2287182-120925        | 10820 Mistflower Ln - Account #2287182 12/25    | \$ 165.61             |
| City of Tampa Utilities       | 300329         | 2333386-120925        | 19339 Eagle Creek Ln - Account #2333386 12/25   | \$ 68.15              |
| Complete IT Corp              | 300320         | 18501                 | Security Monitoring 12/25                       | \$ 3,557.00           |
| Complete IT Corp              | 300334         | 18563                 | Service Call 12/25                              | \$ 880.00             |
| Cooper Pools Inc.             | 300321         | 2025-1515             | Monthly Pool Service 12/25                      | \$ 2,840.00           |
| Farm to You Revue, LLC        | 300335         | 12152025 FARM         | 50% Deposit - Petting Zoo 12/25                 | \$ 650.00             |
| Farm to You Revue, LLC        | 300339         | 121525 FARM           | Winter Event 12/25                              | \$ 650.00             |

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>                  | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u>               | <u>Invoice Amount</u> |
|-------------------------------------|----------------|-----------------------|--|-----------------------|
| Florida Department of Revenue       | 300340         | 39-8017923158-4 11/25 | Sales Tax Payable 11/25                  | \$ 174.50             |
| Gregory Halstead                    | 300336         | GH121125              | Board of Supervisors Meeting 12/11/25    | \$ 200.00             |
| Hillsborough County Tax Collector   | 300330         | A0592250025-110125    | A0592250025 - NW Corner Section 3        | \$ 1,727.76           |
| Illuminations Holiday Lighting, LLC | 300331         | 1121225               | Deposit - Holiday Decor 12/25            | \$ 10,098.94          |
| Johnson Engineering, LLC            | 300322         | 7554                  | Engineering Services 11/25               | \$ 5,940.00           |
| Michele Emery                       | 300337         | ME121125              | Board of Supervisors Meeting 12/11/25    | \$ 200.00             |
| Persson, Cohen & Mooney, P.A.       | 300323         | 6541                  | Legal Services 11/25                     | \$ 1,859.00           |
| Pine Lake Services, LLC             | 300324         | 8676                  | Fertilizer & Pest Control 11/25          | \$ 2,425.00           |
| Pine Lake Services, LLC             | 300324         | 8726                  | Monthly Landscape Maintenance 12/25      | \$ 1,099.00           |
| Pine Lake Services, LLC             | 300324         | 8727                  | Monthly Landscape Maintenance 12/25      | \$ 26,578.66          |
| Pine Lake Services, LLC             | 300324         | 8728                  | Monthly Maintenance - Gilded Woods 12/25 | \$ 2,862.10           |
| Pine Lake Services, LLC             | 300324         | 8812                  | Irrigation Repairs 11/25                 | \$ 2,714.88           |
| Pine Lake Services, LLC             | 300332         | 8831                  | Irrigation Repairs 12/25                 | \$ 645.63             |

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>       | <u>Check #</u> | <u>Invoice Number</u>          | <u>Invoice Description</u>                   | <u>Invoice Amount</u> |
|--------------------------|----------------|--------------------------------|--|-----------------------|
| Pine Lake Services, LLC  | 300345         | 8872                           | Install Annuals 12/25                        | \$ 20,271.61          |
| Rizzetta & Company, Inc. | 300326         | INV0000105405                  | Amenity Management & Oversight 12/25         | \$ 8,115.89           |
| Rizzetta & Company, Inc. | 300327         | INV0000105473                  | Out of Pocket Expense 12/25                  | \$ 75.00              |
| Rizzetta & Company, Inc. | 300342         | INV0000105859                  | Personnel Reimbursement 12/19/25             | \$ 6,847.53           |
| Spectrum                 | 120825-3       | 1736970111925                  | 10711 Mistflower Lane 11/25                  | \$ 160.00             |
| Spectrum                 | 120825-2       | 1736988111925                  | 10541 K-Bar Ranch Pkwy 11/25                 | \$ 160.00             |
| Spectrum                 | 20251229-1     | 1736996121225 - 6996 12/25 ACH | 10339 K-Bar Ranch Pkwy Bldg - Gate 12/25     | \$ 160.00             |
| Spectrum                 | 20251216-3     | 1744362112925 - 4362 11/25 ACH | 10340 K-Bar Ranch Pkwy 11/25                 | \$ 160.00             |
| Spectrum                 | 121025-01      | 1752167112125                  | 10820 Mistflower Lane - Amenity Center 11/25 | \$ 290.00             |
| Spectrum                 | 20251227-1     | 1758297121025 - 8297 12/25 ACH | 10621 Mistflower Ln 12/25                    | \$ 170.00             |
| Spectrum                 | 120825-1       | 1779814111725                  | 19302 Eagle Creek LN SB 11/25                | \$ 130.00             |
| Spectrum                 | 121525-1       | 2313795112625                  | 10820 Mistflower Lane - Amenity Center 12/25 | \$ 170.00             |
| Spectrum                 | 121025-1       | 2736809112225                  | 19292 Mossy Pine Dr 11/25                    | \$ 170.00             |

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>          | <u>Check #</u> | <u>Invoice Number</u>          | <u>Invoice Description</u>                     | <u>Invoice Amount</u> |
|-----------------------------|----------------|--------------------------------|--|-----------------------|
| Spectrum                    | 20251227-2     | 2756559121025 - 6559 12/25 ACH | 10841 Mistflower Ln - Gate Phone 12/25         | \$ 160.00             |
| Suncoast Rust Control, Inc. | 300325         | 08770                          | Monthly Rust Control 11/25                     | \$ 1,525.00           |
| Suncoast Rust Control, Inc. | 300344         | 08798                          | Monthly Rust Control - Hawk Valley 12/25       | \$ 685.00             |
| TECO                        | 20251226-4     | 211025490809-121725            | 10611 K-Bar Ranch Pkwy 12/25                   | \$ 145.19             |
| TECO                        | 20251226-1     | 221005600376-121725            | 10598 K Bar Ranch Pkwy, Entry Light/Gate 12/25 | \$ 114.83             |
| TECO                        | 20251203-3     | 221008392039-111825            | Parcel I - Street Lights 11/25                 | \$ 1,737.17           |
| TECO                        | 20251229-3     | 221008392039-121825            | Parcel I - Street Lights 12/25                 | \$ 1,737.17           |
| TECO                        | 20251203-1     | 221008498422-111825            | 19301 Eagle Creek LN - Entry Sign/Gate 11/25   | \$ 86.73              |
| TECO                        | 20251229-2     | 221008498422-121825            | 19301 Eagle Creek LN - Entry Sign/Gate 12/25   | \$ 83.87              |
| TECO                        | 20251203-2     | 221008728984-111825            | Parcel G - Streetlights 11/25                  | \$ 2,245.64           |
| TECO                        | 20251229-4     | 221008728984-121825            | Parcel G - Streetlights 12/25                  | \$ 2,245.64           |
| TECO                        | 20251226-2     | 221008777817-121725            | 10598 K-Bar Ranch Pkwy 12/25                   | \$ 59.31              |
| TECO                        | 20251226-5     | 221008777825-121725            | 10580 K-Bar Ranch Pkwy 12/25                   | \$ 146.63             |



# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>               | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u>            | <u>Invoice Amount</u> |
|----------------------------------|----------------|-----------------------|---------------------------------------|-----------------------|
| TECO                             | 20251216-2     | 321000017111-120525   | Electric Summary 12/25                | \$ 19,233.18          |
| TECO Peoples Gas                 | 20251226-3     | 211025392658-121725   | 10841 Mistflower Lane, Gate 12/25     | \$ 80.11              |
| Valley National Bank             | 20251225-1     | CC113025-221 ACH      | Credit Card Expenses 11/25            | \$ 1,500.63           |
| Venu M. Reddy                    | 300341         | VR121125              | Board of Supervisors Meeting 12/11/25 | \$ 200.00             |
| Waste Management Inc. of Florida | 300338         | 0206470-2206-8        | Waste Management - Clubhouse 12/25    | \$ 477.39             |
| <b>Total</b>                     |                |                       |                                       | <b>\$ 145,168.97</b>  |



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

# Invoice

November 17, 2025 - #545142

**Billing Location: #21891**

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

**Service Location: #21891**

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

Invoice Total \$142.00

Amount Enclosed: \_\_\_\_\_

INVOICE(S) #545142  
\$142.00

-----  
Please detach and return top portion with payment

Service Address: 10820 Mistflower Ln, Tampa, FL 33647

| Current Invoice #545142 |            |                                 |          |        |          |
|-------------------------|------------|---------------------------------|----------|--------|----------|
| Date                    | Work Order | Description                     | Subtotal | Tax    | Total    |
| 11/17/2025              | W518543    | Commercial Pest Control Program | \$142.00 | \$0.00 | \$142.00 |
| Total                   |            |                                 | \$142.00 | \$0.00 | \$142.00 |

Terms: COD



Local: (727)-524-6333  
info@antipesto.com

antipesto.com  
Page 1 of 1

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 34560**

**DATE** 11/28/2025 **TERMS** Net 45

**DUE DATE** 01/12/2026

| SERVICE DATE | SERVICE                   | DESCRIPTION  | QTY | RATE     | AMOUNT   |
|--------------|---------------------------|--|-----|----------|----------|
| 11/06/2025   | Pond / Waterway Treatment | Aquatic Services - 1st Visit (Included)<br>Two Techs on Site<br>Treatment Reports Emailed to Property Management | 1   | 0.00     | 0.00     |
| 11/13/2025   | Pond / Waterway Treatment | Aquatic Services - 2nd Visit (Included)<br>Treatment Report Emailed to Property Management                       | 1   | 0.00     | 0.00     |
| 11/24/2025   | Pond / Waterway Treatment | Aquatic Services - 3rd Visit<br>Treatment Report Emailed to Property Management                                  | 1   | 4,860.00 | 4,860.00 |
| 11/26/2025   | Monthly Management Report | Monthly Management Report (No Charge)<br>Emailed to Property Management  | 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.!

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 34657**

**DATE 12/22/2025 TERMS Net 45**

**DUE DATE 02/05/2026**

| SERVICE DATE | SERVICE                   | DESCRIPTION  | QTY | RATE     | AMOUNT   |
|--------------|---------------------------|--|-----|----------|----------|
| 12/02/2025   | Pond / Waterway Treatment | Aquatic Services - 1st Visit (Included)<br>2 Techs on Site<br>Treatment Reports Emailed to Property Management | 1   | 0.00     | 0.00     |
| 12/12/2025   | Pond / Waterway Treatment | Aquatic Services - 2nd Visit (Included)<br>Treatment Report Emailed to Property Management                     | 1   | 0.00     | 0.00     |
| 12/18/2025   | Pond / Waterway Treatment | Aquatic Services - 3rd Visit<br>Treatment Report Emailed to Property Management                                | 1   | 4,860.00 | 4,860.00 |
| 12/21/2025   | Monthly Management Report | Monthly Management Report (No Charge)<br>Emailed to Property Management  | 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.!



**K-Bar Ranch II CDD****Meeting Date, December 11, 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"/> |

CG121125 \$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:   | 7:45 pm           |
| Total Meeting Time: | 1 hr & 45 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: \_\_\_\_\_



Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE CUSTOMER COPY \*\*\*

Invoice # : 0F32729071 Inv Date : 12/05/2025  
Customer : 38413 Loc : F32  
Type . . : CHG-S Route . : 05  
PO Number : Acct # : 38413  
WO Number : Acct Zip : 33647  
Service Visit : 11596918

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(813)621-6094

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

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

| Item        | Qty | Description                         | Unit Price | Net Amount | Tx |
|-------------|-----|-------------------------------------|------------|------------|----|
| INPTT       | 7   | INSP, ELIGHT PUSH TO TEST           | 19.16      | 134.12     | Y  |
| TC3         | 1   | TAG COVER, ZIPLOCK, 3 1/8" X 5 1/2" | 14.09      | 14.09      | Y  |
| IN          | 6   | INSPECTION, EXTINGUISHER ANNUAL     | 14.16      | 84.96      | Y  |
| EESEAL      | 6   | FLAG SEAL/TAMPER INDICATOR          | 5.00       | 30.00      | Y  |
| SC          | 1   | Service Charge                      | 155.25     | 155.25     | Y  |
| SUB-TOTAL : |     |                                     |            | 418.42     |    |
| TAX :       |     |                                     |            | .00        |    |
| TOTAL :     |     |                                     |            | 418.42     |    |

PLEASE PAY FROM THIS INVOICE.

\*\*\*\*\*

TO MAKE A PAYMENT:  
570.891.0421 OPTION 1  
CUSTOMER SERVICE OR BILLING ISSUES:  
813.628.4661  
QUESTIONS OR FURTHER ASSISTANCE:



Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE CUSTOMER COPY \*\*\*

Invoice # : 0F32729071 Inv Date : 12/05/2025  
Customer : 38413 Loc : F32  
Type . . : CHG-S Route . : 05  
PO Number : Acct # : 38413  
WO Number : Acct Zip : 33647  
Service Visit : 11596918

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(813)621-6094

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

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

| Item  | Qty | Description | Unit Price | Net Amount Tx |
|---|-----|-------------|------------|---------------|
| EVANSL@CINTAS.COM                             |     |             |            |               |
| *****   |     |             |            |               |
| LICENSE NUMBERS: #EF20000872                  |     |             |            |               |
| #FPC23-000027 #94476600012007 #94476600022007 |     |             |            |               |



Customer: K-BAR RANCH II CDD 38413

PO#:

Invoice: 729071

Collected: \$0.0

Signer: KBAR II

Authorizer: KBAR II

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.





## FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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

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



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

**Amount Now Due**

\$8.80

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

**Your Account Number**  
2282015



BILL DATE: 12/09/2025

PAY NEW CHARGES BY: 12/30/2025

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

0000 2 28 20 15 0000000880

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: 12/09/2025

**Service For:**

K BAR RANCH II CDD  
10352 K BAR RANCH PKWY

Service To: 12/04/2025

| Meter Number           |     | Current | Previous | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|------------------------|-----|---------|----------|-----------------|-----------------|------------------|
| 17066993               | IRR | 36      | 36       | 28              | 0               | 0                |
| LAST BILLING           |     |         |          |                 |                 | 13.28            |
| LESS PAYMENTS          |     |         |          |                 |                 | 13.28 CR         |
| WATER BASE CHARGE 5/8" |     |         |          | 1 Meter @       | 8.00            | 8.00             |
| TBW PASS-THROUGH       |     |         |          | 0.0 @           | 0.01            | 0.00             |
| WATER SUBTOTAL         |     |         | 8.00     |                 |                 |                  |
| UTILITY TAX 10%        |     |         |          |                 |                 | 0.80             |

**Amount Now Due**

\$8.80

**Your Account Number**

2282015

**Water Customer Class**

COMMERCIAL

Pay This Amount



\$8.80

PLEASE PAY BY DUE DATE OF 12/30/2025



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

# Amount Now Due

\$165.61

Make Check Payable:  
City of Tampa Utilities

Your Account Number  
2287182



BILL DATE: 12/09/2025

PAY NEW CHARGES BY: 12/30/2025

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

0000 2 28 7 18 2 00000 16561

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: 12/09/2025

## Service For:

K-BAR RANCH COMMUNITY DEVELOP  
10820 MISTFLOWER LN

Service To: 12/04/2025

| Meter Number |       | Current | Previous | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|--------------|-------|---------|----------|-----------------|-----------------|------------------|
| 19073747     | WATER | 371     | 367      | 29              | 4               | 3                |
| 19073745     | WATER | 1663    | 1650     | 29              | 13              | 10               |

|                          |            |        |  |  |  |           |
|--------------------------|------------|--------|--|--|--|-----------|
| LAST BILLING             |            |        |  |  |  | 381.53    |
| LESS PAYMENTS            |            |        |  |  |  | 381.53 CR |
| WATER BASE CHARGE 1 1/2" | 2 Meters @ | 40.00  |  |  |  | 80.00     |
| WATER TIER 1 CHARGE      | 17.0 @     | 4.14   |  |  |  | 70.38     |
| TBW PASS-THROUGH         | 17.0 @     | 0.01   |  |  |  | 0.17      |
| WATER SUBTOTAL           |            | 150.55 |  |  |  |           |
| UTILITY TAX 10%          |            |        |  |  |  | 15.06     |

## Amount Now Due

\$165.61

## Your Account Number

2287182

## Water Customer Class

COMMERCIAL

## Water Usage History

| Months | Gallons (1000's) |
|--------|------------------|
| DEC    | 13               |
| NOV    | 49               |
| OCT    | 12               |
| SEP    | 12               |
| AUG    | 6                |
| JUL    | 19               |
| JUN    | 64               |
| MAY    | 37               |
| APR    | 11               |
| MAR    | 9                |
| FEB    | 5                |
| JAN    | 123              |
| DEC    | 10               |

Pay This Amount



\$165.61

PLEASE PAY BY DUE DATE OF 12/30/2025



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

**Amount Now Due**

\$68.15

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

**Your Account Number**  
2333386



BILL DATE: 12/09/2025

PAY NEW CHARGES BY: 12/30/2025

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

00002333386 0000006815

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: 12/09/2025

**Service For:**

K BAR RANCH II CDD  
19339 EAGLE CREEK LN

Service To: 12/04/2025

| Meter Number             |     | Current | Previous | Days of Service | CCF (100 cu ft) | Gallons (1000's) |
|--------------------------|-----|---------|----------|-----------------|-----------------|------------------|
| 22022674                 | IRR | 478     | 465      | 29              | 13              | 10               |
| LAST BILLING             |     |         |          |                 |                 | 75.43            |
| LESS PAYMENTS            |     |         |          |                 |                 | 75.43 CR         |
| WATER BASE CHARGE 5/8"   |     |         |          | 1 Meter @       | 8.00            | 8.00             |
| IRRIGATION TIER 1 CHARGE |     |         |          | 13.0 @          | 4.14            | 53.82            |
| TBW PASS-THROUGH         |     |         |          | 13.0 @          | 0.01            | 0.13             |
| WATER SUBTOTAL           |     |         | 61.95    |                 |                 |                  |
| UTILITY TAX 10%          |     |         |          |                 |                 | 6.20             |

**Amount Now Due**

\$68.15

**Your Account Number**

2333386

**Water Customer Class**

COMMERCIAL

Pay This Amount



\$68.15

PLEASE PAY BY DUE DATE OF 12/30/2025



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



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

|              |                   |
|--------------|-------------------|
| Invoice #    | 18501             |
| Invoice Date | 12-01-25          |
| Balance Due  | <b>\$3,557.00</b> |

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

---

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



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 #    | 18563           |
| Invoice Date | 12-14-25        |
| Balance Due  | <b>\$880.00</b> |

| Item                       | Description  | Unit Cost | Quantity | Line Total |
|----------------------------|--|-----------|----------|------------|
| Tech Labor                 | Hourly Labor Service   Minimum 2-hours               | \$165.00  | 2.0      | \$330.00   |
| Electromagnetic Latch Lock | Electromagnetic Latch Lock                           | \$450.00  | 1.0      | \$450.00   |
| ACS REX No Touch           | CIT No Touch Request to Exit Station, Dual Color LED | \$100.00  | 1.0      | \$100.00   |

|               |          |
|---------------|----------|
| Subtotal      | \$880.00 |
| Tax           | \$0.00   |
| Invoice Total | \$880.00 |
| Payments      | \$0.00   |
| Credits       | \$0.00   |
| Balance Due   | \$880.00 |



Invoice Ticket

|             |  |
|-------------|--|
| Ticket Date | Thu 10-30-25 05:54 PM                                    |
| Ticket #    | 12274  |
| Subject     | Hawk Valley Pedestrian Entrance<br>Gate Mag Not Sticking |

Ticket Issue

|                       |   |
|-----------------------|---|
| Initial Issue         | Mitch Emailed the following on 10/27/2025:  |
| Thu 10-30-25 05:54 PM | "Hawk Valley Entrance Gate - Magnet feels like it barely sticks at all, certainly isn't locking." |
| Mark Johnson          | Need to go look at the mag and the power supply to see what is happening.                         |

Ticket Comments

| Date                  | Comment   |
|-----------------------|---|
| Update                | Mikey: Replaced the mag but also replaced the exit button. Mag is latching now.                   |
| Sun 12-14-25 11:23 PM |   |
| Charles Bourne        |   |
| Note                  | Entry ped gate needs new mag  |
| Tue 11-04-25 02:44 PM |   |
| Jacob Macy            |   |
| Note                  | Put arm back on exit gate and got it functional again   |
| Tue 11-04-25 02:44 PM |   |
| Jacob Macy            |   |
| Initial Issue         | Mitch Emailed the following on 10/27/2025:  |
| Thu 10-30-25 05:54 PM | "Hawk Valley Entrance Gate - Magnet feels like it barely sticks at all, certainly isn't locking." |
| Mark Johnson          | Need to go look at the mag and the power supply to see what is happening.                         |



INVOICE

Cooper Pools Inc CPC1459240  
4850 Allen Rd PMB 13  
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.: 2025-1515  
Terms: Net 30  
Invoice date: 12/01/2025  
Due date: 12/31/2025

| #  | Date | Product or service             | Description                                     | Qty | Rate       | Amount     |
|----|------|--------------------------------|---|-----|------------|------------|
| 1. |      | Monthly Commercial Maintenance | Monthly Commercial Maintenance<br>December 2025 | 1   | \$2,840.00 | \$2,840.00 |

Total

\$2,840.00

Ways to pay



View and pay

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Amount: \$650.00

Date: 12/15/2025

Made Payable To: Farm To You Revue, LLC

Description: Deposit (50% of Total) for Winter Event  
Petting Zoo

Requested By: Mitch Severson

Approved by:

Special Instructions:

Farm to You Revue  
19410 SW 25<sup>th</sup> Place  
Dunnellon, FL 34431

.

**From:** [Clubhouse Manager](#)  
**To:** [Tiffany Judd](#)  
**Subject:** [EXTERNAL]Fw: UPDATED Booking Agreement - 12/20/25 Bar Ranch  
**Date:** Monday, December 15, 2025 11:42:50 AM  
**Attachments:** [Outlook-wsuznit2.png](#)

---

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Updated rental agreement  
KBar Ranch II CDD  
Winter Festival  
12/20/25

I sent you a check request that I found onsite and updated it for this event.

Thanks,  
Mitch

Clubhouse & Amenities  
**K-BAR RANCH II**  
Community Development District  
10820 Mistflower Lane  
Tampa, FL 33647  
813.388.9646  
[manager@KBarII.com](mailto:manager@KBarII.com)

---

**From:** Farm to You Revue <farmtoyourevue@icloud.com>  
**Sent:** Monday, December 15, 2025 9:58 AM  
**To:** Clubhouse Manager <manager@kbarii.com>  
**Cc:** Farm to You Revue <farmtoyourevue@icloud.com>  
**Subject:** UPDATED Booking Agreement - 12/20/25 Bar Ranch

Hello!

Please review the below booking agreement and let me know if you have any questions. If the details below are correct and you would like to move forward with your reservation please reply to this email with your confirmation and approval. The below information acts as our binding contract. By replying to this email you are accepting the terms and liability associated with your reservation described below.

## **RESERVATION DETAILS**

Event Date: Sat 12/20/25

Company: KBar Ranch  
Contact Person: Mitch Severson

Event Venue:  
Event Address: 10820 Mistflower Lane Tampa, Fl 33647

Special Notes:

Contact phone: 813-388-9646  
Day of the event contact number:  
Contact Email: [manager@kbarii.com](mailto:manager@kbarii.com)

### **PACKAGE CHOICE: Deluxe Petting Zoo**

Package Description: goats, ducks, bunnies, chickens, sheep, alpaca, llama

**Deluxe Petting Farm** includes goats (babies or adults depending on time of year), chickens (babies or adults, depending on time of year), ducks, bunnies, sheep, alpaca and llama.

Cost: \$600 for the first hour, \$275 for additional hours.

*\*Please note: Animals are subject to change based on availability. We reserve the right to change species/animals in the event of an unforeseen emergency such as illness, vehicle problems or staff experience.*

**\*\* Please provide an area for set up that has natural tree cover and grass/dirt. Please notify us ahead of time if this is not possible to discuss details.**

**\*\*\* Please provide us with information as soon as possible in regards to unloading, set up and parking.**

### **Set Up/Presentation Description:**

*The ideal set up area has grass and natural shade. We can set up in other areas (inside or on pavement) with prior notice. These indoor/pavement set-ups require additional time and equipment so an equipment charge will be charged. Please notify us no later than 2 weeks prior to your event if your set up area is not ideal so that we can plan to bring the proper equipment.*

### **Number of hours: 3 hours**

Set up Time: (30-60 minutes prior)

Operational Time: 1-4pm

Total Mobile Animal Cost: \$1150

Equipment Fee:

Travel Fee: \$150

Insurance Certificate:

### **Total Balance Due: \$1300**

50% Deposit required at time of scheduling:

Remaining Balance Due (no later than one day prior to event):

Payment received: \$0 as of 12/15/25

Handler(s):

## Payment Policy:

- A 50% deposit is required at the time of scheduling to hold your reservation. We cannot hold dates until we receive your deposit.
- Payments can be made using Zelle ([Farmtoyourevue@icloud.com](mailto:Farmtoyourevue@icloud.com)), Venmo (@BeautifulCreatures) or via credit card/paypal (please request an invoice). When paying via a credit card or business paypal an additional 4% fee will be added. You can also mail a check to the corporate office: Farm To You Revue, LLC 19410 SW 25th Place Dunnellon, FL 34431.
- Please notify us immediately if you will be mailing a check and we will hold your reservation for a reasonable amount of time (usually no longer than 2 weeks) while we wait to received the deposit. Please plan accordingly when mailing checks for final payments which are due one day prior to your event.
- Please notify us at the time of approving this agreement if your company has a specific payment procedure that may require a modification from above payment protocol.
- In the event that you need to cancel, our deposit refund policy is as follows:
  - All deposits are non-refundable. Dates will not be held until we receive a deposit.
  - If the event is cancelled by us due to inclement/dangerous weather or similar your deposit will be refunded.
- The remaining balance is due at least one day prior to the reservation.
- A 5% late fee will be apply for any late payments. A 5% late fee will be reoccurring for each month the payment is not received.

## Weather Policy:

- We do not schedule rain dates. We have a limited number of weekends per year. If you would like a rain date you will need to pay to hold the date.
- We are a rain or shine service. Our refund policy applies even if it is raining/cold on the day of your event.
- In the event there is rain or unpleasant weather we can offer:
  - A pop-up tent to provide coverage for the petting zoo area for an additional charge. If you would like to provide a tent we can set up under that tent (no additional charge).
  - An Indoor or Patio/Porch/Garage Set up which includes tarps and turf to protect the floor surface.
- If there is dangerous weather that could put our handlers, animals or customers at risk we will cancel and provide a full refund. This type of cancellation is at the discretion of Farm To You Revue.

### Hold Harmless:

*Each party shall indemnify, defend and hold the other harmless from and against any and all claims, suits, actions, causes of action, damages, judgments, liabilities, fines, penalties, and expenses, including reasonable attorney fees and litigation costs arising out of the indemnifying party's intentional or negligent acts or omissions. This provision shall survive any expiration, termination or non-renewal of this Agreement. By replying to this email you are accepting all risks & responsibilities for yourself, your family and your guests that are associated with your animal experience and agree to hold Farm To You Revue, LLC, its agents, volunteers, handlers, and representatives harmless.*

### Permits, Additional Insurance & Veterinary Fees:

*If permits, additional insurance and/or veterinary fees are required, it is the responsibility of the customer to **notify us at least one month prior** to the scheduled event. We can obtain these documents with reasonable notice for an additional fee. If permits, additional insurance, Health Certificates or other veterinary treatments/tests are required the additional fees are the responsibility of the customer.*

### Parking:

*Please provide a reasonable place for us to park. Ideally, our set up area will not be far from our vehicle. **If we need to park a distance away extra time may need to be scheduled.** Our price includes 30 minutes of set up & take down time. Carrying supplies and animals over long distances takes time that will come out of your scheduled time if the distance creates a set up of more than 30 minutes. Reservations with large animals will require a trailer. Large zoos, ponies and Community events will require us to keep our vehicle where we set up. Please inquire with questions.*

### Photos/Videos:

- F2UR reserves the right to photograph, video, film and otherwise record images and sounds during the event.
- All rights of ownership of every kind in and to all photographs and videos made during the event shall be to F2UR.



- F2UR reserves the right to use any recordings and photographs made during the event for advertising, social media, etc.

Please let me know if there are any other questions and how you would like to proceed.

Once we receive a confirmation of the above booking agreement and your deposit we will confirm your reservation. We will then be in touch about one week prior to your event to confirm your details.

Best,  
Candice Miller

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Amount: \$650.00

Date: 12/15/2025

Made Payable To: Farm To You Revue, LLC

Description:           Deposit (50% of Total) for Winter Event  
                                  Petting Zoo

Requested By:         Mitch Severson

Approved by:

Special Instructions:

Farm to You Revue  
19410 SW 25<sup>th</sup> Place  
Dunnellon, FL 34431

.

**From:** [Clubhouse Manager](#)  
**To:** [Tiffany Judd](#)  
**Subject:** [EXTERNAL]Fw: UPDATED Booking Agreement - 12/20/25 Bar Ranch  
**Date:** Monday, December 15, 2025 11:42:50 AM  
**Attachments:** [Outlook-wsuznit2.png](#)

---

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Updated rental agreement  
KBar Ranch II CDD  
Winter Festival  
12/20/25

I sent you a check request that I found onsite and updated it for this event.

Thanks,  
Mitch

Clubhouse & Amenities  
**K-BAR RANCH II**  
Community Development District  
10820 Mistflower Lane  
Tampa, FL 33647  
813.388.9646  
[manager@KBarII.com](mailto:manager@KBarII.com)

---

**From:** Farm to You Revue <farmtoyourevue@icloud.com>  
**Sent:** Monday, December 15, 2025 9:58 AM  
**To:** Clubhouse Manager <manager@kbarii.com>  
**Cc:** Farm to You Revue <farmtoyourevue@icloud.com>  
**Subject:** UPDATED Booking Agreement - 12/20/25 Bar Ranch

Hello!

Please review the below booking agreement and let me know if you have any questions. If the details below are correct and you would like to move forward with your reservation please reply to this email with your confirmation and approval. The below information acts as our binding contract. By replying to this email you are accepting the terms and liability associated with your reservation described below.

## **RESERVATION DETAILS**

Event Date: Sat 12/20/25

Company: KBar Ranch  
Contact Person: Mitch Severson

Event Venue:  
Event Address: 10820 Mistflower Lane Tampa, Fl 33647

Special Notes:

Contact phone: 813-388-9646  
Day of the event contact number:  
Contact Email: [manager@kbarii.com](mailto:manager@kbarii.com)

### **PACKAGE CHOICE: Deluxe Petting Zoo**

Package Description: goats, ducks, bunnies, chickens, sheep, alpaca, llama

**Deluxe Petting Farm** includes goats (babies or adults depending on time of year), chickens (babies or adults, depending on time of year), ducks, bunnies, sheep, alpaca and llama.

Cost: \$600 for the first hour, \$275 for additional hours.

*\*Please note: Animals are subject to change based on availability. We reserve the right to change species/animals in the event of an unforeseen emergency such as illness, vehicle problems or staff experience.*

**\*\* Please provide an area for set up that has natural tree cover and grass/dirt. Please notify us ahead of time if this is not possible to discuss details.**

**\*\*\* Please provide us with information as soon as possible in regards to unloading, set up and parking.**

### **Set Up/Presentation Description:**

*The ideal set up area has grass and natural shade. We can set up in other areas (inside or on pavement) with prior notice. These indoor/pavement set-ups require additional time and equipment so an equipment charge will be charged. Please notify us no later than 2 weeks prior to your event if your set up area is not ideal so that we can plan to bring the proper equipment.*

### **Number of hours: 3 hours**

Set up Time: (30-60 minutes prior)

Operational Time: 1-4pm

Total Mobile Animal Cost: \$1150

Equipment Fee:

Travel Fee: \$150

Insurance Certificate:

### **Total Balance Due: \$1300**

50% Deposit required at time of scheduling:

Remaining Balance Due (no later than one day prior to event):

Payment received: \$0 as of 12/15/25

Handler(s):

## Payment Policy:

- A 50% deposit is required at the time of scheduling to hold your reservation. We cannot hold dates until we receive your deposit.
- Payments can be made using Zelle ([Farmtoyourevue@icloud.com](mailto:Farmtoyourevue@icloud.com)), Venmo (@BeautifulCreatures) or via credit card/paypal (please request an invoice). When paying via a credit card or business paypal an additional 4% fee will be added. You can also mail a check to the corporate office: Farm To You Revue, LLC 19410 SW 25th Place Dunnellon, FL 34431.
- Please notify us immediately if you will be mailing a check and we will hold your reservation for a reasonable amount of time (usually no longer than 2 weeks) while we wait to received the deposit. Please plan accordingly when mailing checks for final payments which are due one day prior to your event.
- Please notify us at the time of approving this agreement if your company has a specific payment procedure that may require a modification from above payment protocol.
- In the event that you need to cancel, our deposit refund policy is as follows:
  - All deposits are non-refundable. Dates will not be held until we receive a deposit.
  - If the event is cancelled by us due to inclement/dangerous weather or similar your deposit will be refunded.
- The remaining balance is due at least one day prior to the reservation.
- A 5% late fee will be apply for any late payments. A 5% late fee will be reoccurring for each month the payment is not received.

## Weather Policy:

- We do not schedule rain dates. We have a limited number of weekends per year. If you would like a rain date you will need to pay to hold the date.
- We are a rain or shine service. Our refund policy applies even if it is raining/cold on the day of your event.
- In the event there is rain or unpleasant weather we can offer:
  - A pop-up tent to provide coverage for the petting zoo area for an additional charge. If you would like to provide a tent we can set up under that tent (no additional charge).
  - An Indoor or Patio/Porch/Garage Set up which includes tarps and turf to protect the floor surface.
- If there is dangerous weather that could put our handlers, animals or customers at risk we will cancel and provide a full refund. This type of cancellation is at the discretion of Farm To You Revue.

### Hold Harmless:

*Each party shall indemnify, defend and hold the other harmless from and against any and all claims, suits, actions, causes of action, damages, judgments, liabilities, fines, penalties, and expenses, including reasonable attorney fees and litigation costs arising out of the indemnifying party's intentional or negligent acts or omissions. This provision shall survive any expiration, termination or non-renewal of this Agreement. By replying to this email you are accepting all risks & responsibilities for yourself, your family and your guests that are associated with your animal experience and agree to hold Farm To You Revue, LLC, its agents, volunteers, handlers, and representatives harmless.*

### Permits, Additional Insurance & Veterinary Fees:

*If permits, additional insurance and/or veterinary fees are required, it is the responsibility of the customer to **notify us at least one month prior** to the scheduled event. We can obtain these documents with reasonable notice for an additional fee. If permits, additional insurance, Health Certificates or other veterinary treatments/tests are required the additional fees are the responsibility of the customer.*

### Parking:

*Please provide a reasonable place for us to park. Ideally, our set up area will not be far from our vehicle. **If we need to park a distance away extra time may need to be scheduled.** Our price includes 30 minutes of set up & take down time. Carrying supplies and animals over long distances takes time that will come out of your scheduled time if the distance creates a set up of more than 30 minutes. Reservations with large animals will require a trailer. Large zoos, ponies and Community events will require us to keep our vehicle where we set up. Please inquire with questions.*

### Photos/Videos:

- F2UR reserves the right to photograph, video, film and otherwise record images and sounds during the event.
- All rights of ownership of every kind in and to all photographs and videos made during the event shall be to F2UR.



- F2UR reserves the right to use any recordings and photographs made during the event for advertising, social media, etc.

Please let me know if there are any other questions and how you would like to proceed.

Once we receive a confirmation of the above booking agreement and your deposit we will confirm your reservation. We will then be in touch about one week prior to your event to confirm your details.

Best,  
Candice Miller



# Sales and Use Tax Return

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

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

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

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

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

| Florida                                    | 1. Gross Sales   | 2. Exempt Sales | 3. Taxable Amount                 | 4. Tax Due        |
|--|--|-----------------|-----------------------------------|-------------------|
| A. Sales/Services/Electricity              | 2,326.67   | .               | 2,326.67                          | 174.50            |
| 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 NOV 2025 |  |                 | 5. Total Amount of Tax Due        | 174.50            |
|  |  |                 | 6. Less Lawful Deductions         | .                 |
|  |  |                 | 7. Net Tax Due                    | 174.50            |
|  |  |                 | 8. Less Est Tax Pd / DOR Cr Memo  | .                 |
|  |  |                 | 9. Plus Est Tax Due Current Month | .                 |
|  |  |                 | 10. Amount Due                    | 174.50            |
|  |  |                 | 11. Less Collection Allowance     | E-file/E-pay Only |
|  |  |                 | 12. Plus Penalty                  | .                 |
|  |  |                 | 13. Plus Interest                 | .                 |
|  |  |                 | 14. Amount Due with Return        | 174.50            |

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: 12/20/25  
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                                      |               |  |
| _____<br>Signature of Taxpayer    | _____<br>Date | _____<br>Signature of Preparer                    | _____<br>Date |  |
| (_____) _____<br>Telephone Number |               | (_____) 813-994-1001 ext 3099<br>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). | 34.90 |

|     |  |     |  |
|-----|--|-----|--|
| 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.

|                                   |               |                                   |               |
|-----------------------------------|---------------|-----------------------------------|---------------|
|                                   |               |                                   |               |
| _____<br>Signature of Taxpayer    | _____<br>Date | _____<br>Signature of Preparer    | _____<br>Date |
| (_____) _____<br>Telephone Number |               | (_____) _____<br>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. |  |


[hillstaxfl.gov](http://hillstaxfl.gov)


## 2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0592250025

**Account Name:** K-BAR RANCH II CDD  
**Address:** 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614-8390

**Legal Description:** COMM AT NW COR OF SEC 3 THN RUN N 89 DEG 59 MIN 19 SEC E 2996.45 FT TO SW COR OF MEADOW POINTE BLVD FOR A POB THN CONT N 89 DEG 59 M...

**Property Location:**

 1  
 TAMPA 33647

### Ad Valorem Taxes

| Taxing Authority           | Telephone    | Assessed Value | Exempt Value | Taxable Value | Millage | Tax Amount |
|----------------------------|--------------|----------------|--------------|---------------|---------|------------|
| COUNTY OPERATING           | 813-272-5890 | 86,502         | 0            | 86,502        | 5.4608  | 472.37     |
| ENVIRONMENTAL LAND         | 813-272-5890 | 86,502         | 0            | 86,502        | 0.0604  | 5.22       |
| LIBRARY-SERVICE            | 813-273-3652 | 86,502         | 0            | 86,502        | 0.5583  | 48.29      |
| SCHOOL - LOCAL             | 813-272-4064 | 88,287         | 0            | 88,287        | 2.2480  | 198.47     |
| SCHOOL - VOTER APPROVED    | 813-272-4064 | 88,287         | 0            | 88,287        | 1.0000  | 88.29      |
| SCHOOL - STATE             | 813-272-4064 | 88,287         | 0            | 88,287        | 3.0920  | 272.98     |
| PORT AUTHORITY             | 813-905-5132 | 86,502         | 0            | 86,502        | 0.0737  | 6.38       |
| HILLS CO TRANSIT AUTHORITY | 813-384-6583 | 86,502         | 0            | 86,502        | 0.5000  | 43.25      |
| CHILDRENS BOARD            | 813-229-2884 | 86,502         | 0            | 86,502        | 0.4589  | 39.70      |
| WATER MANAGEMENT           | 352-796-7211 | 86,502         | 0            | 86,502        | 0.1831  | 15.84      |
| TAMPA CITY                 | 813-274-8552 | 86,502         | 0            | 86,502        | 6.2076  | 536.97     |

 Total Millage: **19.8428**

 Total Ad Valorem Taxes: **\$1,727.76**

### Non-Ad Valorem Taxes

| Taxing Authority   | Telephone    | Tax Amount |
|--------------------|--------------|------------|
| K-BAR RANCH II CDD | 813-933-5571 | 0.00       |

 Total Non-Ad Valorem Assessments: **\$0.00**

 Combined Taxes & Assessments: **\$1,727.76**

↓ Detach below portion and return it with your payment. ↓

### Nancy C. Millan, Hillsborough County Tax Collector

### 2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0592250025

Tax District: TA

Escrow:

Assessed Value: 86,502

Exemptions:

#### ONLY PAY ONE AMOUNT

Postmarks not accepted after March 31st.

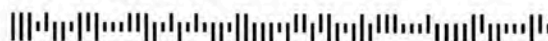
| If postmarked by | Amount Due |
|------------------|------------|
| Nov. 30, 2025    | \$1,658.65 |
| Dec. 31, 2025    | \$1,675.93 |
| Jan. 31, 2026    | \$1,693.20 |
| Feb. 28, 2026    | \$1,710.48 |
| Mar. 31, 2026    | \$1,727.76 |


**SAVE A STAMP  
& PAY ONLINE!**

 SCAN QR CODE  
WITH SMARTPHONE

 Remember to write your account number on your check.  
 Make checks payable in US funds to:

 Nancy C. Millan, Tax Collector  
 PO Box 30012  
 Tampa FL 33630-3012

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


# Illuminations Holiday Lighting

Invoice 1121225

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

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

(813) 994-1001

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

| ITEMIZED ESTIMATE: TIME AND MATERIALS   |  | AMOUNT   |
|---|--|--|
| <b>Clubhouse</b><br>Install permanent track lighting outlining front edge of clubhouse; 5' on north side and end to end of the south side   |  | \$16,500.00  |
| <b>Main Entrance - Kinnan St and Kbar Ranch Parkway</b><br><br>Install permanent track lighting outlining top edge of entrance sign and columns   |  | \$5,995.00   |
| <b>Community Entrances</b><br>Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II<br><br>Install permanent track lighting outlining top edge of entrance sign and column<br>Year 3 of 5<br>10 Entrances   |  | 4199.50<br>\$41,995.00   |
| <b>TOTAL TRACK LIGHTING</b>   |  | \$64,490.00  |
| <b>5 YEAR TERM</b>  |  | \$12,898.00  |
| <br>Install permanent track lighting outlining top edge of entrance sign and column<br>Year 2 of 4; Completed Gilded Woods Entrance<br>1 Entrance   |  | 4199.50<br>\$1,049.88  |
| <b>Wreaths</b><br><br><b>Main Entrance</b> Install 2 x 36" wreaths with lights and bows on monument columns<br><br><b>Community Entrances</b> Install 2 x 36" wreaths with lights and bows on monument columns<br><br><b>Clubhouse</b> Install 1 x 36" wreath with lights and bows on center peak of clubhouse<br><br>50% Deposit |  | <br><br><b>PER YEAR</b><br>\$6,250.00<br><br><br><br><b>TOTAL</b><br>\$20,197.88<br><b>DEPOSIT PAID</b><br>\$10,098.94 |
| <b>BALANCE DUE</b>  |  | <b>\$10,098.94</b>   |

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

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

\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay  
PREPARED BY

12/5/2025  
DATE



**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 25, 2025  
Project No: 20258015-000  
Invoice No: 7554

**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 October 11, 2025 to November 14, 2025**

---

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

---

**Professional Personnel**

|  |            | <b>Hours</b> | <b>Rate</b> | <b>Amount</b> |
|--|------------|--------------|-------------|---------------|
| Professional 6   |            |              |             |               |
| Reed, Charles  | 10/14/2025 | 2.00         | 220.00      | 440.00        |
| K-Bar Ranch II / Sundrift Rd Pothole - coordination regarding pothole                                  |            |              |             |               |
| K-Bar Ranch II / coordination regarding ERP permit   |            |              |             |               |
| Reed, Charles  | 10/15/2025 | 4.00         | 220.00      | 880.00        |
| K-Bar Ranch II / Sundrift Rd Pothole - site visit and coordination regarding pothole                   |            |              |             |               |
| Reed, Charles  | 10/20/2025 | .50          | 220.00      | 110.00        |
| K-Bar Ranch II / Follow up to Action Items   |            |              |             |               |
| Reed, Charles  | 10/21/2025 | 1.50         | 220.00      | 330.00        |
| K-Bar Ranch II / Follow up to Action Items   |            |              |             |               |
| Reed, Charles  | 10/23/2025 | 2.00         | 220.00      | 440.00        |
| K-Bar Ranch II / Grant of Easement & Rights to Extract Fill Dirt Escrow Agreement (Parcel G)           |            |              |             |               |
| Reed, Charles  | 10/24/2025 | 4.00         | 220.00      | 880.00        |
| K-Bar Ranch II / Sidewalk and drainage inventory   |            |              |             |               |
| Reed, Charles  | 10/29/2025 | 1.00         | 220.00      | 220.00        |
| K-Bar Ranch II / K-Bar Ranch Extension and Utility Project - coordination with project manager and EOR |            |              |             |               |
| Reed, Charles  | 10/30/2025 | 1.50         | 220.00      | 330.00        |
| K-Bar Ranch II / K-Bar Ranch Extension and Utility Project - coordination with project manager and EOR |            |              |             |               |
| Reed, Charles  | 11/3/2025  | 1.00         | 220.00      | 220.00        |
| K-Bar Ranch II CDD / Weir Project - coordination regarding construction                                |            |              |             |               |

---

|  |            |       |        |                           |                   |
|--|------------|-------|--------|---------------------------|-------------------|
| Reed, Charles  | 11/4/2025  | 1.00  | 220.00 | 220.00                    |                   |
| K-Bar Ranch II CDD / Weir Project - coordination regarding construction  |            |       |        |                           |                   |
| Reed, Charles  | 11/11/2025 | 1.00  | 220.00 | 220.00                    |                   |
| K-Bar Ranch II CDD / Foggy Creek Ln (Gilded Woods) - coordination regarding property line and maintenance of drainage canal              |            |       |        |                           |                   |
| Reed, Charles  | 11/12/2025 | 3.50  | 220.00 | 770.00                    |                   |
| K-Bar Ranch II CDD / Foggy Creek Ln (Gilded Woods) - field review and analysis regarding property line and maintenance of drainage canal |            |       |        |                           |                   |
| Reed, Charles  | 11/13/2025 | 2.00  | 220.00 | 440.00                    |                   |
| K-Bar Ranch II / Attended board meeting (in person) and coordinated with landscaping company   |            |       |        |                           |                   |
| Reed, Charles  | 11/14/2025 | 2.00  | 220.00 | 440.00                    |                   |
| K-Bar Ranch II / K-Bar Ranch Pkwy Extension - project coordination   |            |       |        |                           |                   |
| K-Bar Ranch II CDD / Mistflower Ln. & 11106 Sundrift Dr. - Asphalt issues coordination with contractors                                  |            |       |        |                           |                   |
| Totals   |            | 27.00 |        | 5,940.00                  |                   |
| <b>Total Labor</b>   |            |       |        |                           | <b>5,940.00</b>   |
|  |            |       |        | <b>Total this Task</b>    | <b>\$5,940.00</b> |
|  |            |       |        | <b>Total this Invoice</b> | <b>\$5,940.00</b> |

#### Outstanding Invoices

| Number       | Date      | Balance         |
|--------------|-----------|-----------------|
| 7315         | 11/3/2025 | 2,640.00        |
| <b>Total</b> |           | <b>2,640.00</b> |

# INVOICE

Invoice # 6541  
Date: 12/01/2025  
Due On: 01/01/2026

K-Bar Ranch II CDD  
rizzettacddinvoices@avidbill.com  
Tampa, Florida 33614

## Statement of Account

| Outstanding Balance | New Charges  | Payments Received | Total Amount Outstanding |
|---------------------|--------------|-------------------|--------------------------|
| ( \$0.00            | + \$1,859.00 | ) - ( \$0.00      | = <b>\$1,859.00</b>      |

## KBarRanch

## Community Development District Services

| Type    | Timekeeper | Date       | Notes  | Quantity | Rate     | Total    |
|---------|------------|------------|--|----------|----------|----------|
| Service | DPL        | 11/03/2025 | Call with the District Manager to discuss records retention and settlement agreement.                                      | 1.00     | \$338.00 | \$338.00 |
| Service | DPL        | 11/05/2025 | Review communication from the District Manager regarding the amenities center time change.                                 | 0.50     | \$338.00 | \$169.00 |
| Service | AHC        | 11/06/2025 | Initial review of agenda package for 11/13 CDD meeting.  | 0.25     | \$338.00 | \$84.50  |
| Service | AHC        | 11/10/2025 | Review and reply to e-mails re: Securiteam settlement payment.   | 0.25     | \$338.00 | \$84.50  |
| Service | AHC        | 11/11/2025 | Exchange multiple e-mails re: finalization of Securiteam settlement requirements including payment and delivery of kiosks. | 0.50     | \$338.00 | \$169.00 |
| Service | DPL        | 11/12/2025 | Review agenda and prepare for the CDDmeeting.  | 1.00     | \$338.00 | \$338.00 |
| Service | DPL        | 11/13/2025 | Final preparation for CDD meeting. Attend meeting telephonically.  | 2.00     | \$338.00 | \$676.00 |
| Service | AHC        | 11/19/2025 | Multiple e-mail exchange re: mediation invoicing. Compilation of Securiteam attorney fees. NO CHARGE.                      | 0.25     | \$0.00   | \$0.00   |

|                 |                   |
|-----------------|-------------------|
| <b>Subtotal</b> | <b>\$1,859.00</b> |
| <b>Total</b>    | <b>\$1,859.00</b> |

## Detailed Statement of Account

### Current Invoice

| Invoice Number                  | Due On     | Amount Due | Payments Received | Balance Due       |
|---------------------------------|------------|------------|-------------------|-------------------|
| 6541                            | 01/01/2026 | \$1,859.00 | \$0.00            | \$1,859.00        |
| <b>Outstanding Balance</b>      |            |            |                   | <b>\$1,859.00</b> |
| <b>Total Amount Outstanding</b> |            |            |                   | <b>\$1,859.00</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. |
|----------|-------------|
| 11/24/25 | 8676        |
| Terms    | Due Date    |
| Net 30   | 12/24/25    |

| BILL TO   |
|---|
| KBAR RANCH II CDD<br>10820 Mistflower Lane<br>Tampa, FL 33647 |

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

| Amount Due | Enclosed |
|------------|----------|
| \$2,425.00 |          |

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

| QTY   | ITEM  | UNIT PRICE | EXT PRICE  | SALES TAX | LINE TOTAL |
|-------|---|------------|------------|-----------|------------|
|       | #5857 - KBAR Ranch II CDD<br>2024 RENEWAL RENEWAL |            | \$2,425.00 | \$0.00    | \$2,425.00 |
|       | #5857 - KBAR Ranch II CDD<br>2024 RENEWAL RENEWAL |            | \$2,425.00 | \$0.00    | \$2,425.00 |
|       | Nov F&P   |            | \$2,425.00 | \$0.00    | \$2,425.00 |
| Total |   |            | \$2,425.00 | \$0.00    | \$2,425.00 |





12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

| Date     | Invoice No. |
|----------|-------------|
| 12/01/25 | 8726        |
| Terms    | Due Date    |
| Net 30   | 12/31/25    |

| BILL TO   |
|---|
| KBAR RANCH II CDD<br>10820 Mistflower Lane<br>Tampa, FL 33647 |

| PROPERTY  |
|---|
| KBAR Ranch II<br>10820 Mistflower Lane<br>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<br>Renewal 25 December 2025 |            | \$1,099.00 | \$0.00    | \$1,099.00 |
|     | #4826 - Kbar Ranch II Hawk Valley Inside Common Areas<br>Renewal 25 December 2025 |            | \$1,099.00 | \$0.00    | \$1,099.00 |
|     | Total   |            | \$1,099.00 | \$0.00    | \$1,099.00 |



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

| Date     | Invoice No. |
|----------|-------------|
| 12/01/25 | 8727        |
| Terms    | Due Date    |
| Net 30   | 12/31/25    |

| BILL TO   |
|---|
| KBAR RANCH II CDD<br>10820 Mistflower Lane<br>Tampa, FL 33647 |

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

| Amount Due  | Enclosed |
|-------------|----------|
| \$26,578.66 |          |

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

| QTY   | ITEM   | UNIT PRICE | EXT PRICE   | SALES TAX | LINE TOTAL  |
|-------|--|------------|-------------|-----------|-------------|
|       | #5857 - KBAR Ranch II CDD<br>2024 RENEWAL RENEWAL<br>December 2025 |            | \$26,578.66 | \$0.00    | \$26,578.66 |
|       | #5857 - KBAR Ranch II CDD<br>2024 RENEWAL RENEWAL<br>December 2025 |            | \$26,578.66 | \$0.00    | \$26,578.66 |
| Total |  |            | \$26,578.66 | \$0.00    | \$26,578.66 |



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

| Date     | Invoice No. |
|----------|-------------|
| 12/01/25 | 8728        |
| Terms    | Due Date    |
| Net 30   | 12/31/25    |

| BILL TO   |
|---|
| KBAR RANCH II CDD<br>10820 Mistflower Lane<br>Tampa, FL 33647 |

| PROPERTY  |
|---|
| KBAR Ranch II<br>10820 Mistflower Lane<br>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 December 2025 |            | \$2,862.10 | \$0.00    | \$2,862.10 |
|       | #6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 December 2025 |            | \$2,862.10 | \$0.00    | \$2,862.10 |
| Total |  |            | \$2,862.10 | \$0.00    | \$2,862.10 |



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

| Date     | Invoice No. |
|----------|-------------|
| 11/30/25 | 8812        |
| Terms    | Due Date    |
| Net 30   | 12/30/25    |

| BILL TO   |
|---|
| KBAR RANCH II CDD<br>10820 Mistflower Lane<br>Tampa, FL 33647 |

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

| Amount Due | Enclosed |
|------------|----------|
| \$2,714.88 |          |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE  | SALES TAX | LINE TOTAL |
|-----|------|------------|------------|-----------|------------|
|     |      |            | \$2,714.88 | \$0.00    | \$2,714.88 |

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.

Repairs found during the  
October 25 irrigation  
inspection.

|              |                   |               |                   |
|--------------|-------------------|---------------|-------------------|
| Clock 5      | \$1,459.43        | \$0.00        | \$1,459.43        |
| Clock 7      | \$1,255.45        | \$0.00        | \$1,255.45        |
| <b>Total</b> | <b>\$2,714.88</b> | <b>\$0.00</b> | <b>\$2,714.88</b> |



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

| Date     | Invoice No. |
|----------|-------------|
| 12/08/25 | 8831        |
| Terms    | Due Date    |
| Net 30   | 01/07/26    |

| BILL TO   |
|---|
| KBAR RANCH II CDD<br>10820 Mistflower Lane<br>Tampa, FL 33647 |

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

| Amount Due | Enclosed |
|------------|----------|
| \$645.63   |          |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|-----------|-----------|------------|
|     |      |            | \$645.63  | \$0.00    | \$645.63   |

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

Mainline break reported on 11-  
25-26.

|                               |                 |               |                 |
|-------------------------------|-----------------|---------------|-----------------|
| <i>Irrigation Enhancement</i> | \$645.63        | \$0.00        | \$645.63        |
| <b>Total</b>                  | <b>\$645.63</b> | <b>\$0.00</b> | <b>\$645.63</b> |





12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

| Date     | Invoice No. |
|----------|-------------|
| 12/19/25 | 8872        |
| Terms    | Due Date    |
| Net 30   | 01/18/26    |

| BILL TO   |
|---|
| KBAR RANCH II CDD<br>10820 Mistflower Lane<br>Tampa, FL 33647 |

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

| Amount Due  | Enclosed |
|-------------|----------|
| \$20,271.61 |          |

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

| QTY | ITEM | UNIT PRICE | EXT PRICE   | SALES TAX | LINE TOTAL  |
|-----|------|------------|-------------|-----------|-------------|
|     |      |            | \$20,271.61 | \$0.00    | \$20,271.61 |

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

### **KBarII Annuals to Perennials 9.10.25**

- Removal of  
annuals from all  
annual beds on  
property and  
replacement  
with full 1 gal  
blue daze and  
1gal. confetti  
lantana  
perennials.

- Irrigation adjustment factored in post install to adjust zones and watering cycles due to changing plant material.

|                               |                    |               |                    |
|-------------------------------|--------------------|---------------|--------------------|
| <i>Plant Material Install</i> | <i>\$19,165.14</i> | <i>\$0.00</i> | <i>\$19,165.14</i> |
| <i>Irrigation Enhancement</i> | <i>\$1,106.47</i>  | <i>\$0.00</i> | <i>\$1,106.47</i>  |
| <b>Total</b>                  | <b>\$20,271.61</b> | <b>\$0.00</b> | <b>\$20,271.61</b> |

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

# Invoice

| Date      | Invoice #     |
|-----------|---------------|
| 12/5/2025 | INV0000105405 |

**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> |
| December                         | Upon Receipt | 00056                |

[illegible]

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

# Invoice

| Date      | Invoice #     |
|-----------|---------------|
| 12/1/2025 | INV0000105473 |

**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 #     |
|------------|---------------|
| 12/19/2025 | INV0000105859 |

**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> |
| December                         | Upon Receipt | 00056                |

[illegible]



November 19, 2025

Invoice Number: 1736970111925

Account Number: : **8337 12 032 1736970**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 11/19/25 through 12/18/25  
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 12/05/25 |                 |
| <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 11202025 NNNNNNNN 01 995226KBAR RANCH II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 19, 2025

**KBAR RANCH II CDD**

Invoice Number: 1736970111925

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: 1736970111925  
 Account Number: 8337 12 032 1736970

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

8633 2390 DY RP 19 11202025 NNNNNNNN 01 995226

### Charge Details

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 160.00        |
| EFT Payment              | 11/05 | -160.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 11/19/25 will appear on your next bill.

Service from 11/19/25 through 12/18/25

### 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

|                                    |                |
|------------------------------------|----------------|
| <b>Phone number (813) 536-1076</b> |                |
| Spectrum Business Voice            | 40.00          |
|                                    | <b>\$40.00</b> |

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

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

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

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

**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](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: 1736970111925  
Account Number: 8337 12 032 1736970

[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 11202025 NNNNNNNN 01 995226

**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.



November 19, 2025

Invoice Number: 1736988111925

Account Number: **8337 12 032 1736988**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 11/19/25 through 12/18/25  
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 12/05/25 |                 |
| <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 11202025 NNNNNNNN 01 995225KBAR RANCH II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 19, 2025

**KBAR RANCH II CDD**

Invoice Number: 1736988111925

Account Number: 8337 12 032 1736988

Service At: 10541 K-BAR RANCH PKWY  
BLDG GATE  
TAMPA FL 33647-3669**Total Due by Auto Pay****\$160.00**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712032173698800160002



Invoice Number: KBAR RANCH II CDD  
1736988111925  
Account Number: 8337 12 032 1736988

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

8633 2390 DY RP 19 11202025 NNNNNNNN 01 995225

### Charge Details

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 160.00        |
| EFT Payment              | 11/05 | -160.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 11/19/25 will appear on your next bill.

Service from 11/19/25 through 12/18/25

### 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

|                                    |                |
|------------------------------------|----------------|
| <b>Phone number (813) 536-1073</b> |                |
| Spectrum Business Voice            | 40.00          |
|                                    | <b>\$40.00</b> |

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

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

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

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

**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](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: 1736988111925  
Account Number: 8337 12 032 1736988

[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 11202025 NNNNNNNN 01 995225

**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.



December 12, 2025

Invoice Number: 1736996121225

Account Number: **8337 12 032 1736996**Service At: 10339 K-BAR RANCH PKWY  
BLDG GATE  
TAMPA FL 33647-3669**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 12/12/25 through 01/11/26  
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 12/29/25 |                 |
| <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.

**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 12132025 NNNNNNNN 01 996432KBAR RANCH II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

December 12, 2025

**KBAR RANCH II CDD**

Invoice Number: 1736996121225

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: 1736996121225  
 Account Number: 8337 12 032 1736996

**Contact Us**

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

8633 2390 DY RP 12 12132025 NNNNNNNN 01 996432

**Charge Details**

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 160.00        |
| EFT Payment              | 11/29 | -160.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

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

Service from 12/12/25 through 01/11/26

**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: 1736996121225  
Account Number: 8337 12 032 1736996

[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 12132025 NNNNNNNN 01 996432

**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: 1736996121225  
Account Number:: 8337 12 032 1736996

**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 12132025 NNNNNNNN 01 996432





November 29, 2025

Invoice Number: 1744362112925

Account Number: **8337 12 032 1744362****Auto Pay Notice**Service At: 10340 K-BAR RANCH PKWY  
TAMPA FL 33647**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 11/29/25 through 12/28/25  
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        |
| YOUR AUTO PAY WILL BE PROCESSED 12/16/25 |                 |
| <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 29 11302025 NNNNNNNN 01 995735Envera KBar Ranch II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 29, 2025

**Envera KBar Ranch II CDD**

Invoice Number: 1744362112925

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: 1744362112925  
 Account Number: 8337 12 032 1744362

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 11302025 NNNNNNNN 01 995735

### Charge Details

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 160.00        |
| EFT Payment              | 11/16 | -160.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 11/29/25 will appear on your next bill.

Service from 11/29/25 through 12/28/25

### 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**.



November 21, 2025

Invoice Number: 1752167112125

Account Number: **8337 12 032 1752167****Auto Pay Notice**Service At: 10820 MISTFLOWER LN  
TAMPA FL 33647-3781**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 11/21/25 through 12/20/25  
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        |
| YOUR AUTO PAY WILL BE PROCESSED 12/08/25 |                 |
| <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 11222025 NNNNNNNN 01 995023K BAR RANCH II AMENITY  
3434 COLWELL AVE STE 20012750  
TAMPA FL 33614-8390

November 21, 2025

**K BAR RANCH II AMENITY**

Invoice Number: 1752167112125

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: 1752167112125  
 Account Number: 8337 12 032 1752167

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 11222025 NNNNNNNN 01 995023

**Charge Details**

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 290.00        |
| EFT Payment              | 11/08 | -290.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 11/21/25 will appear on your next bill.

Service from 11/21/25 through 12/20/25

**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](http://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](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.

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**.

December 10, 2025

Invoice Number: 1758297121025

Account Number: **8337 12 032 1758297**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****Summary***Service from 12/10/25 through 01/09/26  
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 12/27/25</i> |                 |
| <b>Total Due by Auto Pay</b>                    | <b>\$170.00</b> |

**NEWS AND INFORMATION**

**You've been selected** for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

**Get Faster 1 Gig Internet**, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. [Call 1-855-752-1853](tel:1-855-752-1853).

**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 12112025 NNNNNNNN 01 995370K BAR RANCH II CDD-GATE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

December 10, 2025

**K BAR RANCH II CDD-GATE**

Invoice Number: 1758297121025

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: 1758297121025  
 Account Number: 8337 12 032 1758297

**Contact Us**

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

8633 2390 DY RP 10 12112025 NNNNNNNN 01 995370

**Charge Details**

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 170.00        |
| EFT Payment              | 11/27 | -170.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 12/10/25 will appear on your next bill.

Service from 12/10/25 through 01/09/26

**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: 1758297121025  
Account Number: 8337 12 032 1758297

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 12112025 NNNNNNNN 01 995370

**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.



November 17, 2025

Invoice Number: 1779814111725  
Account Number: **8337 12 032 1779814**  
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 11/17/25 through 12/16/25  
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 12/04/25 |                 |
| <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 11182025 NNNNNNNN 01 995277

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

November 17, 2025

**K BAR RANCH CDD 2 EAGLE CREEK**

Invoice Number: 1779814111725  
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: 1779814111725  
 Account Number: 8337 12 032 1779814

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

8633 2390 DY RP 17 11182025 NNNNNNNN 01 995277

## Charge Details

|                          |               |
|--------------------------|---------------|
| Previous Balance         | 130.00        |
| EFT Payment 11/04        | -130.00       |
| <b>Remaining Balance</b> | <b>\$0.00</b> |

Payments received after 11/17/25 will appear on your next bill.

Service from 11/17/25 through 12/16/25

## 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)





Invoice Number: 1779814111725  
Account Number: 8337 12 032 1779814

**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 11182025 NNNNNNNN 01 995277

---

**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.





November 26, 2025

Invoice Number: 2313795112625

Account Number: **8337 12 032 2313795**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 11/26/25 through 12/25/25  
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 12/13/25</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 11272025 NNNNNNNN 01 995784K-BAR RANCH 2 GATE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 26, 2025

**K-BAR RANCH 2 GATE**

Invoice Number: 2313795112625

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: 2313795112625  
 Account Number: 8337 12 032 2313795

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 11272025 NNNNNNNN 01 995784

**Charge Details**

|                          |               |
|--------------------------|---------------|
| Previous Balance         | 170.00        |
| EFT Payment 11/13        | -170.00       |
| <b>Remaining Balance</b> | <b>\$0.00</b> |

Payments received after 11/26/25 will appear on your next bill.

Service from 11/26/25 through 12/25/25

**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: 2313795112625  
Account Number: 8337 12 032 2313795

**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 11272025 NNNNNNNN 01 995784

**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.



November 22, 2025

Invoice Number: 2736809112225

Account Number: **8337 12 030 2736809**Service At: 19292 MOSSY PINE DR  
TAMPA FL 33647**Auto Pay Notice****NEWS AND INFORMATION****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****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 11/22/25 through 12/21/25  
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 12/08/25</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 11232025 NNNNNNNN 01 995307K-BAR RANCH II - MOSSY PINE-GATE  
ATTN MITCHELL SEVERSON  
3434 COLWELL AVE STE 20012750  
TAMPA FL 33614-8390

November 22, 2025

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

Invoice Number: 2736809112225

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: 2736809112225  
 Account Number: 8337 12 030 2736809

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 11232025 NNNNNNNN 01 995307

## Charge Details

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 170.00        |
| EFT Payment              | 11/08 | -170.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 11/22/25 will appear on your next bill.

Service from 11/22/25 through 12/21/25

## 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.

**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: 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: 2736809112225  
Account Number: 8337 12 030 2736809

**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 11232025 NNNNNNNN 01 995307

---

**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.



December 10, 2025

Invoice Number: 2756559121025

Account Number: **8337 12 030 2756559**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**

**Get Faster 1 Gig Internet**, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. [Call 1-855-752-1853](tel:1-855-752-1853).

**Summary***Service from 12/10/25 through 01/09/26  
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        |
| <i>YOUR AUTO PAY WILL BE PROCESSED 12/27/25</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 10 12112025 NNNNNNNN 01 995371KBAR RANCH II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

December 10, 2025

**KBAR RANCH II CDD**

Invoice Number: 2756559121025

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: KBAR RANCH II CDD  
2756559121025  
Account Number: 8337 12 030 2756559

**Contact Us**

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

8633 2390 DY RP 10 12112025 NNNNNNNN 01 995371

**Charge Details**

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 160.00        |
| EFT Payment              | 11/27 | -160.00       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 12/10/25 will appear on your next bill.

Service from 12/10/25 through 01/09/26

**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.

**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: 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: 2756559121025  
Account Number: 8337 12 030 2756559

[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 12112025 NNNNNNNN 01 995371

---

**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

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

## Sun Coast Rust Control

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

**Invoice** 08770  
**Date** Dec 1, 2025  
**Terms** Net 30  
**Due date** Dec 31, 2025  
**Amount due** \$1,525.00

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

**Bill to** K-Bar Ranch II CDD  
cddinvoice@rizzetta.com

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

**Invoice** 08798  
**Date** Dec 1, 2025  
**Terms** Net 30  
**Due date** Dec 31, 2025  
**Amount due** \$685.00

| Items   | Quantity | Price    | Amount   |
|---|----------|----------|----------|
| Commercial Service  | 1        | \$685.00 | \$685.00 |
| Commercial: Monthly water treatment (iron/rust) and service fee for previous month. |          |          |          |
| <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  
10611 KBAR RANCH PKWY  
TAMPA, FL 33647

Statement Date: December 17, 2025

Amount Due: \$145.19

Due Date: January 07, 2026

Account #: 211025490809

## Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$155.66        |
| Payment(s) Received Since Last Statement | -\$155.66       |
| <b>Current Month's Charges</b>           | <b>\$145.19</b> |

**Amount Due by January 07, 2026 \$145.19**

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

## Your Energy Insight



Your average daily kWh used was **15% higher** than the same period last year.

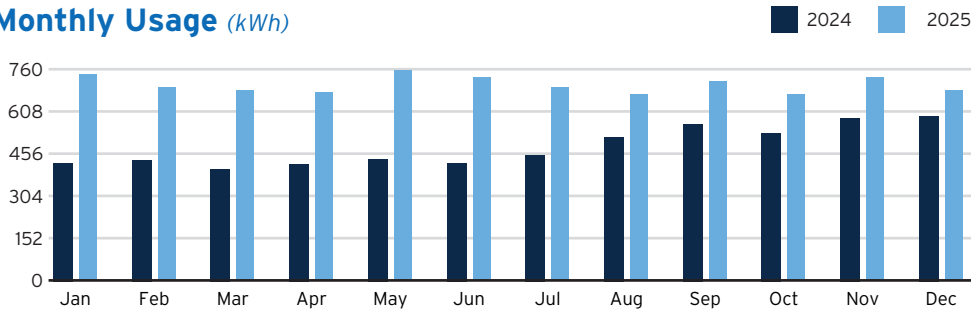


Your average daily kWh used was **0% higher** than it was in your previous period.



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: January 07, 2026



**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: \$145.19

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

681013947517

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.

6810139475172110254908090000000145194



Service For:  
10611 KBAR RANCH PKWY  
TAMPA, FL 33647


Account #: 211025490809  
Statement Date: December 17, 2025  
Charges Due: January 07, 2026

Meter Read

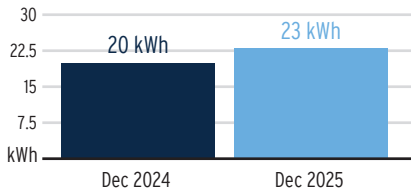
Service Period: Nov 12, 2025 - Dec 11, 2025      Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000811568   | 12/11/2025 | 18,603          |   | 17,920           |   | 683 kWh    | 1          | 30 Days        |

Charge Details

|   |                         |                 |
|---|-------------------------|-----------------|
|  <b>Electric Charges</b> |                         |                 |
| Daily Basic Service Charge  | 30 days @ \$0.63000     | \$18.90         |
| Energy Charge   | 683 kWh @ \$0.08641/kWh | \$59.02         |
| Fuel Charge   | 683 kWh @ \$0.03391/kWh | \$23.16         |
| Storm Protection Charge   | 683 kWh @ \$0.00577/kWh | \$3.94          |
| Clean Energy Transition Mechanism   | 683 kWh @ \$0.00418/kWh | \$2.85          |
| Storm Surcharge   | 683 kWh @ \$0.02121/kWh | \$14.49         |
| Florida Gross Receipt Tax   |                         | \$3.14          |
| <b>Electric Service Cost</b>  |                         | <b>\$125.50</b> |
| Franchise Fee   |                         | \$8.22          |
| Municipal Public Service Tax  |                         | \$11.47         |
| <b>Total Electric Cost, Local Fees and Taxes</b>  |                         | <b>\$145.19</b> |

Avg kWh Used Per Day




Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.


**Total Current Month's Charges      \$145.19**

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

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



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

Statement Date: December 17, 2025

Amount Due: \$114.83

Due Date: January 07, 2026

Account #: 221005600376

## Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$105.30        |
| Payment(s) Received Since Last Statement | -\$105.30       |
| <b>Current Month's Charges</b>           | <b>\$114.83</b> |

**Amount Due by January 07, 2026 \$114.83**

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

## Your Energy Insight



Your average daily kWh used was **26.67% higher** than the same period last year.

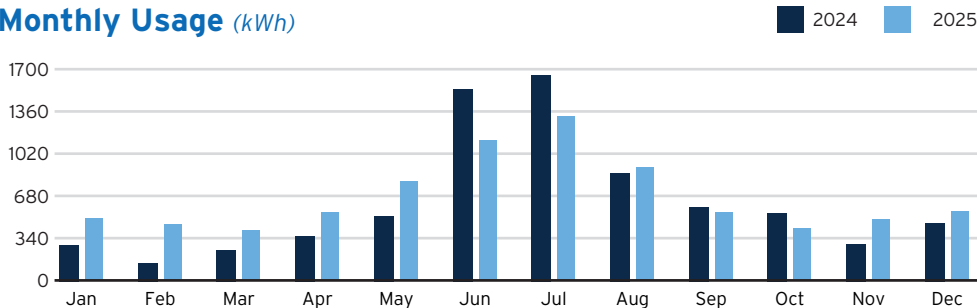


Your average daily kWh used was **18.75% higher** than it was in your previous period.



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)

Struggling to keep up with your energy bill?

We have options to help when you need it most.

Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.



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

Account #: 221005600376

Due Date: January 07, 2026



**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: \$114.83

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

641507955267

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.

6415079552672210056003760000000114834



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

**Account #:** 221005600376  
**Statement Date:** December 17, 2025  
**Charges Due:** January 07, 2026

Meter Read

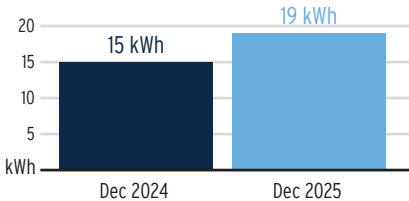
**Meter Location:** WELL  
**Service Period:** Nov 12, 2025 - Dec 11, 2025  
**Rate Schedule:** Residential Service

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000867791   | 12/11/2025 | 23,542          |   | 22,987           |   | 555 kWh    | 1          | 30 Days        |

Charge Details

|  |                         |  |                 |
|--|-------------------------|--|-----------------|
|  | <b>Electric Charges</b> |  |                 |
| Daily Basic Service Charge                       | 30 days @ \$0.43000     |  | \$12.90         |
| Energy Charge                                    | 555 kWh @ \$0.08924/kWh |  | \$49.53         |
| Fuel Charge                                      | 555 kWh @ \$0.03044/kWh |  | \$16.89         |
| Storm Protection Charge                          | 555 kWh @ \$0.00722/kWh |  | \$4.01          |
| Clean Energy Transition Mechanism                | 555 kWh @ \$0.00406/kWh |  | \$2.25          |
| Storm Surcharge                                  | 555 kWh @ \$0.01995/kWh |  | \$11.07         |
| Florida Gross Receipt Tax                        |                         |  | \$2.48          |
| <b>Electric Service Cost</b>                     |                         |  | <b>\$99.13</b>  |
| Franchise Fee                                    |                         |  | \$6.49          |
| Municipal Public Service Tax                     |                         |  | \$9.21          |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         |  | <b>\$114.83</b> |

Avg kWh Used Per Day



Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

**Total Current Month's Charges** **\$114.83**

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

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



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

Statement Date: November 18, 2025

Amount Due: \$1,737.17

Due Date: December 09, 2025

Account #: 221008392039

## Account Summary

Current Service Period: October 14, 2025 - November 12, 2025

|  |                   |
|--|-------------------|
| Previous Amount Due                      | \$1,737.17        |
| Payment(s) Received Since Last Statement | -\$1,737.17       |
| <b>Current Month's Charges</b>           | <b>\$1,737.17</b> |

**Amount Due by December 09, 2025 \$1,737.17**

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



Scan here to view  
your account online.



**SAVE TIME AND GET  
BUSINESS DONE FASTER**

Create an online account to manage  
your service, pay bills, enroll in programs,  
customize notifications and more.

Get details at [TampaElectric.com/YourWay](https://TampaElectric.com/YourWay).

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



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

Account #: 221008392039

Due Date: December 09, 2025



**Pay your bill online at TampaElectric.com**

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

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

Amount Due: \$1,737.17

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

630396874735

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.

6303968747352210083920390000001737174





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

**Account #:** 221008392039  
**Statement Date:** November 18, 2025  
**Charges Due:** December 09, 2025

**Service Period:** Oct 14, 2025 - Nov 12, 2025

**Rate Schedule:** Lighting Service

**Charge Details**

|  |   |                         |                   |
|--|---|-------------------------|-------------------|
|  | <b>Electric Charges</b>   |                         |                   |
|  | <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b> |                         |                   |
|  | Lighting Energy Charge  | 779 kWh @ \$0.03412/kWh | \$26.58           |
|  | Fixture & Maintenance Charge                                    | 41 Fixtures             | \$681.01          |
|  | Lighting Pole / Wire  | 41 Poles                | \$875.76          |
|  | Lighting Fuel Charge  | 779 kWh @ \$0.03363/kWh | \$26.20           |
|  | Storm Protection Charge   | 779 kWh @ \$0.00559/kWh | \$4.35            |
|  | Clean Energy Transition Mechanism                               | 779 kWh @ \$0.00043/kWh | \$0.33            |
|  | Storm Surcharge   | 779 kWh @ \$0.01230/kWh | \$9.58            |
|  | Florida Gross Receipt Tax                                       |                         | \$1.72            |
|  | Franchise Fee   |                         | \$106.47          |
|  | Municipal Public Service Tax                                    |                         | \$5.17            |
|  | <b>Lighting Charges</b>   |                         | <b>\$1,737.17</b> |

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

**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.

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

**Ways To Pay Your Bill**

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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



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

Statement Date: December 18, 2025

Amount Due: \$1,737.17

Due Date: January 08, 2026

Account #: 221008392039

## Account Summary

Current Service Period: November 13, 2025 - December 12, 2025

|  |                   |
|--|-------------------|
| Previous Amount Due                      | \$1,737.17        |
| Payment(s) Received Since Last Statement | -\$1,737.17       |
| <b>Current Month's Charges</b>           | <b>\$1,737.17</b> |

**Amount Due by January 08, 2026 \$1,737.17**

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



Scan here to view  
your account online.



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



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

Account #: 221008392039

Due Date: January 08, 2026



**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: \$1,737.17

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

636569708173

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.

6365697081732210083920390000001737176




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

**Account #:** 221008392039  
**Statement Date:** December 18, 2025  
**Charges Due:** January 08, 2026

**Service Period:** Nov 13, 2025 - Dec 12, 2025

**Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

| Lighting Service Items LS-1 (Bright Choices) for 30 days |                         |  |            |
|--|-------------------------|--|------------|
| Lighting Energy Charge                                   | 779 kWh @ \$0.03412/kWh |  | \$26.58    |
| Fixture & Maintenance Charge                             | 41 Fixtures             |  | \$681.01   |
| Lighting Pole / Wire                                     | 41 Poles                |  | \$875.76   |
| Lighting Fuel Charge                                     | 779 kWh @ \$0.03363/kWh |  | \$26.20    |
| Storm Protection Charge                                  | 779 kWh @ \$0.00559/kWh |  | \$4.35     |
| Clean Energy Transition Mechanism                        | 779 kWh @ \$0.00043/kWh |  | \$0.33     |
| Storm Surcharge  | 779 kWh @ \$0.01230/kWh |  | \$9.58     |
| Florida Gross Receipt Tax                                |                         |  | \$1.72     |
| Franchise Fee  |                         |  | \$106.47   |
| Municipal Public Service Tax                             |                         |  | \$5.17     |
| Lighting Charges   |                         |  | \$1,737.17 |

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

Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

**Important Outdoor Lighting Rate Information**  
Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).

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

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



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

Statement Date: November 18, 2025

Amount Due: \$86.73

Due Date: December 09, 2025

Account #: 221008498422

## Account Summary

Current Service Period: October 14, 2025 - November 12, 2025

|  |                |
|--|----------------|
| Previous Amount Due                      | \$98.78        |
| Payment(s) Received Since Last Statement | -\$98.78       |
| <b>Current Month's Charges</b>           | <b>\$86.73</b> |

**Amount Due by December 09, 2025 \$86.73**

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

## Your Energy Insight



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

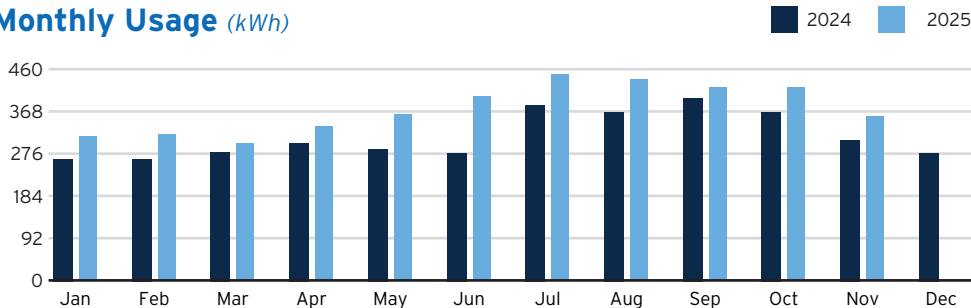


Your average daily kWh used was **14.29% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221008498422

Due Date: December 09, 2025



**Pay your bill online at TampaElectric.com**

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

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

Amount Due: \$86.73

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

630396874736

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.

6303968747362210084984220000000086739



Service For:  
19301 EAGLE CREEK LN  
TAMPA, FL 33647

Account #: 221008498422  
Statement Date: November 18, 2025  
Charges Due: December 09, 2025

Meter Read

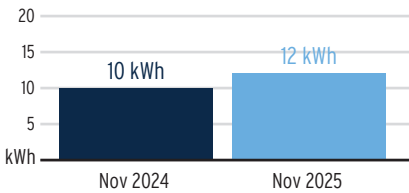
Meter Location: ENTRY SIGN & GATE  
Service Period: Oct 14, 2025 - Nov 12, 2025  
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000867629   | 11/12/2025 | 10,518          |   | 10,161           |   | 357 kWh    | 1          | 30 Days        |

Charge Details

|  |                         |  |                |
|--|-------------------------|--|----------------|
|  | <b>Electric Charges</b> |  |                |
| Daily Basic Service Charge                       | 30 days @ \$0.63000     |  | \$18.90        |
| Energy Charge                                    | 357 kWh @ \$0.08641/kWh |  | \$30.85        |
| Fuel Charge                                      | 357 kWh @ \$0.03391/kWh |  | \$12.11        |
| Storm Protection Charge                          | 357 kWh @ \$0.00577/kWh |  | \$2.06         |
| Clean Energy Transition Mechanism                | 357 kWh @ \$0.00418/kWh |  | \$1.49         |
| Storm Surcharge                                  | 357 kWh @ \$0.02121/kWh |  | \$7.57         |
| Florida Gross Receipt Tax                        |                         |  | \$1.87         |
| <b>Electric Service Cost</b>                     |                         |  | <b>\$74.85</b> |
| Franchise Fee                                    |                         |  | \$4.90         |
| Municipal Public Service Tax                     |                         |  | \$6.98         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         |  | <b>\$86.73</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 \$86.73

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

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



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

Statement Date: December 18, 2025

Amount Due: \$83.87

Due Date: January 08, 2026

Account #: 221008498422

## Account Summary

Current Service Period: November 13, 2025 - December 12, 2025

|  |                |
|--|----------------|
| Previous Amount Due                      | \$86.73        |
| Payment(s) Received Since Last Statement | -\$86.73       |
| <b>Current Month's Charges</b>           | <b>\$83.87</b> |

**Amount Due by January 08, 2026 \$83.87**

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

## Your Energy Insight



Your average daily kWh used was **22.22% higher** than the same period last year.

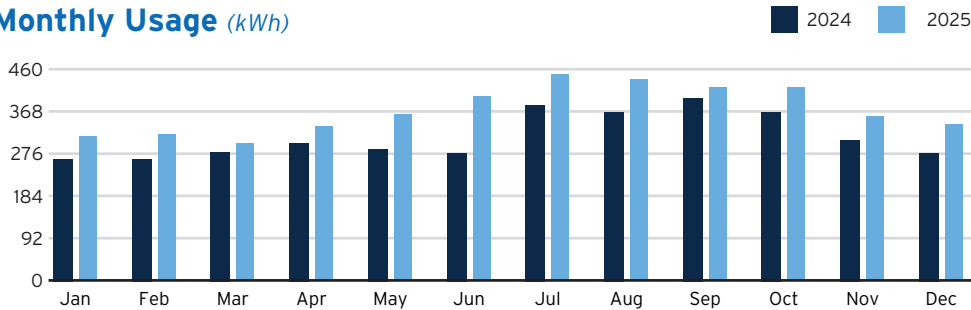


Your average daily kWh used was **8.33% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221008498422

Due Date: January 08, 2026



**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: \$83.87

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

636569708174

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.

6365697081742210084984220000000083878





**Service For:**  
19301 EAGLE CREEK LN  
TAMPA, FL 33647


**Account #:** 221008498422  
**Statement Date:** December 18, 2025  
**Charges Due:** January 08, 2026

### Meter Read

**Meter Location:** ENTRY SIGN & GATE  
**Service Period:** Nov 13, 2025 - Dec 12, 2025      **Rate Schedule:** General Service - Non Demand

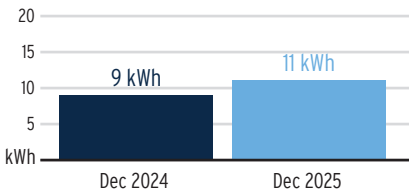
| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000867629   | 12/12/2025 | 10,859          |   | 10,518           |   | 341 kWh    | 1          | 30 Days        |

### Charge Details



| Electric Charges                                 |                         |                |
|--|-------------------------|----------------|
| Daily Basic Service Charge                       | 30 days @ \$0.63000     | \$18.90        |
| 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                        |                         | \$1.81         |
| <b>Electric Service Cost</b>                     |                         | <b>\$72.37</b> |
| Franchise Fee                                    |                         | \$4.74         |
| Municipal Public Service Tax                     |                         | \$6.76         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         | <b>\$83.87</b> |

### Avg kWh Used Per Day



### Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit **TampaElectric.com/PayAssist** to explore resources and get started.

**Total Current Month's Charges**      **\$83.87**

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

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



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

Statement Date: November 18, 2025

Amount Due: \$2,245.64

Due Date: December 09, 2025

Account #: 221008728984

## Account Summary

Current Service Period: October 14, 2025 - November 12, 2025

|  |                   |
|--|-------------------|
| Previous Amount Due                      | \$2,245.64        |
| Payment(s) Received Since Last Statement | -\$2,245.64       |
| <b>Current Month's Charges</b>           | <b>\$2,245.64</b> |

**Amount Due by December 09, 2025 \$2,245.64**

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



Scan here to view  
your account online.



### SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage  
your service, pay bills, enroll in programs,  
customize notifications and more.

Get details at [TampaElectric.com/YourWay](https://TampaElectric.com/YourWay).

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 #: 221008728984

Due Date: December 09, 2025



### Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,245.64

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

630396874737

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.

6303968747372210087289840000002245647



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

**Account #:** 221008728984  
**Statement Date:** November 18, 2025  
**Charges Due:** December 09, 2025

**Service Period:** Oct 14, 2025 - Nov 12, 2025

**Rate Schedule:** Lighting Service

**Charge Details**

|  |   |                          |                   |
|--|---|--------------------------|-------------------|
|  | <b>Electric Charges</b>   |                          |                   |
|  | <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b> |                          |                   |
|  | Lighting Energy Charge  | 1007 kWh @ \$0.03412/kWh | \$34.36           |
|  | Fixture & Maintenance Charge                                    | 53 Fixtures              | \$880.33          |
|  | Lighting Pole / Wire  | 53 Poles                 | \$1132.08         |
|  | Lighting Fuel Charge  | 1007 kWh @ \$0.03363/kWh | \$33.87           |
|  | Storm Protection Charge   | 1007 kWh @ \$0.00559/kWh | \$5.63            |
|  | Clean Energy Transition Mechanism                               | 1007 kWh @ \$0.00043/kWh | \$0.43            |
|  | Storm Surcharge   | 1007 kWh @ \$0.01230/kWh | \$12.39           |
|  | Florida Gross Receipt Tax                                       |                          | \$2.22            |
|  | Franchise Fee   |                          | \$137.64          |
|  | Municipal Public Service Tax                                    |                          | \$6.69            |
|  | <b>Lighting Charges</b>   |                          | <b>\$2,245.64</b> |

**Total Current Month's Charges** **\$2,245.64**

**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.

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

**Ways To Pay Your Bill**

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.

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

**Contact Us**

**Online:** [TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)  
**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: December 18, 2025

Amount Due: \$2,245.64

Due Date: January 08, 2026

Account #: 221008728984

## Account Summary

Current Service Period: November 13, 2025 - December 12, 2025

|  |             |
|--|-------------|
| Previous Amount Due                      | \$2,245.64  |
| Payment(s) Received Since Last Statement | -\$2,245.64 |

|                         |            |
|-------------------------|------------|
| Current Month's Charges | \$2,245.64 |
|-------------------------|------------|

Amount Due by January 08, 2026 \$2,245.64

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



Scan here to view  
your account online.



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 #: 221008728984

Due Date: January 08, 2026



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

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

Amount Due: \$2,245.64

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

636569708175

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.

6365697081752210087289840000002245648



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

**Account #:** 221008728984  
**Statement Date:** December 18, 2025  
**Charges Due:** January 08, 2026

**Service Period:** Nov 13, 2025 - Dec 12, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

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

**Lighting Charges** **\$2,245.64**

**Total Current Month's Charges**

**\$2,245.64**

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).

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.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other Correspondences:

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Statement Date: December 17, 2025

Amount Due: \$59.31

Due Date: January 07, 2026

Account #: 221008777817

## Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

|  |                |
|--|----------------|
| Previous Amount Due                      | \$61.51        |
| Payment(s) Received Since Last Statement | -\$61.51       |
| <b>Current Month's Charges</b>           | <b>\$59.31</b> |

**Amount Due by January 07, 2026 \$59.31**

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

## Your Energy Insight



Your average daily kWh used was **600% higher** than the same period last year.

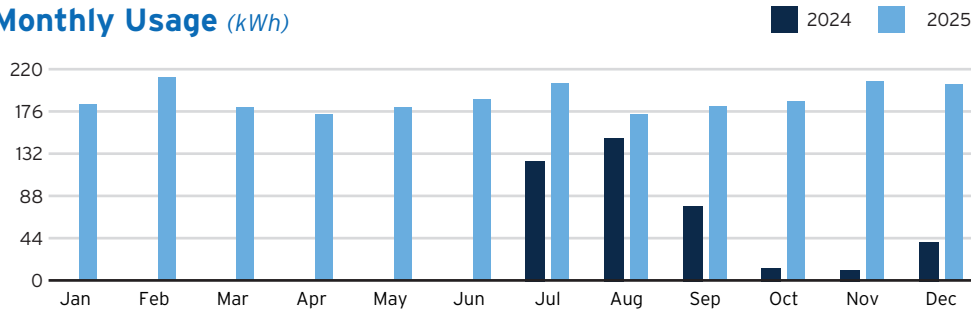


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## 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: January 07, 2026



**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: \$59.31

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

609409306980

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.

6094093069802210087778170000000059317





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

**Account #:** 221008777817  
**Statement Date:** December 17, 2025  
**Charges Due:** January 07, 2026

### Meter Read

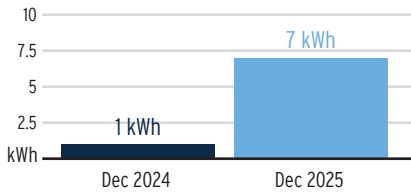
**Service Period:** Nov 12, 2025 - Dec 11, 2025      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000876288   | 12/11/2025 | 3,272           |   | 3,068            |   | 204 kWh    | 1          | 30 Days        |

### Charge Details

|  |                         |  |                |
|--|-------------------------|--|----------------|
| <b>Electric Charges</b>                          |                         |  |                |
| Daily Basic Service Charge                       | 30 days @ \$0.63000     |  | \$18.90        |
| Energy Charge                                    | 204 kWh @ \$0.08641/kWh |  | \$17.63        |
| Fuel Charge                                      | 204 kWh @ \$0.03391/kWh |  | \$6.92         |
| Storm Protection Charge                          | 204 kWh @ \$0.00577/kWh |  | \$1.18         |
| Clean Energy Transition Mechanism                | 204 kWh @ \$0.00418/kWh |  | \$0.85         |
| Storm Surcharge                                  | 204 kWh @ \$0.02121/kWh |  | \$4.33         |
| Florida Gross Receipt Tax                        |                         |  | \$1.28         |
| <b>Electric Service Cost</b>                     |                         |  | <b>\$51.09</b> |
| Franchise Fee                                    |                         |  | \$3.35         |
| Municipal Public Service Tax                     |                         |  | \$4.87         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         |  | <b>\$59.31</b> |

### Avg kWh Used Per Day



### Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

**Total Current Month's Charges** **\$59.31**

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

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



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

Statement Date: December 17, 2025

Amount Due: \$146.63

Due Date: January 07, 2026

Account #: 221008777825

## Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$99.54         |
| Payment(s) Received Since Last Statement | -\$99.54        |
| <b>Current Month's Charges</b>           | <b>\$146.63</b> |

**Amount Due by January 07, 2026 \$146.63**

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 **76.92% higher** than the same period last year.

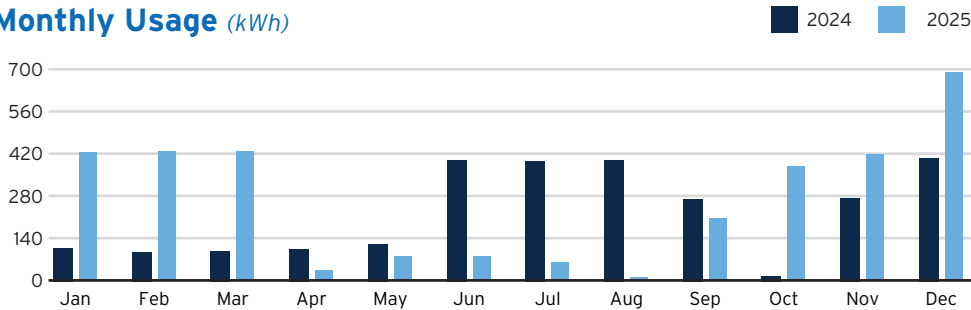


Your average daily kWh used was **76.92% higher** than it was in your previous period.



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: January 07, 2026



**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: \$146.63

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

609409306981

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.

6094093069812210087778250000000146636



**Service For:**  
10580 KBAR RANCH PKWY  
TAMPA, FL 33647

**Account #:** 221008777825  
**Statement Date:** December 17, 2025  
**Charges Due:** January 07, 2026

Meter Read

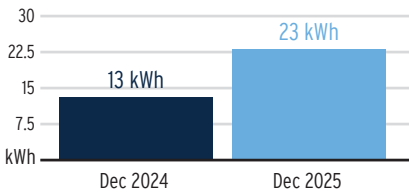
**Meter Location:** IRRIGATION  
**Service Period:** Nov 12, 2025 - Dec 11, 2025  
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000857981   | 12/11/2025 | 12,234          |   | 11,543           |   | 691 kWh    | 1          | 30 Days        |

Charge Details

|  |                         |                 |  |
|--|-------------------------|-----------------|--|
|  | <b>Electric Charges</b> |                 |  |
| Daily Basic Service Charge                       | 30 days @ \$0.63000     | \$18.90         |  |
| Energy Charge                                    | 691 kWh @ \$0.08641/kWh | \$59.71         |  |
| Fuel Charge                                      | 691 kWh @ \$0.03391/kWh | \$23.43         |  |
| Storm Protection Charge                          | 691 kWh @ \$0.00577/kWh | \$3.99          |  |
| Clean Energy Transition Mechanism                | 691 kWh @ \$0.00418/kWh | \$2.89          |  |
| Storm Surcharge                                  | 691 kWh @ \$0.02121/kWh | \$14.66         |  |
| Florida Gross Receipt Tax                        |                         | \$3.17          |  |
| <b>Electric Service Cost</b>                     |                         | <b>\$126.75</b> |  |
| Franchise Fee                                    |                         | \$8.30          |  |
| Municipal Public Service Tax                     |                         | \$11.58         |  |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         | <b>\$146.63</b> |  |

Avg kWh Used Per Day



Important Messages

**Struggling to keep up with your energy bill?**  
We have options to help when you need it most. Visit **TampaElectric.com/PayAssist** to explore resources and get started.

**Total Current Month's Charges** **\$146.63**

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

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



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

Statement Date: December 05, 2025

Amount Due: \$19,233.18

Due Date: December 19, 2025

Account #: 321000017111

## Account Summary

|   |                    |
|---|--------------------|
| Previous Amount Due                       | \$19,064.65        |
| Payment(s) Received Since Last Statement  | -\$19,064.65       |
| Credit Balance After Payments and Credits | \$0.00             |
| <b>Current Month's Charges</b>            | <b>\$19,233.18</b> |

**Amount Due by December 19, 2025 \$19,233.18**

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

**11,869 KWH**



19290 BRIARBROOK DR, TAMPA, FL 33647

**1,160 KWH**



Scan here to interact with your bill online.

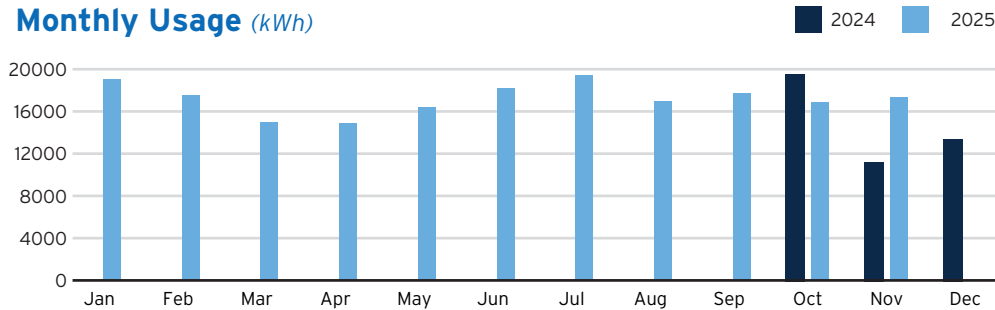


**DOWNED IS DANGEROUS!**

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: December 19, 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: \$19,233.18

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

700625003630

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.

7006250036303210000171110000019233184

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  | 11/12/2025 | 21,604  |   | 21,273   |   | 331 kWh                          | 1          | 30 Days        | \$1,522.65                             |
|   |            |         |   |          |   |                                  |            |                | <div><div></div><div>13.6%</div></div> |
| Service Address: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781   |            |         |   |          |   | Sub-Account Number: 211019281875 |            |                |  |
| Meter   | Read Date  | Current | - | Previous | = | Total Used                       | Multiplier | Billing Period | Amount                                 |
| 1000778163  | 11/11/2025 | 96,889  |   | 85,020   |   | 11,869 kWh                       | 1          | 32 Days        | \$1,436.19                             |
| 1000778163  | 11/11/2025 | 24.79   |   | 0        |   | 24.79 kW                         | 1          | 32 Days        | 2.9%                                   |
|   |            |         |   |          |   |                                  |            |                | <div><div></div><div>2.9%</div></div>  |
| Service Address: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647-3781 |            |         |   |          |   | Sub-Account Number: 211019923880 |            |                |  |
| Meter   | Read Date  | Current | - | Previous | = | Total Used                       | Multiplier | Billing Period | Amount                                 |
| 1000277186  | 11/11/2025 | 17,589  |   | 17,284   |   | 305 kWh                          | 1          | 32 Days        | \$78.92                                |
|   |            |         |   |          |   |                                  |            |                | <div><div></div><div>0.0%</div></div>  |
| Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647                 |            |         |   |          |   | Sub-Account Number: 211020399740 |            |                |  |
| Meter   | Read Date  | Current | - | Previous | = | Total Used                       | Multiplier | Billing Period | Amount                                 |
| 1000563384  | 11/11/2025 | 16,450  |   | 16,103   |   | 347 kWh                          | 1          | 32 Days        | \$86.44                                |
|   |            |         |   |          |   |                                  |            |                | <div><div></div><div>2.4%</div></div>  |
| Service Address: K BAR RANCH SEGMENT E, TAMPA, FL 33647               |            |         |   |          |   | Sub-Account Number: 211023511093 |            |                |  |


Continued on next page

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


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 | 11/11/2025 | 25,846  |   | 25,357   |   | 489 kWh    | 1          | 32 Days        | \$111.90 |
|            |            |         |   |          |   |            |            |                | 35.5%    |

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

Sub-Account Number: 221003321017

| Meter      | Read Date  | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount  |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------|
| 1000143235 | 11/11/2025 | 17,721  |   | 17,497   |   | 224 kWh    | 1          | 32 Days        | \$64.41 |
|            |            |         |   |          |   |            |            |                | 11.4%   |

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Sub-Account Number: 221003637594

| Meter      | Read Date  | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount   |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------|
| 1000118100 | 11/11/2025 | 19,239  |   | 18,983   |   | 256 kWh    | 1          | 32 Days        | \$837.67 |
|            |            |         |   |          |   |            |            |                | 5.8%     |

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

Sub-Account Number: 221005599891

| Meter      | Read Date  | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount  |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---------|
| 1000143216 | 11/11/2025 | 26,323  |   | 25,949   |   | 374 kWh    | 1          | 32 Days        | \$91.29 |
|            |            |         |   |          |   |            |            |                | 11.6%   |

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 | 11/11/2025 | 12,335  |   | 11,552   |   | 783 kWh    | 1          | 32 Days        | \$164.63 |
|            |            |         |   |          |   |            |            |                | 43.4%    |

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 | 11/11/2025 | 3,181   |   | 3,140    |   | 41 kWh     | 1          | 32 Days        | \$31.59 |
|            |            |         |   |          |   |            |            |                | 2.5%    |

Continued on next page →



Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month

 Increased  Same  Decreased

| Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647 |            |         |   |          |   | Sub-Account Number: 221005600368 |            |                |  |
|---|------------|---------|---|----------|---|----------------------------------|------------|----------------|--|
| Meter   | Read Date  | Current | - | Previous | = | Total Used                       | Multiplier | Billing Period | Amount                                 |
| 1000123590  | 11/11/2025 | 49,700  |   | 48,540   |   | 1,160 kWh                        | 1          | 32 Days        | \$2,658.16                             |
|   |            |         |   |          |   |                                  |            |                | <div><div></div><div>56.1%</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  | 11/12/2025 | 53,176  |   | 52,595   |   | 581 kWh                          | 1          | 30 Days        | \$126.88                              |
|   |            |         |   |          |   |                                  |            |                | <div><div></div><div>6.4%</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   | 11/11/2025 | 16,343  |   | 16,090   |   | 253 kWh                          | 1          | 32 Days        | \$69.61                                |
|  |            |         |   |          |   |                                  |            |                | <div><div></div><div>10.0%</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   | 11/12/2025 | 15,341  |   | 15,041   |   | 300 kWh                          | 1          | 30 Days        | \$892.01                              |
|  |            |         |   |          |   |                                  |            |                | <div><div></div><div>3.2%</div></div> |

|   |  |  |  |  |   |  |  |  |  |                           |
|---|--|--|--|--|---|--|--|--|--|---------------------------|
| <b>Service Address:</b> K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647 |  |  |  |  | <b>Sub-Account Number:</b> 221007993977 |  |  |  |  |                           |
|   |  |  |  |  |   |  |  |  |  | <b>Amount:</b> \$1,567.71 |

|   |  |   |  |
|---|--|---|--|
| <b>Service Address:</b> K BAR PARCEL D, TAMPA, FL 33647 |  | <b>Sub-Account Number:</b> 221008130249 |  |
|   |  | <b>Amount:</b> \$1,059.25               |  |

|   |  |  |  |  |   |  |  |  |  |                           |
|---|--|--|--|--|---|--|--|--|--|---------------------------|
| <b>Service Address:</b> K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647 |  |  |  |  | <b>Sub-Account Number:</b> 221008151583 |  |  |  |  |                           |
|   |  |  |  |  |   |  |  |  |  | <b>Amount:</b> \$1,659.27 |

| Total Current Month's Charges |  |  |  |  | \$19,233.18 |  |  |  |
|-------------------------------|--|--|--|--|-------------|--|--|--|
|-------------------------------|--|--|--|--|-------------|--|--|--|



Sub-Account #: 211017791636  
Statement Date: 12/02/2025

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

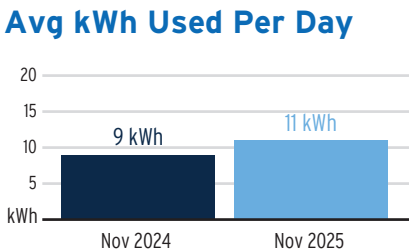
Meter Read

Service Period: 10/14/2025 - 11/12/2025      Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000716424   | 11/12/2025 | 21,604          |   | 21,273           |   | 331 kWh    | 1          | 30 Days        |

Charge Details

|  |                         |  |                |
|--|-------------------------|--|----------------|
|  | <b>Electric Charges</b> |  |                |
| Daily Basic Service Charge                       | 30 days @ \$0.63000     |  | \$18.90        |
| Energy Charge                                    | 331 kWh @ \$0.08641/kWh |  | \$28.60        |
| Fuel Charge                                      | 331 kWh @ \$0.03391/kWh |  | \$11.22        |
| Storm Protection Charge                          | 331 kWh @ \$0.00577/kWh |  | \$1.91         |
| Clean Energy Transition Mechanism                | 331 kWh @ \$0.00418/kWh |  | \$1.38         |
| Storm Surcharge                                  | 331 kWh @ \$0.02121/kWh |  | \$7.02         |
| Florida Gross Receipt Tax                        |                         |  | \$1.77         |
| <b>Electric Service Cost</b>                     |                         |  | <b>\$70.80</b> |
| Franchise Fee                                    |                         |  | \$4.64         |
| Municipal Public Service Tax                     |                         |  | \$6.62         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         |  | <b>\$82.06</b> |



Current Month's Electric Charges      \$82.06

Billing information continues on next page →




Sub-Account #: 211017791636  
Statement Date: 12/02/2025

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

**Service Period:** 10/14/2025 - 11/12/2025      **Rate Schedule:** Lighting Service

Charge Details

|   |                         |                   |
|---|-------------------------|-------------------|
|  <b>Electric Charges</b> |                         |                   |
| <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>   |                         |                   |
| Lighting Energy Charge  | 646 kWh @ \$0.03412/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: 12/02/2025

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

Meter Read

Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: General Service Demand - Standard

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000778163   | 11/11/2025 | 96,889          |   | 85,020           |   | 11,869 kWh | 1          | 32 Days        |
| 1000778163   | 11/11/2025 | 24.79           |   | 0                |   | 24.79 kW   | 1          | 32 Days        |

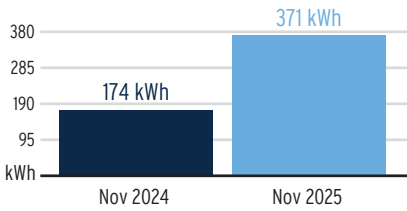
Charge Details

|  |                            |  |                   |
|--|----------------------------|--|-------------------|
|  | <b>Electric Charges</b>    |  |                   |
| Daily Basic Service Charge                       | 32 days @ \$1.06000        |  | \$33.92           |
| Billing Demand Charge                            | 25 kW @ \$18.07000/kW      |  | \$451.75          |
| Energy Charge                                    | 11,869 kWh @ \$0.00773/kWh |  | \$91.75           |
| Fuel Charge                                      | 11,869 kWh @ \$0.03391/kWh |  | \$402.48          |
| Capacity Charge                                  | 25 kW @ \$0.30000/kW       |  | \$7.50            |
| Storm Protection Charge                          | 25 kW @ \$2.08000/kW       |  | \$52.00           |
| Energy Conservation Charge                       | 25 kW @ \$0.93000/kW       |  | \$23.25           |
| Environmental Cost Recovery                      | 11,869 kWh @ \$0.00068/kWh |  | \$8.07            |
| Clean Energy Transition Mechanism                | 25 kW @ \$1.15000/kW       |  | \$28.75           |
| Storm Surcharge                                  | 11,869 kWh @ \$0.01035/kWh |  | \$122.84          |
| Florida Gross Receipt Tax                        |                            |  | \$31.34           |
| <b>Electric Service Cost</b>                     |                            |  | <b>\$1,253.65</b> |
| Franchise Fee                                    |                            |  | \$82.11           |
| Municipal Public Service Tax                     |                            |  | \$100.43          |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                            |  | <b>\$1,436.19</b> |

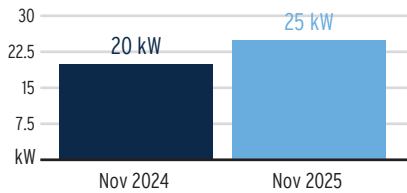
Current Month's Electric Charges      **\$1,436.19**

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: 12/02/2025

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

Meter Read

Meter Location: SIGN/GATE

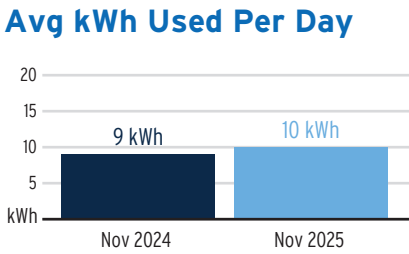
Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000277186   | 11/11/2025 | 17,589          |   | 17,284           |   | 305 kWh    | 1          | 32 Days        |

Charge Details

|  |                         |  |                |
|--|-------------------------|--|----------------|
|  | <b>Electric Charges</b> |  |                |
| Daily Basic Service Charge                       | 32 days @ \$0.63000     |  | \$20.16        |
| 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                        |                         |  | \$1.70         |
| <b>Electric Service Cost</b>                     |                         |  | <b>\$68.06</b> |
| Franchise Fee                                    |                         |  | \$4.46         |
| Municipal Public Service Tax                     |                         |  | \$6.40         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         |  | <b>\$78.92</b> |



Current Month's Electric Charges **\$78.92**

Billing information continues on next page →



Sub-Account #: 211020399740  
Statement Date: 12/02/2025

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read


Meter Location: ENTRY LIGHT & GATE

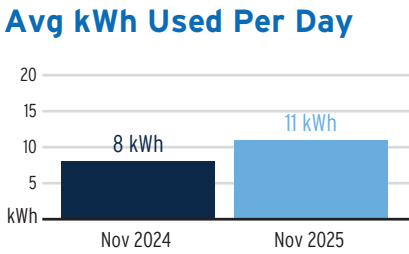
Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000563384   | 11/11/2025 | 16,450          |   | 16,103           |   | 347 kWh    | 1          | 32 Days        |

Charge Details

|   |                         |  |                |
|---|-------------------------|--|----------------|
|  | <b>Electric Charges</b> |  |                |
| Daily Basic Service Charge  | 32 days @ \$0.63000     |  | \$20.16        |
| Energy Charge   | 347 kWh @ \$0.08641/kWh |  | \$29.98        |
| Fuel Charge   | 347 kWh @ \$0.03391/kWh |  | \$11.77        |
| Storm Protection Charge   | 347 kWh @ \$0.00577/kWh |  | \$2.00         |
| Clean Energy Transition Mechanism   | 347 kWh @ \$0.00418/kWh |  | \$1.45         |
| Storm Surcharge   | 347 kWh @ \$0.02121/kWh |  | \$7.36         |
| Florida Gross Receipt Tax   |                         |  | \$1.86         |
| <b>Electric Service Cost</b>  |                         |  | <b>\$74.58</b> |
| Franchise Fee   |                         |  | \$4.88         |
| Municipal Public Service Tax  |                         |  | \$6.98         |
| <b>Total Electric Cost, Local Fees and Taxes</b>                                  |                         |  | <b>\$86.44</b> |



Current Month's Electric Charges \$86.44

Billing information continues on next page ➡






Sub-Account #: 211023511093  
Statement Date: 12/02/2025

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

Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: Lighting Service

Charge Details

|   |                         |                 |
|---|-------------------------|-----------------|
|  <b>Electric Charges</b> |                         |                 |
| <b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>   |                         |                 |
| Lighting Energy Charge  | 407 kWh @ \$0.03412/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: 12/02/2025

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

Meter Read

Meter Location: WELL/IRRIGATION

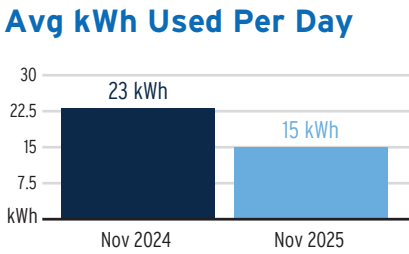
Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000857951   | 11/11/2025 | 25,846          |   | 25,357           |   | 489 kWh    | 1          | 32 Days        |

Charge Details

|  |                         |  |                 |
|--|-------------------------|--|-----------------|
|  | <b>Electric Charges</b> |  |                 |
| Daily Basic Service Charge                       | 32 days @ \$0.63000     |  | \$20.16         |
| Energy Charge                                    | 489 kWh @ \$0.08641/kWh |  | \$42.25         |
| Fuel Charge                                      | 489 kWh @ \$0.03391/kWh |  | \$16.58         |
| Storm Protection Charge                          | 489 kWh @ \$0.00577/kWh |  | \$2.82          |
| Clean Energy Transition Mechanism                | 489 kWh @ \$0.00418/kWh |  | \$2.04          |
| Storm Surcharge                                  | 489 kWh @ \$0.02121/kWh |  | \$10.37         |
| Florida Gross Receipt Tax                        |                         |  | \$2.42          |
| <b>Electric Service Cost</b>                     |                         |  | <b>\$96.64</b>  |
| Franchise Fee                                    |                         |  | \$6.33          |
| Municipal Public Service Tax                     |                         |  | \$8.93          |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         |  | <b>\$111.90</b> |



Current Month's Electric Charges \$111.90

Billing information continues on next page →



Sub-Account #: 221003321017  
Statement Date: 12/02/2025

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

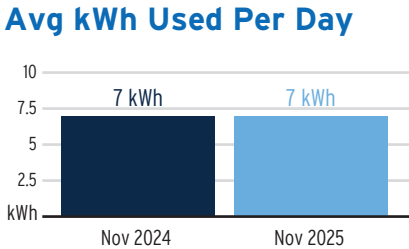
### Meter Read

**Service Period:** 10/11/2025 - 11/11/2025      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143235   | 11/11/2025 | 17,721          |   | 17,497           |   | 224 kWh    | 1          | 32 Days        |

### Charge Details

|  |                         |                |
|--|-------------------------|----------------|
| <b>Electric Charges</b>                          |                         |                |
| Daily Basic Service Charge                       | 32 days @ \$0.63000     | \$20.16        |
| Energy Charge                                    | 224 kWh @ \$0.08641/kWh | \$19.36        |
| Fuel Charge                                      | 224 kWh @ \$0.03391/kWh | \$7.60         |
| Storm Protection Charge                          | 224 kWh @ \$0.00577/kWh | \$1.29         |
| Clean Energy Transition Mechanism                | 224 kWh @ \$0.00418/kWh | \$0.94         |
| Storm Surcharge                                  | 224 kWh @ \$0.02121/kWh | \$4.75         |
| Florida Gross Receipt Tax                        |                         | \$1.39         |
| <b>Electric Service Cost</b>                     |                         | <b>\$55.49</b> |
| Franchise Fee                                    |                         | \$3.63         |
| Municipal Public Service Tax                     |                         | \$5.29         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         | <b>\$64.41</b> |



**Current Month's Electric Charges** **\$64.41**

Billing information continues on next page →



Sub-Account #: 221003637594  
Statement Date: 12/02/2025

**Service Address:** 10711 MISTFLOWER LN, TAMPA, FL 33647

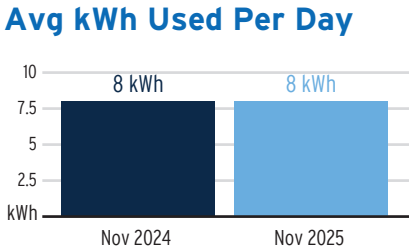
### Meter Read

**Service Period:** 10/11/2025 - 11/11/2025      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000118100   | 11/11/2025 | 19,239          |   | 18,983           |   | 256 kWh    | 1          | 32 Days        |

### Charge Details

|  |                         |                |
|--|-------------------------|----------------|
| <b>Electric Charges</b>                          |                         |                |
| Daily Basic Service Charge                       | 32 days @ \$0.63000     | \$20.16        |
| Energy Charge                                    | 256 kWh @ \$0.08641/kWh | \$22.12        |
| Fuel Charge                                      | 256 kWh @ \$0.03391/kWh | \$8.68         |
| Storm Protection Charge                          | 256 kWh @ \$0.00577/kWh | \$1.48         |
| Clean Energy Transition Mechanism                | 256 kWh @ \$0.00418/kWh | \$1.07         |
| Storm Surcharge                                  | 256 kWh @ \$0.02121/kWh | \$5.43         |
| Florida Gross Receipt Tax                        |                         | \$1.51         |
| <b>Electric Service Cost</b>                     |                         | <b>\$60.45</b> |
| Franchise Fee                                    |                         | \$3.96         |
| Municipal Public Service Tax                     |                         | \$5.73         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         | <b>\$70.14</b> |



**Current Month's Electric Charges** **\$70.14**

Billing information continues on next page →




Sub-Account #: 221003637594  
Statement Date: 12/02/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: Lighting Service

Charge Details

|   |                         |                 |
|---|-------------------------|-----------------|
|  <b>Electric Charges</b> |                         |                 |
| <b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>   |                         |                 |
| Lighting Energy Charge  | 432 kWh @ \$0.03412/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: 12/02/2025

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

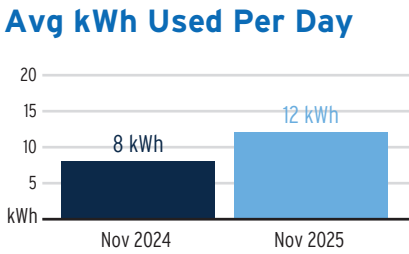
Meter Read

Meter Location: WELL  
Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143216   | 11/11/2025 | 26,323          |   | 25,949           |   | 374 kWh    | 1          | 32 Days        |

Charge Details

|  |  |                         |                |
|--|--|-------------------------|----------------|
|  | <b>Electric Charges</b>                          |                         |                |
|  | Daily Basic Service Charge                       | 32 days @ \$0.63000     | \$20.16        |
|  | Energy Charge                                    | 374 kWh @ \$0.08641/kWh | \$32.32        |
|  | Fuel Charge                                      | 374 kWh @ \$0.03391/kWh | \$12.68        |
|  | Storm Protection Charge                          | 374 kWh @ \$0.00577/kWh | \$2.16         |
|  | Clean Energy Transition Mechanism                | 374 kWh @ \$0.00418/kWh | \$1.56         |
|  | Storm Surcharge                                  | 374 kWh @ \$0.02121/kWh | \$7.93         |
|  | Florida Gross Receipt Tax                        |                         | \$1.97         |
|  | <b>Electric Service Cost</b>                     |                         | <b>\$78.78</b> |
|  | Franchise Fee                                    |                         | \$5.16         |
|  | Municipal Public Service Tax                     |                         | \$7.35         |
|  | <b>Total Electric Cost, Local Fees and Taxes</b> |                         | <b>\$91.29</b> |



Current Month's Electric Charges      \$91.29

Billing information continues on next page ➡





Sub-Account #: 221005600327  
Statement Date: 12/02/2025


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

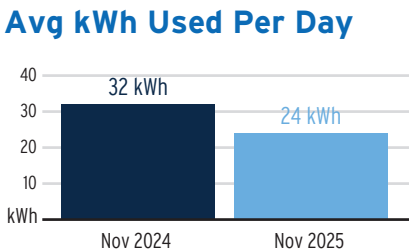
Meter Read

Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000851365   | 11/11/2025 | 12,335          |   | 11,552           |   | 783 kWh    | 1          | 32 Days        |

Charge Details

|   |                         |                 |
|---|-------------------------|-----------------|
|  <b>Electric Charges</b> |                         |                 |
| Daily Basic Service Charge  | 32 days @ \$0.63000     | \$20.16         |
| Energy Charge   | 783 kWh @ \$0.08641/kWh | \$67.66         |
| Fuel Charge   | 783 kWh @ \$0.03391/kWh | \$26.55         |
| Storm Protection Charge   | 783 kWh @ \$0.00577/kWh | \$4.52          |
| Clean Energy Transition Mechanism   | 783 kWh @ \$0.00418/kWh | \$3.27          |
| Storm Surcharge   | 783 kWh @ \$0.02121/kWh | \$16.61         |
| Florida Gross Receipt Tax   |                         | \$3.56          |
| <b>Electric Service Cost</b>  |                         | <b>\$142.33</b> |
| Franchise Fee   |                         | \$9.32          |
| Municipal Public Service Tax  |                         | \$12.98         |
| <b>Total Electric Cost, Local Fees and Taxes</b>  |                         | <b>\$164.63</b> |



Current Month's Electric Charges      \$164.63

Billing information continues on next page →




Sub-Account #: 221005600335  
Statement Date: 12/02/2025

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

**Service Period:** 10/14/2025 - 11/12/2025      **Rate Schedule:** Lighting Service

Charge Details

|   |                          |                   |
|---|--------------------------|-------------------|
|  <b>Electric Charges</b> |                          |                   |
| <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>   |                          |                   |
| Lighting Energy Charge  | 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: 12/02/2025


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

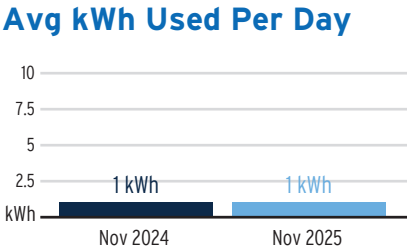
Meter Read

Meter Location: ENTRANCE  
Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143215   | 11/11/2025 | 3,181           |   | 3,140            |   | 41 kWh     | 1          | 32 Days        |

Charge Details

|   |                        |                |
|---|------------------------|----------------|
|  <b>Electric Charges</b> |                        |                |
| Daily Basic Service Charge  | 32 days @ \$0.63000    | \$20.16        |
| Energy Charge   | 41 kWh @ \$0.08641/kWh | \$3.54         |
| Fuel Charge   | 41 kWh @ \$0.03391/kWh | \$1.39         |
| Storm Protection Charge   | 41 kWh @ \$0.00577/kWh | \$0.24         |
| Clean Energy Transition Mechanism   | 41 kWh @ \$0.00418/kWh | \$0.17         |
| Storm Surcharge   | 41 kWh @ \$0.02121/kWh | \$0.87         |
| Florida Gross Receipt Tax   |                        | \$0.68         |
| <b>Electric Service Cost</b>  |                        | <b>\$27.05</b> |
| Franchise Fee   |                        | \$1.77         |
| Municipal Public Service Tax  |                        | \$2.77         |
| <b>Total Electric Cost, Local Fees and Taxes</b>  |                        | <b>\$31.59</b> |



Current Month's Electric Charges      \$31.59

Billing information continues on next page ➡



Sub-Account #: 221005600368  
Statement Date: 12/02/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

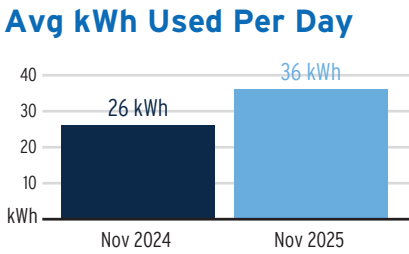
Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000123590   | 11/11/2025 | 49,700          |   | 48,540           |   | 1,160 kWh  | 1          | 32 Days        |

Charge Details

|  |  |                           |                 |
|--|--|---------------------------|-----------------|
|  | <b>Electric Charges</b>                          |                           |                 |
|  | Daily Basic Service Charge                       | 32 days @ \$0.63000       | \$20.16         |
|  | Energy Charge                                    | 1,160 kWh @ \$0.08641/kWh | \$100.24        |
|  | Fuel Charge                                      | 1,160 kWh @ \$0.03391/kWh | \$39.34         |
|  | Storm Protection Charge                          | 1,160 kWh @ \$0.00577/kWh | \$6.69          |
|  | Clean Energy Transition Mechanism                | 1,160 kWh @ \$0.00418/kWh | \$4.85          |
|  | Storm Surcharge                                  | 1,160 kWh @ \$0.02121/kWh | \$24.60         |
|  | Florida Gross Receipt Tax                        |                           | \$5.02          |
|  | <b>Electric Service Cost</b>                     |                           | <b>\$200.90</b> |
|  | Franchise Fee                                    |                           | \$13.16         |
|  | Municipal Public Service Tax                     |                           | \$18.17         |
|  | <b>Total Electric Cost, Local Fees and Taxes</b> |                           | <b>\$232.23</b> |



Current Month's Electric Charges \$232.23

Billing information continues on next page →




Sub-Account #: 221005600368  
Statement Date: 12/02/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: Lighting Service

Charge Details

|   |                          |                   |
|---|--------------------------|-------------------|
|  <b>Electric Charges</b> |                          |                   |
| <b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>   |                          |                   |
| Lighting Energy Charge  | 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: 12/02/2025

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

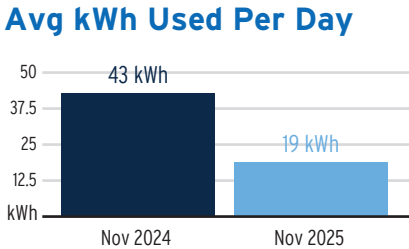
### Meter Read

**Service Period:** 10/14/2025 - 11/12/2025      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000143151   | 11/12/2025 | 53,176          |   | 52,595           |   | 581 kWh    | 1          | 30 Days        |

### Charge Details

|  |                         |  |                 |
|--|-------------------------|--|-----------------|
| <div>⚡</div> <b>Electric Charges</b>             |                         |  |                 |
| Daily Basic Service Charge                       | 30 days @ \$0.63000     |  | \$18.90         |
| Energy Charge                                    | 581 kWh @ \$0.08641/kWh |  | \$50.20         |
| Fuel Charge                                      | 581 kWh @ \$0.03391/kWh |  | \$19.70         |
| Storm Protection Charge                          | 581 kWh @ \$0.00577/kWh |  | \$3.35          |
| Clean Energy Transition Mechanism                | 581 kWh @ \$0.00418/kWh |  | \$2.43          |
| Storm Surcharge                                  | 581 kWh @ \$0.02121/kWh |  | \$12.32         |
| Florida Gross Receipt Tax                        |                         |  | \$2.74          |
| <b>Electric Service Cost</b>                     |                         |  | <b>\$109.64</b> |
| Franchise Fee                                    |                         |  | \$7.18          |
| Municipal Public Service Tax                     |                         |  | \$10.06         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         |  | <b>\$126.88</b> |



**Current Month's Electric Charges** **\$126.88**

Billing information continues on next page →





Sub-Account #: 221007136783  
Statement Date: 12/02/2025


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

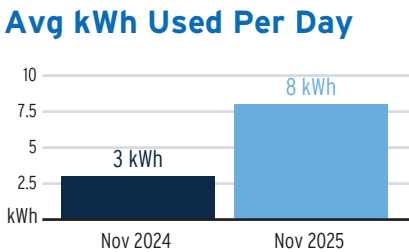
### Meter Read

**Service Period:** 10/11/2025 - 11/11/2025      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000707065   | 11/11/2025 | 16,343          |   | 16,090           |   | 253 kWh    | 1          | 32 Days        |

### Charge Details

|   |                         |                |
|---|-------------------------|----------------|
|  <b>Electric Charges</b> |                         |                |
| Daily Basic Service Charge  | 32 days @ \$0.63000     | \$20.16        |
| Energy Charge   | 253 kWh @ \$0.08641/kWh | \$21.86        |
| Fuel Charge   | 253 kWh @ \$0.03391/kWh | \$8.58         |
| Storm Protection Charge   | 253 kWh @ \$0.00577/kWh | \$1.46         |
| Clean Energy Transition Mechanism   | 253 kWh @ \$0.00418/kWh | \$1.06         |
| Storm Surcharge   | 253 kWh @ \$0.02121/kWh | \$5.37         |
| Florida Gross Receipt Tax   |                         | \$1.50         |
| <b>Electric Service Cost</b>  |                         | <b>\$59.99</b> |
| Franchise Fee   |                         | \$3.93         |
| Municipal Public Service Tax  |                         | \$5.69         |
| <b>Total Electric Cost, Local Fees and Taxes</b>  |                         | <b>\$69.61</b> |



**Current Month's Electric Charges** **\$69.61**

Billing information continues on next page →



Sub-Account #: 221007621776  
Statement Date: 12/02/2025

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

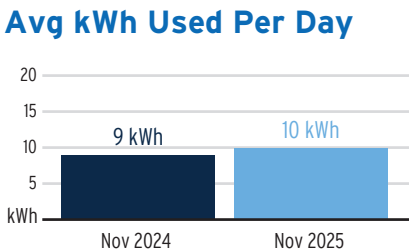
### Meter Read

**Service Period:** 10/14/2025 - 11/12/2025      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000777467   | 11/12/2025 | 15,341          |   | 15,041           |   | 300 kWh    | 1          | 30 Days        |

### Charge Details

|  |                         |                |
|--|-------------------------|----------------|
| <b>Electric Charges</b>                          |                         |                |
| Daily Basic Service Charge                       | 30 days @ \$0.63000     | \$18.90        |
| Energy Charge                                    | 300 kWh @ \$0.08641/kWh | \$25.92        |
| Fuel Charge                                      | 300 kWh @ \$0.03391/kWh | \$10.17        |
| Storm Protection Charge                          | 300 kWh @ \$0.00577/kWh | \$1.73         |
| Clean Energy Transition Mechanism                | 300 kWh @ \$0.00418/kWh | \$1.25         |
| Storm Surcharge                                  | 300 kWh @ \$0.02121/kWh | \$6.36         |
| Florida Gross Receipt Tax                        |                         | \$1.65         |
| <b>Electric Service Cost</b>                     |                         | <b>\$65.98</b> |
| Franchise Fee                                    |                         | \$4.32         |
| Municipal Public Service Tax                     |                         | \$6.19         |
| <b>Total Electric Cost, Local Fees and Taxes</b> |                         | <b>\$76.49</b> |



**Current Month's Electric Charges**      **\$76.49**

Billing information continues on next page →




Sub-Account #: 221007621776  
Statement Date: 12/02/2025

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

Service Period: 10/14/2025 - 11/12/2025      Rate Schedule: Lighting Service

Charge Details

|   |                         |                 |
|---|-------------------------|-----------------|
|  <b>Electric Charges</b> |                         |                 |
| <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>   |                         |                 |
| Lighting Energy Charge  | 459 kWh @ \$0.03412/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: 12/02/2025

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

**Service Period:** 10/14/2025 - 11/12/2025      **Rate Schedule:** Lighting Service

Charge Details

|   |                         |                   |
|---|-------------------------|-------------------|
|  <b>Electric Charges</b> |                         |                   |
| <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>   |                         |                   |
| Lighting Energy Charge  | 703 kWh @ \$0.03412/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> |
|---|-------------------|

Billing information continues on next page →




Sub-Account #: 221008130249  
Statement Date: 12/02/2025

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

Service Period: 10/11/2025 - 11/11/2025      Rate Schedule: Lighting Service

Charge Details

|   |                         |                   |
|---|-------------------------|-------------------|
|  <b>Electric Charges</b> |                         |                   |
| <b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>   |                         |                   |
| Lighting Energy Charge  | 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: 12/02/2025

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

**Service Period:** 10/14/2025 - 11/12/2025      **Rate Schedule:** Lighting Service

Charge Details

|   |                         |                   |
|---|-------------------------|-------------------|
| <div>⚡</div> <b>Electric Charges</b>                            |                         |                   |
| <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b> |                         |                   |
| Lighting Energy Charge  | 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** **\$19,233.18**





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

Statement Date: December 17, 2025

Amount Due: \$80.11

Due Date: January 07, 2026

Account #: 211025392658

## Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

|  |                |
|--|----------------|
| Previous Amount Due                      | \$85.38        |
| Payment(s) Received Since Last Statement | -\$85.38       |
| <b>Current Month's Charges</b>           | <b>\$80.11</b> |

**Amount Due by January 07, 2026 \$80.11**

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.

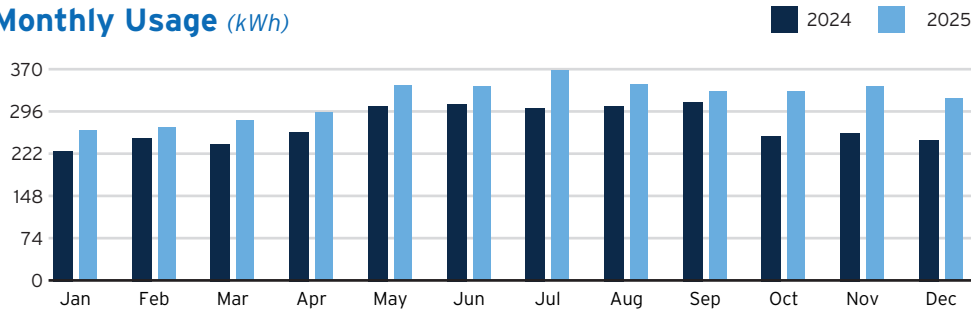


Your average daily kWh used was **0% higher** than it was in your previous period.



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: January 07, 2026



**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: \$80.11

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

676075673098

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.

6760756730982110253926580000000080117



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

**Account #:** 211025392658  
**Statement Date:** December 17, 2025  
**Charges Due:** January 07, 2026


## Meter Read

**Service Period:** Nov 12, 2025 - Dec 11, 2025

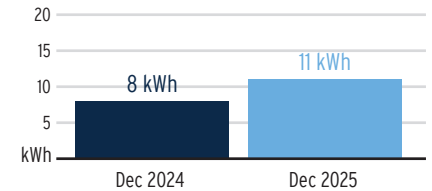
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000872160   | 12/11/2025 | 10,037          |   | 9,717            |   | 320 kWh    | 1          | 30 Days        |

## Charge Details

|   |                         |  |                |
|---|-------------------------|--|----------------|
|  | <b>Electric Charges</b> |  |                |
| Daily Basic Service Charge  | 30 days @ \$0.63000     |  | \$18.90        |
| Energy Charge   | 320 kWh @ \$0.08641/kWh |  | \$27.65        |
| Fuel Charge   | 320 kWh @ \$0.03391/kWh |  | \$10.85        |
| Storm Protection Charge   | 320 kWh @ \$0.00577/kWh |  | \$1.85         |
| Clean Energy Transition Mechanism   | 320 kWh @ \$0.00418/kWh |  | \$1.34         |
| Storm Surcharge   | 320 kWh @ \$0.02121/kWh |  | \$6.79         |
| Florida Gross Receipt Tax   |                         |  | \$1.73         |
| <b>Electric Service Cost</b>  |                         |  | <b>\$69.11</b> |
| Franchise Fee   |                         |  | \$4.53         |
| Municipal Public Service Tax  |                         |  | \$6.47         |
| <b>Total Electric Cost, Local Fees and Taxes</b>                                  |                         |  | <b>\$80.11</b> |

## Avg kWh Used Per Day



## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

**Total Current Month's Charges**

**\$80.11**

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.



### 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.



DEC - 8 2025

0 K-BAR RANCH II CDD 0

### ACCOUNT SUMMARY

Credit Limit \$10,000.00  
Credit Available \$8,499.00  
Statement Closing Date November 30, 2025  
Days in Billing Cycle 30  
Previous Balance \$1,387.91  
Payments & Credits \$1,417.89  
Purchases & Other Charges \$1,530.61  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$1,500.63  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

### PAYMENT INFORMATION

New Balance \$1,500.63  
Minimum Payment Due \$1,500.63  
Payment Due Date December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

### TRANSACTIONS

| Tran Date | Post Date | Reference Number  | Transaction Description           | Amount     |
|-----------|-----------|-------------------|-----------------------------------|------------|
|           |           |                   | <b>\$1,387.91</b>                 |            |
| 11/25     | 11/25     | F151500A900CHGDDA | AUTOMATIC PAYMENT - THANK YOU     | 1,387.91-  |
|           |           | MICHELLE WHITE    |                                   | \$0.00     |
|           |           | MITCH SEVERSON    |                                   | \$1,500.63 |
| 11/04     | 11/04     | 55432869L5VAG4LYW | LOWES #01003* TAMPA FL            | 89.20      |
|           |           |                   | MCC: 5200 MERCHANT ZIP: 336471545 |            |
| 11/05     | 11/05     | 55432869M5VKT7T9M | AMAZON MKTPL*NK73J58Y2 SEATTLE WA | 25.68      |
|           |           |                   | MCC: 5942 MERCHANT ZIP:           |            |
| 11/05     | 11/05     | 82305099MEHNVTSK  | AMAZON MARK* BT10I9LK0 SEATTLE WA | 49.30      |
|           |           |                   | MCC: 5999 MERCHANT ZIP:           |            |
| 11/06     | 11/06     | 82305099PEHMNLV0E | AMAZON MARK* NK0S67U82 SEATTLE WA | 130.38     |
|           |           |                   | MCC: 5999 MERCHANT ZIP:           |            |
| 11/07     | 11/07     | 12302029P0002WKY7 | MAILCHIMP ATLANTA GA              | 45.00      |
|           |           |                   | MCC: 5818 MERCHANT ZIP:           |            |

Transactions continued on next page

1880 0001 TVH

001 7 31 251130 0

PAGE 1 of 3

10 1515 0000 BASE

705

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

Payment Due Date December 25, 2025  
New Balance \$1,500.63  
Minimum Payment Due \$1,500.63  
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

705

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716



00150063001500632

## 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 |
|--------------------|-----------|-------------------|---|--------|
| 11/11              | 11/11     | 85309619WLE3D0LWJ | WELCH TENNIS COURTS POMPANO BEACH FL<br>MCC: 5941 MERCHANT ZIP: 330691906 | 218.49 |
| 11/11              | 11/11     | 22303799V01S0ZLAF | 76 - DAYBREAK MARKET A WESLEY CHAPEL FL<br>MCC: 5542 MERCHANT ZIP:        | 27.96  |
| 11/11              | 11/11     | 82305099WEHME6GMB | AMAZON MARK* B88980NY0 SEATTLE WA<br>MCC: 5999 MERCHANT ZIP:              | 48.46  |
| 11/12              | 11/12     | 55432869W5XP4B6KQ | AMAZON MKTPL*BT7YA4D62 SEATTLE WA<br>MCC: 5942 MERCHANT ZIP:              | 99.98  |
| 11/15              | 11/15     | 12302029Z00F1PQ2T | ADOBE SAN JOSE CA<br>MCC: 4816 MERCHANT ZIP: zz                           | 29.99  |
| 11/15              | 11/15     | 82305099ZEHNKQJFK | AMAZON RETA* B81F92PB2 SEATTLE WA<br>MCC: 5331 MERCHANT ZIP:              | 9.94   |
| 11/15              | 11/15     | 82305099ZEHNK22ME | AMAZON RETA* B875U5271 SEATTLE WA<br>MCC: 5331 MERCHANT ZIP:              | 8.97   |
| 11/15              | 11/15     | 82305099ZEHN8SJ1D | AMAZON MARK* B80LD16E0 SEATTLE WA<br>MCC: 5999 MERCHANT ZIP:              | 59.66  |
| 11/16              | 11/16     | 5543286A05Z7DEBRH | AMAZON MKTPLACE PMTS SEATTLE WA CREDIT<br>MCC: 5942 MERCHANT ZIP:         | 29.98- |
| 11/18              | 11/18     | 0541019A3WBR5VYG7 | RACETRAC 442 00004424 LAND O LAKES FL<br>MCC: 5542 MERCHANT ZIP:          | 28.97  |
| 11/18              | 11/18     | 5543286A25ZS7V3WG | AMAZON PRIME*TD8OA74T3 SEATTLE WA<br>MCC: 5968 MERCHANT ZIP:              | 14.99  |
| 11/18              | 11/18     | 0230537A300FSGERD | PUBLIX #1271 HUDSON FL<br>MCC: 5411 MERCHANT ZIP: 34669                   | 12.48  |
| 11/20              | 11/20     | 8230509A5EHMPZ0A5 | AMAZON MARK* B02485MR0 SEATTLE WA<br>MCC: 5999 MERCHANT ZIP:              | 20.79  |
| 11/21              | 11/21     | 8530961A7LE3D0Q5T | WELCH TENNIS COURTS POMPANO BEACH FL<br>MCC: 5941 MERCHANT ZIP: 330691906 | 85.95  |
| 11/21              | 11/21     | 5265384A5LVF3ZSVM | GIG*SANTA JAY 8667884447 MO<br>MCC: 7929 MERCHANT ZIP: 65804              | 440.00 |
| 11/22              | 11/22     | 8230509A6EHN1K03H | AMAZON MARK* B09V25I81 SEATTLE WA<br>MCC: 5999 MERCHANT ZIP:              | 71.94  |
| 11/25              | 11/25     | 0230537AAHEXV4V88 | PUBLIX #1271 HUDSON FL<br>MCC: 5411 MERCHANT ZIP: 34669                   | 12.48  |
| SCARLETT SPONGBERG |           |                   | <b>TOTAL \$0.00</b>   |        |

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$1,500.63 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

|                                |          |                                       |
|--------------------------------|----------|---------------------------------------|
| Previous Cashback Balance      | \$14.61  | THE MORE YOU SPEND, THE MORE YOU EARN |
| Cashback Earned this Statement | \$3.75   | \$0-\$500,000 = 0.25%                 |
| New Cashback Balance           | \$18.36  | \$500,001-\$1,500,000 = 0.60%         |
| Your cashback will be award on | Feb 2026 | \$1,500,000-\$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<br>RATE (APR) | Balance Subject to<br>Interest Rate | Days in Billing<br>Cycle | Interest Charge |
|-----------------|---------------------------------|-------------------------------------|--------------------------|-----------------|
| Purchases       | 14.25% (v)                      | \$0.00                              | 30                       | \$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.





LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

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

- SALE -

SALES#: S1003NG2 2177804 TRANS#: 749594548 11-04-25

|                                  |       |
|----------------------------------|-------|
| 6600806 UT 6IN 5CCTPLS RETRO 6PK | 44.98 |
| 6636093 BOUNTY 12DP = 30 SAS     | 33.28 |
| 59065 HM 1CT 5/16IN X 3-1/2IN Z  | 1.92  |
| 4 @                              | 0.48  |
| 63322 5/16-IN X 4-IN 2N HEX BDL  | 2.80  |
| 5 @                              | 0.56  |

|                      |       |
|----------------------|-------|
| SUBTOTAL:            | 82.98 |
| TOTAL TAX:           | 6.22  |
| INVOICE 82977 TOTAL: | 89.20 |
| H/C:                 | 89.20 |

MC: XXXXXXXXXXXX6100 AMOUNT: 89.20 AUTHCD: 004075  
TAP REFID:100343977730 11/04/25 11:49:29  
CUSTOMER CODE: NA  
TUR : 0000008001  
AID : A0000000041010

STORE: 1003 TERMINAL: 43 11/04/25 11:49:35  
# OF ITEMS PURCHASED: 11  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MY LOVE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*


\* Y O U R I D #829776 100393 083076 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN \*

# Order Summary

Order placed November 4, 2025      Order # 112-4381300-4654602

| Ship to  | Payment method   | Order Summary                  |                |
|--|--|--------------------------------|----------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$25.68        |
|  |  | Shipping & Handling:           | \$0.00         |
|  |  | Total before tax:              | \$25.68        |
|  |  | Estimated tax to be collected: | \$0.00         |
|  |  | <b>Grand Total:</b>            | <b>\$25.68</b> |



**Delivered November 7**

Zep Streak-Free Glass Cleaner - 1 Gallon (Case of 4) ZU1120128 - Professional Grade Formula that Cleans Dirt, Fingerprints, Grime, Smoke Haze, and Toothpaste on Windows, Mirrors, and Other Glass



Sold by: Zep Inc  
Supplied by: Other  
\$25.68

[Back to top](#)

# Order Summary

Order placed November 4, 2025      Order # 112-7959120-4992222

| Ship to  | Payment method   | Order Summary                  |                |
|--|--|--------------------------------|----------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$49.30        |
|  |  | Shipping & Handling:           | \$0.00         |
|  |  | Total before tax:              | \$49.30        |
|  |  | Estimated tax to be collected: | \$0.00         |
|  |  | <b>Grand Total:</b>            | <b>\$49.30</b> |


|   |  |
|---|--|
| <b>Delivered November 5</b><br>It was handed directly to a receptionist or someone at a front desk.<br>Signed by: Mitch |  |
|                                        | <a href="#">LUXRITE 6 Pack PAR20 LED Bulbs, 50W Equivalent, 5000K Bright White, Dimmable LED Spotlight Bulb, Indoor Outdoor, 7W, 500 Lumens, Wet Rated, E26 Standard Base, UL Listed</a><br>Sold by: <a href="#">Bulbs"n"More</a><br>Return or replace items: Eligible through January 31, 2026<br>\$28.48 |
| <b>Delivered November 6</b><br>Your package was delivered. It was handed directly to a resident.                        |  |
|                                       | <a href="#">Rust-Oleum 376874 Stops Rust Custom Spray 5-in-1 Spray Paint, 12 oz, Satin Hunter Green</a><br>Sold by: Amazon.com<br>Supplied by: Other<br><div>3</div><br>\$6.94   |

[Back to top](#)

# Order Summary


Order placed November 6, 2025      Order # 112-6862659-2131436

| Ship to  | Payment method   | Order Summary                  |                 |
|--|--|--------------------------------|-----------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$130.38        |
|  |  | Shipping & Handling:           | \$0.00          |
|  |  | Total before tax:              | \$130.38        |
|  |  | Estimated tax to be collected: | \$0.00          |
|  |  | <b>Grand Total:</b>            | <b>\$130.38</b> |



**Delivered November 7**

Your package was left near the front door or porch.




**US Flag Factory - 2.5x4 FT American Flag (Sleeved) (Embroidered Stars, Sewn Stripes) - Outdoor SolarMax Nylon - 100% Made in America**

Sold by: [U.S. Flag Factory](#)

Return or replace items: Eligible through January 31, 2026

\$32.50




**plusgutter 2 Pack Rain Gutter Downspout Extensions, Flexible Downspout Extender with 58"+68" Extendable Pipes for Rain Water Drainage, Durable Down Spout Drain Extension with Connector (Brown)**

Sold by: [plusgutter](#)

Return or replace items: Eligible through January 31, 2026

\$21.24



**LOVLOY Toilet Plunger with Holder, Plungers for Bathroom Heavy Duty for 5.7-inch Toilet Drain, Toilet Plunger and Holder Combo for Bathroom Cleaning(White)**

Sold by: [LOVLOY STORE](#)

Return or replace items: Eligible through January 31, 2026

\$8.54

[Back to top](#)



# Mailchimp Receipt MC25284539

## 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#** 25284539  
**Date Paid:** November 07, 2025 01:47 AM New York

## Billing statement

### Standard plan

1,500 contacts

\$45.00

**Paid** via **Mast** ending in **6100** which expires **05/2027**  
on November 07, 2025

\$45.00

Balance as of November 07, 2025

\$0.00

[Looking for our W-9?](#)

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

[Looking for our United](#)

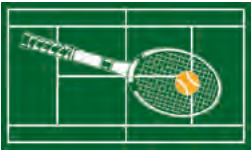
[States Residency](#)

[Certificate?](#)

Sales Tax was not applied to this purchase.



©2001–2025 Mailchimp® All rights reserved.



Welch Tennis Courts, Inc.

PO Box 7770  
4501 Old US Hwy 41 S  
Sun City FL 33586  
United States  
Tax ID # 59-3213747

Payment Receipt

Date 11/11/2025  
Payment Method Master Card  
Credit Card # \*\*\*\*\*6100

Bill To  
Amenity Center - Pool  
K-Bar Ranch II CDD  
10820 Mistflower Lane  
Tampa FL 33647  
United States

| Date      | Description    | Orig. Amount | Amount Due | Discount | Applied Amount |
|-----------|----------------|--------------|------------|----------|----------------|
| 11/6/2025 | Invoice #82985 | 218.49       | 218.49     |          | 218.49         |

Total \$218.49



WELCOME TO  
DAYBREAK MARKET  
Daybreak Market and  
3182 Hueland Pond  
Wesley Chapel FL 33543

| Description     | Qty    | Amount       |
|-----------------|--------|--------------|
| REGULAR CR #24  | 9.3546 | 27.96        |
| SELF @ 2.989/ G |        |              |
| Subtotal        |        | 27.96        |
| <b>TOTAL</b>    |        | <b>27.96</b> |
| CREDIT \$       |        | 27.96        |

ENTRY: Insert  
MASTERCARD Acct: 6100  
Term ID: 21  
AUTH: 00-011147  
Batch: 14  
Seq: 014  
INVOICE: 113157  
EMV STAN#: 04773025895  
APP NAME: Mastercard  
AID: A0000000041010  
APP CRYPTOGRAM:  
ARQC 4AFF2F662A3ED29B




Save up to  
30 cents/gal\* on  
your first fill-up  
and 15 cents/gal\*  
everyday discount  
using the  
Fuel Forward App  
Good thru 6/30/25  
\*For more info see  
my76card.com  
2449  
Tell us about your visit for a  
chance to win a fuel gift card!  
Go to Gasfeedback.com

ST#1664 DR#1 TRAN#9246920  
CSH: 0 11/11/25 11:34:12 AM

# Order Summary

Order placed November 10, 2025      Order # 112-1624876-1118632

| Ship to  | Payment method   | Order Summary                  |                |
|--|--|--------------------------------|----------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$48.46        |
|  |  | Shipping & Handling:           | \$0.00         |
|  |  | Total before tax:              | \$48.46        |
|  |  | Estimated tax to be collected: | \$0.00         |
|  |  | <b>Grand Total:</b>            | <b>\$48.46</b> |



**Delivered November 12**

Your package was delivered. It was handed directly to a resident.

[WORKPRO Caulking Gun, Adjustable Hand Caulk gun, Less-dripping Regulating, Sealant Silicone Gun with Comfort Grip, 9:1 & 18:1 Thrust Ratio, Smooth Round Rod for 10oz Caulk tubes](#)  
Sold by: GreatStar Tools  
Supplied by: Other  
Return or replace items: Eligible through January 31, 2026  
\$21.99

[Zero Waste USA - Commercial Grade Dog Waste Station Can Liners -1 Roll of 50 bags - Standard Size 26" W x 33" L \(10-13 gallons\) - Heavy Duty, Thicker than competitors' bags \(1.1 mil\)](#)  
Sold by: Zero Waste USA  
Return or replace items: Eligible through January 31, 2026  
\$19.99


[Loctite PL Premium Polyurethane Construction Adhesive, 10 fl oz Cartridge, 1 Pack - Versatile Construction Glue for Wood, Concrete, Stone, Metal & More](#)  
Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through January 31, 2026  
\$6.48

[Back to top](#)

# Order Summary

Order placed November 10, 2025    Order # 112-8264170-4277025

| Ship to  | Payment method   | Order Summary                  |                |
|--|--|--------------------------------|----------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$99.98        |
|  |  | Shipping & Handling:           | \$0.00         |
|  |  | Total before tax:              | \$99.98        |
|  |  | Estimated tax to be collected: | \$0.00         |
|  |  | <b>Grand Total:</b>            | <b>\$99.98</b> |



**Arriving November 17 - November 19**

[SET 10 HEADERS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick Pull-Strap Header Dog Waste Bags, Leak-Proof - Single Pull Unscented](#)

Sold by: [First Choice Home](#)

Supplied by: Other

2

\$49.99

[Back to top](#)



Adobe Inc.  
345 Park Avenue  
San Jose CA 95110-2704  
United States  
Federal Tax ID: 77-0019522

ORIGINAL

#### Invoice Information

|                 |                  |
|-----------------|------------------|
| Invoice Number  | 3277308421       |
| Invoice Date    | 15-NOV-2025      |
| Payment Terms   | Credit Card      |
| Purchase Order  | AB06610516641CUS |
| Order Number    | 7234214769       |
| Customer Number | 1332162180       |
| Currency        | USD              |

#### Bill To

Mitch Severson  
FL 33614

# INVOICE

## Item Details

Service Term: 15-NOV-2025 to 14-DEC-2025

| PRODUCT NUMBER | PRODUCT DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | NET AMOUNT | TAX RATE | TAXES | TOTAL |
|----------------|---------------------|----------|------|------------|------------|----------|-------|-------|
| 30000061       | Acrobat Pro         | 1        | EA   | 29.99      | 29.99      | 0.00%    | 0.00  | 29.99 |

## Invoice Total

|                               |       |
|-------------------------------|-------|
| NET AMOUNT (USD)              | 29.99 |
| TAXES (SEE DETAILS FOR RATES) | 0.00  |
| GRAND TOTAL (USD)             | 29.99 |

Comments:

#### Billing Contact

<https://helpx.adobe.com/contact.html>

Thank you for your business!


# Order Summary

Order placed November 14, 2025      Order # 112-6326804-1030653

| Ship to  | Payment method   | Order Summary                  |               |
|--|--|--------------------------------|---------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$9.94        |
|  |  | Shipping & Handling:           | \$0.00        |
|  |  | Total before tax:              | \$9.94        |
|  |  | Estimated tax to be collected: | \$0.00        |
|  |  | <b>Grand Total:</b>            | <b>\$9.94</b> |

**Delivered November 17**

Package was left in a secure location



2

Sold by: Amazon.com  
Supplied by: Other  
\$4.97

Lysol Toilet Bowl Cleaner, Max Strength Bathroom Cleaning Supplies, Toilet Bowl Cleaner Clinging Gel, Home Essential, Instant Stain Removal, Disinfecting and Deodorizing, Bleach Free, 24 oz (2 ct)

[Back to top](#)


# Order Summary

Order placed November 14, 2025    Order # 112-7892980-4413812

| Ship to  | Payment method   | Order Summary                  |               |
|--|--|--------------------------------|---------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$8.97        |
|  |  | Shipping & Handling:           | \$0.00        |
|  |  | Total before tax:              | \$8.97        |
|  |  | Estimated tax to be collected: | \$0.00        |
|  |  | <b>Grand Total:</b>            | <b>\$8.97</b> |

**Delivered November 17**

Package was left in a secure location



[Rust-Oleum 248658 Stops Rust Reformer Spray Paint, 10.25 oz, Matte Black](#)

Sold by: Amazon.com

Supplied by: Other

\$8.97

[Back to top](#)



Order placed November 14, 2025      Order # 112-9358412-5297846

Mitch Severson  
AMENITY CENTER  
10820 MISTFLOWER LN  
TAMPA, FL 33647-3781  
United States

Mastercard ending in 6100

|                                |                |
|--------------------------------|----------------|
| Item(s) Subtotal:              | \$59.66        |
| Shipping & Handling:           | \$2.99         |
| Free Shipping:                 | -\$2.99        |
| Total before tax:              | \$59.66        |
| Estimated tax to be collected: | \$0.00         |
| <b>Grand Total:</b>            | <b>\$59.66</b> |



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

GAS FOR

ICUBOTA

+

Date: 11/18/25  
Time: 19:37:12

PRESSURE

Invoice: 1270

WASHER

| Pump       | Gallons  | Price    |
|------------|----------|----------|
| 21         | 9.056    | \$ 3.199 |
| Product    | Amount   |          |
| Fuel Regul | \$ 28.97 |          |

Mastercard \$ 28.97  
TOTAL SALE \$ 28.97

MERCH. ID: 904296  
TERM. ID: 00000071  
PURCHASE \$28.97

CHIP CONTACTLESS  
\*\*\*\*\*6100

MC

Seq#: 1270  
REF#: 127001  
ApprCode: 018754  
APPROVED

ARQC - 8968660A6735A

Mode: Issuer  
AID: A0000000041010  
TVR: 0000008001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00


Download our app!

HOW ARE WE DOING?  
QUESTERAC.COM

# Order Summary

Subscription charged on November 18, 2025      Order # D01-1998489-9984228

| Recipient | Payment method            | Order Summary                |                |
|-----------|---------------------------|------------------------------|----------------|
| Amy Linen | Mastercard ending in 6100 | Item(s) Subtotal:            | \$14.99        |
|           |                           | Total Before Tax:            | \$14.99        |
|           |                           | Tax Collected:               | \$0.00         |
|           |                           | <b>Total for this Order:</b> | <b>\$14.99</b> |



Prime Membership Fee

Sold by: Amazon US

\$14.99

[Back to top](#)

COFFEE PM  
Publix

Hays Road Town Center  
14851 State Road 52  
Hudson, FL 34669  
Store Manager: Daryl Showalter  
727-856-0293

|                    |      |   |
|--------------------|------|---|
| CHEESE COFFEE CAKE | 5.99 | F |
| GW VRTY MIN MUFFIN | 6.49 | F |

|             |         |       |
|-------------|---------|-------|
| Order Total | 12.48   |       |
| Sales Tax   | 0.00    |       |
| Grand Total | 12.48   |       |
| Credit      | Payment | 12.48 |
| Change      | 0.00    |       |

\*\*\*\*\*

x

IN THE MARKET

x

\*\*\*\*\*

Receipt ID: 1271 BIQ 781 380

PRESTO!

Trace #: 789114

Reference #: 1422747591

Acct #: XXXXXXXXXXXX6100

Purchase Mastercard

Amount: \$12.48

Auth #: 018106

CREDIT CARD  
A0000000041010  
Entry Method:  
Mode:

PURCHASE  
Mastercard  
Chip Read  
Issuer

Your cashier was Self-Checkout Lane 1

11/18/2025 19:27 S1271 R178 1380 C0778

Join the Publix family!  
Apply today at [apply.publix.jobs](https://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.




# Order Summary

Order placed November 20, 2025    Order # 112-8970596-4773811

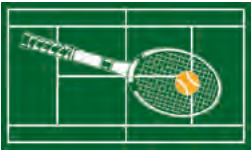
| Ship to  | Payment method   | Order Summary                  |                |
|--|--|--------------------------------|----------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$20.79        |
|  |  | Shipping & Handling:           | \$0.00         |
|  |  | Total before tax:              | \$20.79        |
|  |  | Estimated tax to be collected: | \$0.00         |
|  |  | <b>Grand Total:</b>            | <b>\$20.79</b> |

**Delivered November 21**  
Your package was left near the front door or porch.



[Lockport 5 Pack Duct Tape Heavy Duty Waterproof, Strong Adhesive Silver Duct Tape Bulk for Indoor Outdoor Repairs, Tear by Hand - 30 Yards x 2 Inch](#)  
Sold by: [Zoey Supplies](#)  
Return or replace items: Eligible through January 31, 2026  
\$20.79

[Back to top](#)



Welch Tennis Courts, Inc.

PO Box 7770  
4501 Old US Hwy 41 S  
Sun City FL 33586  
United States  
Tax ID # 59-3213747

Payment Receipt

Date 11/21/2025  
Payment Method Master Card  
Credit Card # \*\*\*\*\*6100

Bill To  
Amenity Center - Pool  
K-Bar Ranch II CDD  
10820 Mistflower Lane  
Tampa FL 33647  
United States

| Date       | Description    | Orig. Amount | Amount Due | Discount | Applied Amount |
|------------|----------------|--------------|------------|----------|----------------|
| 11/21/2025 | Invoice #83164 | 85.95        | 85.95      |          | 85.95          |

Total \$85.95



# GIGSALAD<sub>(LL)</sub>

**Booking #8698850**

Booked on 11/21/2025

## **Vendor:**

### **Santa Jay**

New Port Richey, FL

(727) 777-6004

---

## **Purchaser:**

### **Mitch Severson**

Tampa, FL

(813) 388-9646

---

## **Event details:**

Christmas Party for 100 Guests

10780 Mistflower Ln, Tampa, FL 33647

Sat, December 20, 2025

1:00 PM – 4:00 PM

---

## **Services to be provided:**

Partial Work References

2 Years Dunedin Santa (breakfast With Santa)

1 Years Clearwater Beach Hilton (breakfast With Santa)

2 Years Innisbrook Golf Resort (break fast With Santa)

3 Years Clearwater Marine Aquarium (breakfast With Santa)

1 year Tampa Meat Market Restaurant (breakfast With Santa)

20 Years BayCare Children's Residential Psychiatric Program

4 Year Advent Health Hospital Santa

3 Years Clearwater Marine Aquarium Santa

3 Years New Port Richey Santa

5 Years Tampa Zoo Santa  
5 Years North Pole Express (Antique Railroad Museum) Santa  
2 Years Pelican Golf and Country Club Santa  
1 year Eagle Golf Club Santa

---

## **Terms of service:**

### **Cancellation policy**

**Deposit (\$200.00):** The deposit for this event is non-refundable.

**Balance (\$200.00):** If you cancel at any time before the event, your balance payment will be fully refunded.

**Service fee (\$40.00):** The service fee is non-refundable if you cancel.

**Vendor cancellation:** In the unlikely event that the vendor cancels this booking or fails to appear, you're protected by our Worry-Free Guarantee

(<https://help.gigsalad.com/article/76-worry-free-guarantee>).

and your total payment, including the service fee, will be refunded.

---

### **Payment breakdown:**


|                   |                 |
|-------------------|-----------------|
| Deposit           | \$200.00        |
| Balance           | \$200.00        |
| Service fee       | \$40.00         |
| <b>Total Paid</b> | <b>\$440.00</b> |

A deposit of \$200.00 will be sent to the vendor prior to the event. The balance of \$200.00 will be held by GigSalad and then sent to the vendor one business day after the event.

# Order Summary

Order placed November 20, 2025      Order # 112-6390406-0031421

| Ship to  | Payment method   | Order Summary                  |                |
|--|--|--------------------------------|----------------|
| Mitch Severson<br>AMENITY CENTER<br>10820 MISTFLOWER LN<br>TAMPA, FL 33647-3781<br>United States | Mastercard ending in 6100<br><a href="#">View related transactions</a> | Item(s) Subtotal:              | \$71.94        |
|  |  | Shipping & Handling:           | \$0.00         |
|  |  | Total before tax:              | \$71.94        |
|  |  | Estimated tax to be collected: | \$0.00         |
|  |  | <b>Grand Total:</b>            | <b>\$71.94</b> |



**Delivered November 23**

[Avalon Genuine 2 Stage Replacement Filters For All Avalon Branded Bottleless Water Coolers NSF Certified, 2 Count \(Pack of 1\)](#)

Sold by: [motormic](#)

Return or replace items: Eligible through January 31, 2026

\$71.94

[Back to top](#)

# Publix.

Hays Road Town Center  
14851 State Road 52  
Hudson, FL 34669  
Store Manager: Daryl Showalter  
727-856-0293

|                    |         |       |
|--------------------|---------|-------|
| GW BLBRRY MINI MFF | 6.49    | F     |
| CHEESE COFFEE CAKE | 5.99    | F     |
| Order Total        | 12.48   |       |
| Sales Tax          | 0.00    |       |
| Grand Total        | 12.48   |       |
| Credit             | Payment | 12.48 |
| Change             | 0.00    |       |

Receipt ID: 1271 B00 740 513

-----  
PRESTO!

Trace #: 743928

Reference #: 1428105159

Acct #: XXXXXXXXXXXXX6100

Purchase Mastercard

Amount: \$12.48

Auth #: 025772  
-----

|                |            |
|----------------|------------|
| CREDIT CARD    | PURCHASE   |
| A0000000041010 | Mastercard |
| Entry Method:  | Chip Read  |
| Mode:          | Issuer     |

-----

Your cashier was Self-Checkout Lane 1

11/25/2025 19:19 S1271 R174 0513 C0774

Join the Publix family!  
Apply today at [apply.publix.jobs](https://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.





# INVOICE

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

K BAR RANCH II CDD

**Service Period:**

12/01/25-12/31/25

**Invoice Date:**

11/25/2025

**Invoice Number:**

0206470-2206-8

**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****Dec 25, 2025**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$477.39**

If payment is received after  
12/25/2025: **\$ 489.32**

| Previous Balance | + | Payments | + | Adjustments | + | Current Invoice Charges | = | Total Account Balance Due |
|------------------|---|----------|---|-------------|---|-------------------------|---|---------------------------|
| 477.39           |   | (477.39) |   | 0.00        |   | 477.39                  |   | <b>477.39</b>             |

**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                 | Invoice Number | Customer ID<br>(Include with your payment) |
|------------------------------|----------------|--|
| 11/25/2025                   | 0206470-2206-8 | <b>23-24608-23004</b>                      |
| Payment Terms                | Total Due      | Amount                                     |
| Total Due by 12/25/2025      | \$477.39       |  |
| If Received after 12/25/2025 | \$489.32       |  |

2206000232460823004002064700000004773900000047739 5

I0290C17

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 | 12/01/25 |        | 1.00     | 380.72        |
| 8 Yard Dumpster 1X Week          | 12/01/25 |        | 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                    | Date     | Ticket | Quantity | Amount |  |
|--------------------------------|----------|--------|----------|--------|--|
| 35 Gallon Toter                | 10/01/22 |        | 1.00     | 86.00  |  |
| MN STATE SOLID WASTE TAX 9.75% |          |        |          | 25.45  |  |
| COUNTY ENVIRONMENTAL CHARGE    |          |        |          | 12.00  |  |
| Total Current Charges          |          |        |          | 123.45 |  |

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

## New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



### Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

### Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

### Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** ([wm.com/mywm](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 12

**From:** Gregory Halstead <ghalsteadcdd@gmail.com>

**Sent:** Sunday, January 25, 2026 2:50 PM

**To:** Lynn Hayes <LHayes@rizzetta.com>

**Cc:** Jere L. Earlywine <Jere.Earlywine@kutakrock.com>; Matthew E. Huber <MHuber@rizzetta.com>; Scott Brizendine <sbrizendine@rizzetta.com>; George Ravindran <bpravi@gmail.com>; Jonathan Payne <jonathanpayne@outlook.com>; venkata krishnan <gjv-enkat@gmail.com>; Chaitanya Lanka <chaitanyalsb@gmail.com>

**Subject:** [EXTERNAL]Safety concerns

I am writing to formally elevate a set of community safety concerns that have been raised by residents and that, in my view, warrant immediate proactive attention by management rather than deferral until the next scheduled Board meeting, as suggested by Mr. Hayes.

The concerns primarily relate to:

- 

Vehicles obstructing sidewalks, creating pedestrian and ADA accessibility hazards

- 

Young children playing unsupervised in active roadways, creating a serious and foreseeable risk of injury or worse

While I recognize that enforcement authority is shared between the CDD, the HOA, and local law enforcement, the streets fall under the CDD's purview, and there is a clear safety obligation to act where hazards are known.

Given the nature of these concerns, I would like to begin addressing them immediately through actions that do not require full Board approval, including but not limited to:

- 

Issuing a joint CDD/HOA safety notice or letter to residents

- 

Coordinating with the HOA on sidewalk obstruction messaging

- 

Documenting that the District has identified and responded to these risks

These steps are educational, preventative and administrative in nature. They also serve and are intended to reduce the likelihood of serious incidents while establishing that the District acted responsibly once concerns were identified.

I do not believe it is prudent to delay these actions until the next Board meeting, particularly where the risks involve pedestrian safety and children in the roadway. Waiting exposes the District to unnecessary risk should an incident occur in the interim.

Attached, please find a sample letter that can be disseminated to residents.

Dear Residents of K Bar Ranch,

The K Bar Ranch Community Development District (CDD), in coordination with the Homeowners Association (HOA), is issuing this notice to address ongoing safety concerns that require immediate attention from all residents.

### Sidewalk Obstructions

It has been observed that sidewalks within the community are frequently being blocked by parked vehicles, particularly during evenings and weekends. Please be advised that:

- 

Parking on sidewalks is prohibited under Florida law

- 

Blocking sidewalks creates serious pedestrian and ADA accessibility hazards

- 

Pedestrians, including children, individuals with disabilities, and those using strollers or mobility devices, are being forced into the street to navigate around parked vehicles

Residents and guests must ensure that sidewalks remain fully clear at all times. Continued violations may result in enforcement action through appropriate authorities.

### Children Playing in the Street

The CDD and HOA are also increasingly concerned about young children playing unsupervised in community roadways, including sitting or stopping in active traffic lanes and operating bicycles, scooters, or similar devices without regard for approaching vehicles.

While K Bar Ranch is a family-friendly community, streets are not play areas. Motorists cannot reasonably anticipate or avoid sudden, unpredictable movements by children in the roadway.

Parents and guardians are reminded that:

-

They are legally responsible for supervising their children

- 

Allowing young children to play unsupervised in the street creates a serious risk of injury or worse

- 

In the event of an accident, law enforcement may determine fault based on supervision and circumstances

### Moving Forward

The CDD and HOA are actively monitoring these issues and may At some point coordinate with local law enforcement to increase visibility within the community during high-activity periods.

This notice is intended to prevent serious injury or loss of life. We ask for your immediate cooperation to help keep K Bar Ranch safe for everyone.

Thank you for your attention to this important matter.

Sincerely,

K Bar Ranch Community Development District

In Coordination with the K Bar Ranch Homeowners Association

I would appreciate this matter being treated as a priority and look forward to working with you to address it promptly and collaboratively. Please be advised that I have already spoken with HOA leadership and they are fully committed and onboard. Thank you for your attention to this important issue.

Gregory Halstead

## **RESOLUTION 2021-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE K-BAR RANCH II MASTER ASSOCIATION TO ENFORCE PARKING RESTRICTIONS ON DISTRICT-OWNED PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the K-Bar Ranch II Community Development District (hereinafter referred to as the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within the City of Tampa, Hillsborough County, Florida; and

**WHEREAS**, the District is responsible for creating and implementing policies for the use of District lands; and

**WHEREAS**, the District owns real property, including in certain locations the roadway right of way inclusive of the pavement, sidewalk(s) and the area between the pavement and the sidewalk of residential properties; and

**WHEREAS**, neighborhoods within the District are governed by the K-Bar Ranch II Master Association (hereinafter referred to as the “HOA”), which association is responsible for enforcing homeowners’ association restrictive covenants including but not limited to provisions regarding parking; and

**WHEREAS**, in order to assist with the enforcement of HOA parking restrictions, the District Board of Supervisors desires to authorize the HOA to enforce its HOA implemented restrictions on District-owned property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The above Whereas clauses are ratified and confirmed as true and correct.

Section 2. The District hereby authorizes the HOA to enforce its duly promulgated parking restrictions on District-owned property.

Section 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** in public session of the Board of Supervisors of the K-Bar Ranch II Community Development District this 17 day of May, 2021.

ATTEST:

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

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

 5/17/21  
\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN



## **RESOLUTION 2022-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED PARKING POLICIES STATEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the K-Bar Ranch II Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business and to adopt administrative rules with respect to any project of the District; and

**WHEREAS**, the District has previously established parking policies formally adopted pursuant to Resolution 2020-03 on or about February 13, 2020; and

**WHEREAS**, the District desires to amend its parking policies pursuant to the revised policies attached hereto; and

**WHEREAS**, the attached revised parking policies are for immediate use and application, having been adopted after having held a public hearing before the District Board of Supervisors on July 18, 2022.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Board of Supervisors hereby adopts the revised parking policies, as attached.

**SECTION 2.** District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of July, 2022.

ATTEST:

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

*Taylor Nielsen*  
\_\_\_\_\_  
Secretary / Assistant Secretary

*Betty Valenti*  
\_\_\_\_\_  
Chairman / Vice Chairman

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
PARKING POLICIES STATEMENT  
RESERVATION OF AMENDMENT POWER**

The Board of Supervisors of K-Bar Ranch II Community Development District (hereinafter referred to as the "District") reserves the right to amend, at any time, the policies contained herein at its sole and absolute discretion.

**NOTICE**

Failure to comply with the policies stated herein may possibly result in towing / removal of the violating personal property (Watercraft, Trailer, RV, etc.) or vehicle (car, truck, motorcycle) at owner's expense.

**Park At Your Own Risk:** The District assumes no liability for any theft, vandalism and / or damage that might occur to personal property and / or vehicles parked on its property.

In the event theft, vandalism and / or damage occur to either personal property or vehicles, affected owners are advised to contact the local law enforcement. In the event theft, vandalism and / or damage occur, District staff will not contact local law enforcement on behalf of affected owners.

**SECTION I: DESIGNATED PARKING AREAS**

Street Parking/Recreational Facilities Parking:

- NO OVERNIGHT PARKING permitted anytime between the hours of 12:00 A.M. and 6:00 A.M.
- NO PARKING on the main thoroughfares, at any time except for temporary sightseeing where one does not leave his or her vehicle.

Other District Common Areas (including mailbox kiosks):

- Parking for District Staff, Employee and Vendors / Consultants only (active project or construction related activities).
- NO OTHER PARKING permitted but parking exceptions may be granted (pursuant to the procedures as provided herein).

## **SECTION II: PARKING EXCEPTIONS / SPECIAL DISPENSATION AND CIRCUMSTANCES**

1. Parking exceptions will be granted by way of written correspondence from the District Manager (agent and representative of the management firm hired by the District), or his/her designee, as the designated authority of the District.
  - a. No verbal grants of authority will be issued or be held valid.
  - b. It is the responsibility of the person(s) requesting a parking exception to secure all necessary documentation and approvals.
  - c. Failure to secure all necessary documentation and approvals may result in the towing and / or removal of the vehicle and / or personal property from the premises.
2. Issuance of Written Exception Notice.
  - a. Copy of Notice to be placed on highly visible area of the vehicle and / or personal property for which exception was granted.
  - b. Digital photograph of item (to include identifying license plates or registration numbers if / whenever possible) for which exception was granted.
  - c. Location of vehicle and / or personal property (as described above).
  - d. Reason and special terms of parking exception.
  - e. Date and time of written exception notice issuance.
    - i. Long date format (e.g., Tuesday, May 26, 2009)
    - ii. 24-hour clock format (e.g., 16:30)
  - f. Date and time of written exception notice expiration.
    - i. Long date format (e.g., Tuesday, June 2, 2009)
    - ii. 24-hour clock format (e.g., 16:30)
  - g. Contact information of the District.
  - h. Signature of owner.
3. No parking exceptions will be granted for periods exceeding ten (10) calendar days without prior District approval.
4. Upon expiration of the Written Exception Notice, owner will have twenty-four (24) hours to remove the vehicle and / or personal property. Failure to remove the vehicle and / or personal property within the stated timeframe may result in the commencement of immediate towing and removal without further warning or opportunity for compliance.

### **SECTION III: TOWING / REMOVAL PROCEDURES**

1. Signage and Language Compliance.

The appropriate towing signage and verbiage will be posted on District property in conformance with applicable Florida Statutes and the District shall enter into and maintain a written agreement with a firm authorized by Florida law to perform such towing/removal services.
2. Towing / Removal Discretion Authority.
  - a. Prior to any towing or removal action being taken by anyone other than the District Manager or his/her designee, the authorized individuals must first contact the District Manager for verification that no exceptions were granted for the subject personal property or vehicle.
  - b. The District Manager is to be copied on any written correspondence permitting / granting parking exceptions.
3. Tow / Removal Appeal and Cost Reimbursement.
  - a. Any person(s) has the right to dispute and request cost reimbursement for a tow and / or removal action by appealing to the Board of Supervisors of the District.
    - i. An appeal must be submitted in writing to the District for placement on the next regularly scheduled District meeting agenda.
    - ii. The District must be in receipt of such appeal no fewer than ten (10) calendar days prior to the next regularly scheduled District meeting.
  - b. Any person(s) appealing a tow and / or removal action will be governed by the following conditions:
    - i. Must be physically present at meeting in which the appeal will be heard by the Board of Supervisors.
      1. Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
    - ii. Argument and basis for appeal will be limited to five (5) minutes per account.
    - iii. Must furnish own copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - c. The District's Board of Supervisors reserves the right to grant or deny any appeal and cost reimbursement at its sole and absolute discretion.
    - i. District action(s) will be resolved by way of successful Board motion.
4. Emergencies.

Notwithstanding any provision contained herein, the District specifically reserves the right to immediately tow and/or remove any personal property or vehicle, which poses a safety hazard or is preventing ingress/egress to public and/or another's private property.






# Resolution 2022-05- Adopting Revised Parking Policy- K-Bar Ranch II

Final Audit Report

2022-07-20

|                 |  |
|-----------------|--|
| Created:        | 2022-07-18                                   |
| By:             | Taylor Nielsen (tnielsen@rizzetta.com)       |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA9XV05T7ZbwRMrTIdTLCK0je2fBysNUue |

## "Resolution 2022-05- Adopting Revised Parking Policy- K-Bar Ranch II" History

-  Document created by Taylor Nielsen (tnielsen@rizzetta.com)  
2022-07-18 - 5:11:37 PM GMT- IP address: 47.205.74.163
-  Document emailed to Betty Valenti (bvalenti@mihomes.com) for signature  
2022-07-18 - 5:11:51 PM GMT
-  Email viewed by Betty Valenti (bvalenti@mihomes.com)  
2022-07-20 - 4:09:49 PM GMT- IP address: 64.234.116.4
-  Document e-signed by Betty Valenti (bvalenti@mihomes.com)  
Signature Date: 2022-07-20 - 4:10:14 PM GMT - Time Source: server- IP address: 64.234.116.4
-  Agreement completed.  
2022-07-20 - 4:10:14 PM GMT



Tab 13

**RULES OF PROCEDURE  
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

**TABLE OF CONTENTS**

|  | <b><u>Page</u></b> |
|--|--------------------|
| 1.0 General.....   | 2                  |
| 1.1 Board of Supervisors; Officers and Voting.....   | 3                  |
| 1.2 District Offices; Public Information and Inspection of Records; Policies...                    | 7                  |
| 1.3 Public Meetings, Hearings, and Workshops.....  | 9                  |
| 2.0 Rulemaking Proceedings.....  | 13                 |
| 3.0 Competitive Purchase.....  | 19                 |
| 3.1 Procedure Under The Consultants Competitive Negotiation Act.....                               | 23                 |
| 3.2 Procedure Regarding Auditor Selection.....   | 27                 |
| 3.3 Purchase of Insurance.....   | 31                 |
| 3.4 Pre-qualification.....   | 33                 |
| 3.5 Construction Contracts .....   | 36                 |
| 3.6 Goods, Supplies and Materials.....   | 44                 |
| 3.7 Maintenance Services.....  | 48                 |
| 3.8 Contractual Services.....  | 51                 |
| 3.9 Protests With Respect To Proceedings under Rules 3.1, 3.2, 3.3, 3.4,<br>3.5, 3.6, and 3.7..... | 52                 |
| 4.0 Effective Date.....  | 55                 |

**Rule 1.0      General.**

- (1) The K-Bar Ranch II Community Development District (the “District”) was created pursuant to the provisions of Chapter 190, Florida Statutes and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only in conformance with applicable law. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Rule 1.1      Board of Supervisors; Officers and Voting.**

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be residents of the State of Florida and citizens of the United States. Supervisors elected by resident electors must be citizens of the United States of America, residents of the State of Florida and of the District, registered to vote with the Supervisor of Elections of the county in which the District is located, and qualified. The Board shall exercise the powers granted to the District under Florida law.
  - (a) Supervisors shall hold office for the term specified by Section 190.006, Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
  - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
  - (c) Action taken by the Board shall be upon a majority vote of the members present and voting, unless otherwise provided in the Rules or required by law. A Board member may participate in the Board Meeting by teleconference or video conference in accordance with applicable law and shall be entitled to vote but will not count towards a quorum.
  - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation must be approved pursuant to subsection 1(c).
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary and Treasurer.
  - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute Resolutions and contracts on the District’s behalf as well as sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board. The Chairperson shall convene and conduct all meetings of the

Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice Chairperson may delegate the responsibility of conducting the meeting to the District Manager or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. The district's manager ("District Manager") may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000) or have in place a fidelity bond, employee theft insurance policy or a comparable product in the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3), Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000) or have in place a fidelity bond, employee theft insurance policy or a comparable product in the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions and other documents approved by the Board at such meeting. In the event that the Chairman and Vice Chairman are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

- (f) The Board of Supervisors may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals and qualifications, contract negotiations, personnel matters and budget preparation. Such committees shall conform to the applicable “Sunshine” laws outlined in Chapter 286, Florida Statutes.
- (4) Record Book. The Board shall keep a permanent record book entitled “Record of Proceedings,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located and as required by law. The Board may also meet upon the call of the Chair or three Board Members. Nothing in the Rules shall prevent the Board from holding other meetings as it deems necessary or from canceling any regularly scheduled meeting. A previously noticed regular meeting may be cancelled, provided that notice of cancellation shall be given in substantially the same manner as notice for the meeting or in such other manner as may provide substantially equivalent notice of cancellation. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286, Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143, Florida Statutes, so as to ensure the proper disclosure of conflicts of interests on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by Chapters 112 and 190, Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the official's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law and daughter-in-law.



- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the written memorandum. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager or employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing memorandum of voting conflict shall be required to be filed for each term the Board member is in office.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.006, 190.007, 112.3143, Fla. Stat.

**Rule 1.2      District Offices; Public Information and Inspection of Records; Policies.**

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
  - (a) Agenda packages for prior 24 months and next meeting; and
  - (b) Official minutes of meetings, including adopted resolutions of the Board; and
  - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law; and
  - (d) Adopted engineer's reports;
  - (e) Adopted assessment methodologies/reports; and
  - (f) Adopted disclosure of public financing; and
  - (g) Limited Offering Memorandum for each financing undertaken by the District; and
  - (h) Proceedings, certificates, bonds given by all employees and any and all corporate acts; and
  - (i) District policies and rules; and
  - (j) Fiscal year end audits; and
  - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each district records office contains the documents required by Florida law.

- (2) Public Records. All District public records within the meaning of Chapter 119, Florida Statutes, and not otherwise restricted by law, including the "Record of Proceedings," may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records in response to a public records request.
- (3) Service Contracts. Any contract for service shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge consistent with the current statutory rates per page for one-sided and two-sided copies of pages not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed above and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of \$1.00 per page or the current statutory rate, whichever is greater. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service fee of \$30 per hour for supervisory assistance, \$20 per hour for clerical assistance, and the actual cost incurred for the use of information technology resources. For purposes of this rule, the word “extensive” shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the above special service fees shall apply. If the total fees, including but not limited to special service fees, are anticipated to exceed \$25.00, payment in advance by the person making the public records request is required.
- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District’s records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.006, 119.07

**Rule 1.3      Public Meetings, Hearings, and Workshops.**

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located in accordance with applicable law. Each Notice shall state, as applicable:
  - (a) The date, time and place of the meeting, hearing or workshop;
  - (b) A brief description of the nature, subjects and purposes of the meeting, hearing or workshop;
  - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
  - (d) The following language: “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) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.”
  - (e) The following language: “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.”
  - (f) The following language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date and location stated on the record.”
- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice Chairperson, shall prepare a notice and an agenda of the meeting/hearing/workshop. The notice and agenda shall be available to the public at least seventy-two hours before the meeting/hearing/workshop except in an

emergency. For good cause, the agenda may be changed after it is first made available for distribution. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to Order / Roll Call
- Public Comments
- Business Administration
  - (a) Review of Minutes
  - (b) Review of Operation & Maintenance Expenditures
- Staff reports
  - (a) District Counsel
  - (b) District Engineer
  - (c) Operations Report
    - 1. Ponds and Wetlands
    - 2. Storm Drain System
    - 3. Roads
  - (c) District Manager
    - 1. Financial Report
- Specific items of old business
- Specific items of new business
- Supervisor's Requests and Comments
- Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, may convene an emergency meeting of the Board without first having complied with subsections (1) and (3), to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District

Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary and a description of the action taken. Actions taken at an emergency meeting shall be ratified by the Board at a regularly noticed meeting subsequently held.

- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment. The portion of the meeting reserved for audience comment shall be identified in the agenda. At the Chairperson's discretion, or at the discretion of the Vice-Chairman or Board member appointed pursuant to Rule 1.1(2)(e) above, each person wishing to address the Board may be subject to a three (3) minute time limit for their comments, in the interest of time and fairness to other speakers.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with section 190.008 of the Florida Statutes. Once adopted in accord with section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item and may also require other action depending on auditor's requirements.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference / Videoconference. District staff and Board members may participate in board meetings by teleconference / videoconference in conformance with applicable law; provided however, at least three Board members must be physically present at the meeting location to establish a quorum.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members voting. Any Board member, including the Chairperson, can make or second a motion.



- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) the Board identifies on the record at the original meeting a reasonable need for a continuance; and
  - (b) the continuance is to a specified date, time, and location publicly announced at the original meeting; and
  - (c) the public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time and location of any continuance shall be publicly announced at the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the District's Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorneys must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened and the Chairperson or Vice Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.006, 190.007, 190.008, 286.0105, Fla. Stat.

## **Rule 2.0      Rulemaking Proceedings.**

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules and the applicable provisions of Chapter 120 of the Florida Statutes. If Chapter 120 of the Florida Statutes is amended so that the provisions of Chapter 120 conflict with these Rules, Chapter 120 of the Florida Statutes shall control. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
  - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a notice of rule development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by paragraph (3). Consequently, the notice of rule development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The notice of rule development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
  - (b) All rules as drafted shall be consistent with Chapter 120 of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
  - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action; a reference to the specific rulemaking authority pursuant to which the rule is adopted; and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in section 120.541(2), Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one

(21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference both to the date on which and to the place where the notice of rule development that is required by subsection (2) appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
- (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All petitions for the initiation of rulemaking proceedings must contain the name, address and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule and the facts showing that the petitioner is regulated by the District, or has substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a Rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a Rule. However, this subsection shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section 3, above, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
  - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
  - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541, Florida Statutes; and
  - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within 21 days after the date of publication of the notice described in paragraph 3 above, shall, provide a public hearing for the presentation of evidence, argument and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in paragraph 3 above or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Chapter 120 of the Florida Statutes, except that any notices required under Chapter 120 Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.

- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) the texts of the proposed rule and the adopted rule;
  - (b) all notices given for a proposed rule;
  - (c) any statement of estimated regulatory costs for the rule;
  - (d) a written summary of hearings, if any, on the proposed rule;
  - (e) all written comments received by the District and responses to those written comments; and
  - (f) all notices and findings pertaining to an emergency rule.
- (12) Petitions to Challenge Existing Rules.
- (a) Any person substantially affected by a Rule may seek an administrative determination of the invalidity of the Rule on the ground that the rule is an invalid exercise of the District's authority.
  - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
  - (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the District's Chairperson shall, if the petition complies with the requirements of paragraph (b), designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
  - (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
  - (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
    - a. Administer oaths and affirmations;
    - b. Rule upon offers of proof and receive relevant evidence;

- c. Regulate the course of the hearing, including any pre-hearing matters;
    - d. Enter orders; and
    - e. Make or receive offers of settlement, stipulation, and adjustment.
  - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (13) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a Rule to a person who is subject to the Rule. A “waiver” means a decision by the District not to apply all or part of a Rule to a person who is subject to the Rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person and when application of a rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
  - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
    - (i) The Rule from which a variance or waiver is requested.
    - (ii) The type of action requested.
    - (iii) The specific facts that would justify a waiver or variance for the petitioner.
    - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
  - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner’s written request, to process the petition.
  - (d) The District’s Board shall grant or deny a petition for variance or waiver, and shall announce such disposition at a publicly held meeting of the Board, within sixty (60) days after receipt of the original petition, the last item of timely



requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

- (14) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.035(2), Fla. Stat.

### **Rule 3.0      Competitive Purchase.**

- (1) Purpose and Scope. In order to comply with sections 190.033(1) through (3), 287.055 and 287.017, Florida Statutes, the following provisions shall apply to the purchase of professional services, insurance, construction contracts, design-build services, goods, supplies, and materials, contractual services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
  - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
  - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with section 287.055, F.S., between the District and a firm whereby the firm provides Professional Services to the District for projects in which the costs do not exceed one million dollars, for a study activity when the fee for such professional services to the District does not exceed \$50,000 or the current statutory amount if applicable, or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
  - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include legal (including attorneys, paralegals, court reporters and expert witnesses, including appraisers), artistic, auditing, health, or academic program services, or Professional Services (as defined in Section 287.055(2)(a) Florida Statutes and these Rules) or maintenance services. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to chapter 255 of the Florida Statutes and Rule 3.5.

- (d) A “Design-Build Firm” means a partnership, corporation or other legal entity that:
1. Is certified under section 489.119 of the Florida Statutes to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
  2. Is certified under section 471.023 of the Florida Statutes to practice or to offer to practice engineering; certified under section 481.219 of the Florida Statutes to practice or to offer to practice architecture; or certified under section 481.319 of the Florida Statutes to practice or to offer to practice landscape architecture.
- (e) A “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.
- (f) A “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s request for proposal, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) A “Design Criteria Professional” means a firm who holds a current certificate of registration under chapter 481 of the Florida Statutes to practice architecture or landscape architecture or a firm who holds a current certificate as a registered engineer under chapter 471 of the Florida Statutes to practice engineering and who is employed by or under contract to the agency for the providing of professional architect services, landscape architect services, or engineering services in connection with the preparation of the design criteria package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (e.g. acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board

in the normal conduct of its business), where the Board finds that the delay incident to competitive bidding would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety or welfare.

- (i) “Invitation to Bid” is a written solicitation for sealed bids with the title, date and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply or response that conforms in all material respects to the Request for Proposal, Invitation to Negotiate or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposal, Invitation to Negotiate or Competitive Solicitation, the following:
  - 1. The ability and adequacy of the professional personnel employed by the entity/individual.
  - 2. The past performance of the entity/individual for the District and in other professional employment.
  - 3. The willingness of the entity/individual to meet time and budget requirements.
  - 4. The geographic location of the entity’s/individual’s headquarters or office in relation to the project.
  - 5. The recent, current and projected workloads of the entity/individual.
  - 6. The volume of work previously awarded to the entity/individual.
  - 7. Whether the cost components of the bid or proposal are appropriately balanced.

8. Whether the entity/individual is a certified minority business enterprise.
- (l) “Negotiate” means to conduct legitimate, arms length discussions and conferences to reach an agreement on a term or price.
  - (m) "Professional Services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping, as defined by the laws of Florida, or those performed by any architect, professional engineer, landscape architect or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
  - (n) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply or response (i) submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) the most responsive to the Request for Proposals, Invitation to Negotiate or Competitive Solicitation as determined by the Board, and (iii) which is for a cost to the District deemed reasonable by the Board.
  - (o) “Purchase” means acquisition by sale, rent lease, lease/purchase or installment sale. It does not include transfer, sale or exchange of goods, supplies or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the state.
  - (p) “Request for Proposal” (“RFP”) or “Request for Qualification” (“RFQ”) is a written solicitation for sealed proposals or qualifications with the title, date and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis and evaluation criteria as necessary.
  - (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply” and “Responsive Response” means a bid, proposal, reply or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposal, Invitations to Negotiate or other competitive solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 255.20, 287.055, Fla. Stat.

### **Rule 3.1      Procedure Under The Consultants' Competitive Negotiations Act.**

- (1) Scope. The following procedures are adopted for selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, the negotiation of such contracts and providing for protest of actions of the Board under this Rule 3.1. As used in this Rule 3.1, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FIVE (currently \$325,000.00), or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO (currently \$35,000.00), as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
  - (a) Hold all required applicable federal licenses in good standing, if any.
  - (b) Hold all required applicable state professional licenses in good standing.
  - (c) If the consultant is a corporation, hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
  - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.
- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. Consultants who provide their name and address to the District Manager for inclusion on the list shall receive

notices by mail. The Board has the right to reject any and all qualifications in its sole and absolute discretion, whether or not reasonable, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described above regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
  - 1. The ability and adequacy of the professional personnel employed by each consultant.
  - 2. Whether a consultant is a certified minority business enterprise.
  - 3. Each consultant's past performance.
  - 4. The willingness of each consultant to meet time and budget requirements.
  - 5. The geographic location of each consultant's headquarters, office and personnel in relation to the project.
  - 6. The recent, current and projected workloads of each consultant.
  - 7. The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.



- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service,. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.9.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (7) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (8) Emergency Purchase. The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(3), 190.033, 287.055, Fla. Stat.

### **Rule 3.2      Procedure Regarding Auditor Selection.**

In order to comply with the requirements of section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts.

(1)      Definitions.

- (a)      "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473, Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b)      "Committee" means the audit selection committee appointed by the Board as described in Subsection 3.2(2) of this Rule.

(2)      Establishment of Audit Committee. Prior to a public announcement under subsection 3.2(4) of this Rule that Auditing Services are required, the Board shall establish an audit selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by section 218.39 of the Florida Statutes. The Committee should include at least three individuals, some or all of whom may also serve as members of the District's Board of Supervisors. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board.

(3)      Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under Subsection 3.2(4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of audit services to be provided by a certified public accounting firm duly licensed under chapter 473 of the Florida Statutes and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- a. Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
  - i. Hold all required applicable federal licenses in good standing, if any.
  - ii. Hold all required applicable state professional licenses in good standing.
  - iii. If the proposer is a corporation, hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
  - iv. Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- b. **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
  - i. ability of personnel,
  - ii. experience,
  - iii. understanding of scope of work,
  - iv. ability to furnish the required services, and
  - v. such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in Subsection 3.2(3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) **Request for Proposal.** The Committee shall provide interested firms with a request for proposal (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.
- (6) **Committee’s Evaluation of Proposals and Recommendation.** The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm’s qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to Subsection 3.2(3)b. of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(7) Board Selection of Auditor.

- a. Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- b. Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm.
- c. In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel or other designee to conduct negotiations on its behalf.
- d. Notwithstanding the foregoing, the Board may reject any or all proposals in its sole and absolute discretion whether or not reasonable. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of section 218.39 of the Florida Statutes and the needs of the District.

(8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

- a. A provision specifying the services to be provided and fees or other compensation for such services;
- b. A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

- c. A provision setting forth the deadline for the auditor to submit a preliminary draft audit report to the District for review, which, unless it is in the best interests of the District to establish a different deadline, shall be no later than July 1 of the fiscal year that follows the fiscal year for which the audit is being conducted;
  - d. A provision specifying the contract period, including renewals and conditions under which the contract may be terminated or renewed. A renewal may be done without the use of the auditor selection procedures provided in this Rule, but must be in writing.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Section shall be as provided for in Rule 3.9. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 218.391, Fla. Stat.

### **Rule 3.3      Purchase of Insurance.**

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
  - (b) Notice of Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
  - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
  - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
  - (f) The Board has the right to reject any and all bids in its sole and absolute discretion, whether or not reasonable, and such reservations shall be included in all solicitations and advertisements.
  - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the



Invitation to Bid best meets the overall needs of the District, its officers, employees and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service,. The notice shall include the following statement: "Failure to file a protest within the time prescribed by the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.9.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 112.08, Fla. Stat.

### **Rule 3.4      Pre-qualification**

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, contractual services and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
  - (a) The Board shall cause to be prepared a Request for Qualifications.
  - (b) For construction services exceeding the thresholds in section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
  - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, contractual services, maintenance services and construction services under \$250,000. The notice shall allow at least (twenty-one) 21 days for submittal of qualifications for construction services estimated to cost over \$250,000 and thirty (30) days for construction services estimated to cost over \$500,000.
  - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
  - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
1. Hold the required applicable state professional licenses in good standing.
  2. Hold all required applicable federal licenses in good standing, if any.
  3. Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the vendor is a corporation.
  4. Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board of Supervisors, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined, in the District's sole and absolute discretion, whether or not reasonable, to be in the best interests of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth by the Rules of the District; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with Section (2)(b) of this Rule and 255.20(1)(b), Florida Statutes.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 255.0525, 255.20, Fla. Stat.

### **Rule 3.5      Construction Contracts.**

#### **I.      CONSTRUCTION CONTRACTS (NOT DESIGN-BUILD)**

- 1)    Scope. All contracts for the construction or improvement of any building, structure or other public construction works authorized by Chapter 190, Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20, Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20, Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- 2)    Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
  - (a)    The Board shall cause to be prepared an Invitation to Bid, Request for Proposal, Invitation to Negotiate or Competitive Solicitation.
  - (b)    Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than \$500,000 must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile or overnight delivery service.
  - (c)    The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in

accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply or response, a firm or individual must, at the time of receipt of the bids, proposals, reply or response:
  - 1. Hold the required applicable state professional licenses in good standing.
  - 2. Hold all required applicable federal licenses in good standing, if any.
  - 3. Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation.
  - 4. Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposal, Invitation to Negotiate or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violations of federal labor or employment tax laws within the past five (5) years may be considered ineligible by the District to submit a bid, response or proposal for a District project. Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply or response.

- (f) Bids, proposals, replies and responses shall be publicly opened in accordance with applicable law at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation. Bids, proposals, replies and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after

opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposal, Invitation to Negotiate or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposal, Invitation to Negotiate or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation and revision of bids, proposals, replies and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined, in the District's sole and absolute discretion, whether or not reasonable, to be in the best interests of the District. No contractor shall be entitled to recover any costs of bid, proposal, response or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.9.
- (k) If less than three responsive bids, proposals, replies or responses are received, the District may purchase construction services or may reject the bids, proposals, replies or responses for a lack of competitiveness. If no responsive bid, proposal, reply or response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of construction services, which steps may include a direct



purchase of the construction services without further competitive selection processes.

- (3) Sole Source; Government. Construction Services that are only available from a single source are exempt from this Rule. Construction Services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies or materials that are purchased under a federal, state or local government contract that has been competitively procured by such federal, state or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Emergency Purchases. The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (5) Exceptions. Rule 3.5 is inapplicable when a) the project is undertaken as repair or maintenance of an existing public facility, b) the funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent, c) the District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor, or d) when the District, after public notice, conducts a public meeting under section 286.011 of the Florida Statutes and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees and equipment.

## II. DESIGN-BUILD CONTRACTS.

### (1) Scope.

The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

### (2) Procedure.

- (a) The District shall utilize a Design Criteria Professional meeting the requirements of subsection 287.055(2)(k) of the Florida Statutes when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to section

287.055 of the Florida Statutes or may be retained using Section 3.1, Procedure under Consultants' Competitive Negotiations Act. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

- (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
- (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in subsection 287.055(9) of the Florida Statutes, or pursuant to the qualifications based selection process pursuant to Rule 3.1.
  - 1. Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
  - 2. Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:
    - a. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than \$500,000 must be noticed at least thirty (30) days prior to the date for submittal of proposals.
    - b. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However,

failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- c. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
  - (i) Hold the required applicable state professional license(s) in good standing, as defined by subsection 287.055(2)(h) of the Florida Statutes;
  - (ii) Hold all required applicable federal licenses in good standing, if any;
  - (iii) Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the proposer is a corporation;
  - (iv) Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violations of federal labor or employment tax laws within the past five (5) years may be considered ineligible by the District to submit a bid, response or proposal for a District project. Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

- d. The proposals shall be publicly opened in accordance with applicable law. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
- e. The Board shall have the right, in its sole and absolute discretion, whether or not reasonable, to reject all proposals if rejection is determined to be in the best interests of the

District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

- f. If less than three proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no proposals are received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of design-build services, which steps may include a direct purchase of the design-build services without further competitive selection processes.
- g. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service,. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.9.
- h. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
- g. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

- h. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package, and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an emergency purchase has occurred shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033; 255.0525, 255.20, 287.055, Fla. Stat.

### **Rule 3.6      Goods, Supplies and Materials.**

- (1) Purpose and Scope. All purchases of goods, supplies or materials exceeding the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies and materials” do not include printing, insurance, advertising or legal notices. A contract involving goods, supplies or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies or materials is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, a Request for Proposals, an Invitation to Negotiate or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of goods, supplies and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses.
  - (e) In order to be eligible to submit a bid, proposal, reply or response, a firm or individual must, at the time of receipt of the bids, proposals, replies or responses:
    1. Hold the required applicable state professional licenses in good standing.
    2. Hold all required applicable federal licenses in good standing, if any.

3. Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the vendor is a corporation.
4. Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply or response.

- (f) Bids, proposals, replies and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified after opening. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposal, Invitation to Negotiate or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation and revision of bids, proposals, replies and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is



determined, in the District's sole and absolute discretion, whether or not reasonable, to be in the best interests of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.9.
  - (k) If less than three bids, proposals, replies or responses are received, the District may purchase goods, supplies or materials or may reject the bids, proposals, replies or responses for a lack of competitiveness. If no responsive bid, proposal, reply or response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials, which steps may include a direct purchase of the goods, supplies and materials without further competitive selection processes.
- (3) Goods, Supplies and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies and materials. Such purchase of goods, supplies and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies and materials that are only available from a single source are exempt from this Rule. Goods, supplies and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies or materials is exempt from this rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state or local government contract that has been competitively procured by such federal, state or local government in a manner consistent with the material procurement requirements of these Rules. .

- (5) Renewal. Contracts for the purchase of goods, supplies and/or materials subject to this Rule 3.6 may be renewed for a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
- (6) Emergency Purchases. The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 287.017, Fla. Stat.

### **Rule 3.7      Maintenance Services.**

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, a Request for Proposals, an Invitation to Negotiate or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies and responses.
  - (e) In order to be eligible to submit a bid, proposal, reply or response, a firm or individual must, at the time of receipt of the bids, proposals, replies or responses:
    1. Hold the required applicable state professional licenses in good standing.
    2. Hold all required applicable federal licenses in good standing, if any.

3. Hold a current and active Florida corporate charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the vendor is a corporation.
4. Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply or response.

- (f) Bids, proposals, replies and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate or Competitive Solicitation. Bids, proposals, replies and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposal, Invitation to Negotiate or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified after opening. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposal, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation and revision of bids, proposals, replies or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive or if rejection is determined, in the District's sole and absolute discretion, whether or not

reasonable, to be in the best interests of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.9.
  - (k) If less than three responsive bids, proposals, replies or responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies or responses for a lack of competitiveness. If no responsive bid, proposal, reply or response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of maintenance services, which steps may include a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance Services that are only available from a single source are exempt from this Rule. Maintenance Services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
  - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule 3.7 may be renewed for a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
  - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  - (6) Emergency Purchases. The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.**

**Law Implemented: §§ 190.033, 287.017, Fla. Stat.**

### **Rule 3.8      Contractual Services.**

- (1) Pursuant to section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, a Request for Proposal, an Invitation to Negotiate or a Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(3), 190.033, Fla. Stat.



**Rule 3.9      Protests With Respect To Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, and 3.7.**

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, and 3.7 shall be in accordance with this Rule 3.9.

(1)      Filing.

- (a)      With respect to a protest regarding qualifications, specifications, documentation or other requirements contained in a Request for Qualifications, Request for Proposal, Invitation to Bid or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposal, Invitation to Bid or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b)      Except for those situations covered by subsection (1)(a) above, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, or 3.7 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c)      If disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, or 3.7, the Board may require any person who files a notice of protest to post a

protest bond in the amount equal to 1% of the anticipated contract amount that is the subject of the protest or \$5,000 whichever is greater. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing the delay incident to protest proceedings will jeopardize the award of the contract, will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be signed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may (but is not obligated to) schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided above (if available), the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
  - a. Administer oaths and affirmations;
  - b. Rule upon offers of proof and receive relevant evidence;
  - c. Regulate the course of the hearing, including any pre-hearing matters;
  - d. Enter orders; and
  - e. Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect or an irregularity in the competitive solicitation process, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate and any protest bonds shall be returned.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this rule at any time.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** § 190.033, Fla. Stat.

**Rule 4.0      Effective Date.**

These Rules shall be effective August 31, 2017.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

Tab 14

**EVENT RESERVATION AGREEMENT**  
**(PICKLE BALL COURTS / K-BAR RANCH II CDD)**

This Agreement ("Agreement") governs the reservation and use of the K-Bar Ranch II Community Development District ("District") Tennis/Pickle Ball Courts ("Courts" or "Facilities") based on the reservation set forth in the "Reservation Form" attached hereto as **Exhibit A**. With respect to the reservation, the reserving party ("User" or "Sponsor") agrees to be bound by the following terms and conditions:

- a) The Sponsor acknowledges that the District is not responsible for any damages as a result of harassment or abuse and agrees to indemnify the District from all claims arising under such cause of actions.
- b) The Sponsor must collect completed waiver forms, attached to this document as **Exhibit B**, from each Participant and provide them to the Amenity Manager prior to the Event. The Sponsor shall ensure that any Participant who does not sign a waiver form or does not provide a waiver form will not be allowed to participate in the event.
- c) The Sponsor is responsible for overseeing the event and ensuring that all participants comply with the District's rules and policies (including but not limited to those set forth below). The Sponsor must immediately address any violations.
- d) The District reserves the right to terminate the reservation immediately for any violations of this Agreement or the District's rules and policies (including but not limited to those set forth herein) or for any operational or safety issues. If the event is terminated due to the Sponsor's breach, no refund of any fees or deposits shall be provided. Further, for any termination, Sponsor waives and releases the District from any liability or damages due to any termination of this Agreement by the District pursuant to this paragraph, except to the extent such damages are caused by the District's gross negligence or willful misconduct.
- e) The District and its Staff will not collect any fees or funds related to the reservation of the Courts. Reservations of the Courts will be conducted in accordance with the K-Bar Ranch II Community Development District's Amenity Facility Rules.

The Sponsor shall insure that all participants comply with all District rules and policies, including but not limited to the following:

- 1. Absolutely no adhesive materials are to be used on fencing, netting, benches or other equipment owned by the District.
- 2. No District-owned equipment may be removed, nor may any equipment not owned by the District be brought into the Courts beyond the key-card entry gate.
- 3. The facilities shall be left in the same condition as found prior to the reservation. The Sponsor is responsible for any damage caused by the reserving party, a Member, or Guest who uses the Court under their reservation, and agrees to reimburse the District for the cost of repair or replacement of any damaged property within thirty (30) days of receiving written notice of such damage and associated costs.
- 4. Time allotted for the reservation may not be exceeded.
- 5. No excessive noise, profanity, or boisterous actions.

6. Smoking (including vaping and e-cigarettes) is prohibited.
7. Alcohol is not permitted on the Courts.
8. Glass bottles are not permitted on the Courts.
9. Use of speakers, stereos, or other audio amplification equipment is not permitted on the Courts.
10. The reserving party must be present for the entirety of the reservation/events.
11. Players must wear tennis or court shoes with non-marking soles at all times while on the Courts. Other footwear may damage the court surface or cause injury.
12. Bicycles, skateboards, rollerblades, inline skates, scooters, and pets are not permitted on the Courts.
13. Food, sunflower seeds, gum, and picnicking are not permitted on the Courts.
14. Children under the age of 15 must have adult supervision (age 18 or older) on the Courts at all times.
15. Players and spectators must not walk on or behind a court while play is in progress. Wait for a dead ball before crossing.
16. Spectators are not permitted on the Courts. Only active players may be on the court surface.
17. The Courts are designated for tennis and pickleball play only. All other activities are prohibited.
18. Play may be suspended during lightning or severe weather conditions. The court surface may be slippery when wet. Use of the Courts is at the user's own risk.
19. The District has the right to stop play at any time if these policies or the policies listed in the District's rules or policies are broken. Additionally, the District may suspend membership privileges if District's rules or policies are broken.

Events may be held on the Courts subject to advance written approval by the District Board of Supervisors or its designee, which approval may be granted or denied in the District's reasonable discretion based on legitimate operational, safety, or scheduling concerns. Unless waived by the District in writing, applications for event approval must be submitted at least thirty (30) days prior to the proposed event date. Events held on the Courts are subject to the following additional policies:

By signing below, the Sponsor represents that Sponsor is at least 18 years of age and competent to enter into this agreement. Further, Sponsor agrees to all of the above policies and agrees to provide any necessary documentation to the Amenity Manager before the beginning of the event or registration. The Sponsor also represents that they are a resident or non-resident fee paying member of the District as defined in the District Amenity Facility Rules. The Sponsor acknowledges that failure to comply with these policies or to provide required documentation may result in cancellation of the reservation without refund and/or suspension of facility privileges. The Sponsor further agrees to indemnify, defend, and hold harmless the District, its supervisors, officers, agents, and employees from and against any and all claims, losses, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to (i) the Sponsor's negligent or willful acts or omissions, (ii) the Sponsor's breach of this Agreement, or (iii) bodily injury or property damage caused by the Sponsor, any Participants, or any guests during the use of the Courts, except to the extent caused by the sole negligence or willful misconduct of the District.

*[Signatures on Next Page]*



Sponsor Signature:  Date: 01/22/2026

CDD Staff Signature:  Date: 1/22/2026

**K-BAR RANCH II CDD RESERVATION FORM**  
**TENNIS/PICKLEBALL COURT**

Resident Name: Rameshbabu lakshmanasamy Resident Phone Number: 2148438094

Resident Address: 11004 sundrift dr

Resident Email: ramesh-lakshman@gmail

Facility Access Card # \_\_\_\_\_ Today's Date: 01/22/2026

Date of Reservation: 01/25/2026

| Time Slot (except for private events specially authorized by the CDD Board, maximum of 2 consecutive hours per day per resident) | Full-Court | Half-Court | Event? (Yes/No) |
|--|------------|------------|-----------------|
| 7:00am-8:00am  |            |            |                 |
| 8:00am-9:00am  |            |            |                 |
| 9:00am-10:00am   | ✓          |            |                 |
| 11:00am-12:00pm  | ✓          |            |                 |
| 12:00pm -1:00pm  | ✓          |            |                 |
| 1:00pm -2:00pm   |            |            |                 |
| 2:00pm -3:00pm   |            |            |                 |
| 3:00pm -4:00pm   |            |            |                 |
| 4:00pm -5:00pm   |            |            |                 |
| 5:00pm -6:00pm   |            |            |                 |
| 6:00pm -7:00pm   |            |            |                 |
| 7:00pm -8:00pm   |            |            |                 |

Description of Event (If Applicable):

"Behind the Label" - is a student led community awareness group from Middleton High School Freshmen.

**WAIVER AND RELEASE OF LIABILITY  
FOR USE OF TENNIS/PICKLE BALL COURTS**

*K-Bar Ranch II Community Development District  
Hillsborough County, Florida*

Name of Participant: \_\_\_\_\_

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

\_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Parent/Guardian Name (if Participant is under 18): \_\_\_\_\_

The above-named participant, through themselves or through their legal guardian agrees to release, waive, discharge, and hold harmless, the K-Bar Ranch II Community Development District ("District"), and its agents, supervisors, officers, directors, employees, and staff from any and all claims, actions, or losses for which bodily injury, property damage, wrongful death, loss of services, or otherwise which may arise out of the participation in using the District Pickle Ball/Tennis Courts ("Courts").

The above-named Participant further acknowledges that they assume all risk for any and all injuries which may result from participation in using the Courts. Further, the Participant understands that the District is not responsible for property lost or stolen while participating in activity on the Courts and that the District will not be providing accident, medical, or automobile coverage for those activities.

The Participant further understands that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. If any portion of this waiver and release is deemed invalid, the remainder will remain in full force and effect.

The Participant also acknowledges and agrees that the District did not collect any funds related to the reservation of the Courts.

**NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF REASONABLE CARE IS USED IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM INDEMNITEES IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD, ANY PROPERTY DAMAGE THAT RESULTS FROM THE ORDINARY NEGLIGENCE OF

INDEMNITEES IN CONNECTION WITH THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY, OR ANY HARRASSMENT WHICH OCCURS DURING THE ACTIVITY. THIS WAIVER DOES NOT APPLY TO INJURIES CAUSED BY GROSS NEGLIGENCE, WILLFUL MISCONDUCT, OR INTENTIONAL ACTS OF THE INDEMNITEES. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND INDEMNITEES HAVE THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

\_\_\_\_\_  
Signature of Participant (Parent/Guardian if Participant is under 18)

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

\_\_\_\_\_  
Relationship to Participant (if Participant, write "Self")

\_\_\_\_\_  
Date

**NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE AMENITY MANAGER.**

**PRIVACY NOTICE:** Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. Certain personal information, including home addresses, telephone numbers, and emergency contact information, may be exempt from public disclosure under Florida Statutes 119.071. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the Amenity Manager.