



Rizzetta & Company

K-Bar Ranch Community Development District

Board of Supervisors' Meeting September 6, 2023

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.kbarranchcdd.com

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

K Bar Ranch Amenity Center 10820 Mistflower Lane, Tampa, FL 33647

Board of Supervisors	Vicki Shuster Frank Morales John Bowersox Edmund Radigan Cynthia Gustavel	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Debby Wallace Sean Craft	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. 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 COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.kbarranchcddscdd.com

August 28, 2023

Board of Supervisors
K-Bar Ranch Community
Development District

AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the K Bar Ranch Community Development District will be held on **Wednesday, September 6, 2023, at 6:00 p.m.** at the **K-Bar Ranch II 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. STAFF REPORTS**
 - A.** Blue Water Aquatics
 - i. Review of the Aquatics Inspection Report..... Tab 1
 - ii. Review of the Midge Fly Report..... Tab 2
 - iii. Consideration of Easement Maintenance Proposal Tab 3
 - B.** Yellowstone
 - i. Review of Landscaper Report..... Tab 4
 - ii. Review of the Irrigation Inspection Report Tab 5
 - iii. Consideration of Landscape Proposals Tab 6
 - C.** District Chairperson
 - D.** District Counsel
 - E.** District Engineer
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Ratification of Resolutions 2023-07; 2023-08 and 2023-09 Tab 7
 - B.** Consideration of Holiday Lighting Proposal Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 2, 2023 Tab 9
 - B.** Consideration of Operations & Maintenance Expenditures for July 2023 Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Debby Wallace at dbwallace@rizzetta.com.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

Chris Thompson

Blue Water Aquatics, Inc.

8/23/2023 | 13 Photos



K-Bar Ranch CDD 1 Aquatics Report



August Aquatics Report

August was a scorcher! Florida has been stuck under a weather pattern called a “heat dome.” A heat dome occurs when a ridge of high pressure forms over an area and doesn’t move for days or even weeks resulting in very hot temperatures and very high heat index values. High temperatures can kill small fish that live at the surface because warm water holds less oxygen than cool water. This problem is compounded when the small fish consume more oxygen due to their panicked state. The SWFWMD Provisional Rainfall Summary shows Hillsborough received just 4.27" of rain as of the 22nd. The monthly average for August is 8.40". We took significant action this month to address two problem areas, specifically pond 601 and the littoral shelf on 702. Pond 601 was overwhelmed with Slender spike rush which traps algae on the surface and does not look pretty. We treated the entire pond with a systemic product designed to target this problem plant. The littoral shelf on 702 was looking great on the NE edge. Our tech did a great job of encouraging natives like Duck potato and Pickerel to flourish while keeping the bad stuff out; however, he lost the battle throughout the rest of the shelf due to an aggressive influx of West Indian marsh grass. This non-native outcompeted the natives and established a monoculture. Rather than using an overabundance of herbicides, we used our Marsh Master to mow the West Indian marsh grass. The native plants were left in place where possible. This action will allow the natives to establish dominance and repopulate the area. This shelf will look amazing this spring!



Slender spike rush

601

This pond developed an abundance of Slender spike rush which is a very difficult plant to control. It can reproduce rapidly and looks like golf course grass floating all across the pond. We applied an excellent product called Clip-per (flumioxazin). This herbicide is effective on even the toughest invasive weeds and dissipates quickly from the water column and does not accumulate in sediment

Project: K-Bar Ranch I CDD

Date: 8/22/2023, 12:03pm

Creator: Chris Thompson

Slender spike rush
clogging drain

601

This drain was manually cleared and flow was re-stored. You can expect a dramatic difference in the appearance of this pond over the next few weeks.

Project: K-Bar Ranch I CDD

Date: 8/22/2023, 12:10pm

Creator: Chris Thompson



West Indian marsh grass

Good plants

702 Littoral Shelf

The littoral shelf needed to be mowed (reset) in order to allow the native plants to regain control of the area.

Project: K-Bar Ranch I CDD

Date: 8/22/2023, 1:03pm

Creator: Chris Thompson



702 Littoral shelf

Project: K-Bar Ranch I CDD
Date: 8/22/2023, 1:03pm
Creator: Chris Thompson



702 Littoral shelf
Before mowing

Project: K-Bar Ranch I CDD
Date: 8/23/2023, 12:21pm
Creator: Chris Thompson



702 Littoral Shelf
After mowing

Project: K-Bar Ranch I CDD
Date: 8/23/2023, 1:26pm
Creator: Chris Thompson



500

We applied a product called Sonar to treat the Water grass that occasionally pops up in this pond. You can see in the photo the area highlighted is dead Water grass that has not sunk yet. A few heavy rains should sink the dead mats.

Project: K-Bar Ranch I CDD
Date: 8/22/2023, 2:22pm
Creator: Chris Thompson



500

The Jointed spike rush is thriving.

Project: K-Bar Ranch I CDD
Date: 8/22/2023, 2:22pm
Creator: Chris Thompson



500

A pocket of algae near the entrance was treated late in the month. This area should sink in a week or so.

Project: K-Bar Ranch I CDD
Date: 8/22/2023, 2:26pm
Creator: Chris Thompson

10

**201**

Maintaining healthy natives and keeping water control structures clear of vegetation are a priority during our visits.

Project: K-Bar Ranch I CDD

Date: 8/23/2023, 5:40pm

Creator: Chris Thompson

11

**Pond A**

When the no mow zone gets a little too tall it becomes difficult to safely spray over it. Occasionally our spray will hit the taller grasses and cause the area to dye off. Keeping the no mow zone height at 1-1.5 feet would be optimal.

Project: K-Bar Ranch I CDD

Date: 8/23/2023, 5:40pm

Creator: Chris Thompson

12

**Pond 500L**

Our tech staying on top of algae with a combination of alum sulfate and copper sulfate. When used together they help to control algae and bind up phosphorous.

Project: K-Bar Ranch I CDD

Date: 8/23/2023, 5:41pm

Creator: Chris Thompson



401
Our vote for "Pond of the Month".

Project: K-Bar Ranch I CDD
Date: 8/23/2023, 5:45pm
Creator: Chris Thompson



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

8/1/2023

Customer

K-Bar Ranch CDD I

Weather Conditions

Partly Cloudy

Wind

8 MPH WSW

Temperature

88*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

SC1, SC3, FPM POND, FPM AREA, 201, 101, A, 503, 502601, 702, EWR1, 401, 701M

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Water levels are rising in the ponds. Treated ponds for mainly brush. Primrose, torpedo grass, pennywort, creeping water primrose and alligator weed.

2 of 2

Pond Numbers

SC2, 301, 302, 501, 601

Service Performed

Treatment



Aquatic Services Report

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous and planktonic algae. Need to return next visit and add dye to pond 501 for planktonic algae.



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

8/1/2023

Customer

K-Bar Ranch CDD I

Weather Conditions

Sunny

Wind

2w

Temperature

88

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

110x 111x 112x 100 113x 200 300 400 500
800 400I bb 500I 500s2 200I 600I 700I 300I

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Sites treated for invasive

2 of 3

Pond Numbers

400 500 800 400I 500I 200I 300I

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae

3 of 3

Pond Numbers

400I 500I 300 bb 300I

Service Performed

Treatment

Work Performed

☒ Floating

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Sites treated for azola and salvinia



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	8/3/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Partly Cloudy
Wind	5 MPH E
Temperature	908
Multiple Sites Treated	No
Pond Number	501
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae <input checked="" type="checkbox"/> Follow-Up
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Treated pond on August 1st for heavy planktonic algae bloom. Needed to return to inspect again and add appropriate pond dye amount. The pond looked vastly better. Pond dye added.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	8/22/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Sunny
Wind	7 MPH ENE
Temperature	92*
Multiple Sites Treated	No
Pond Number	610
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae <input checked="" type="checkbox"/> Floating <input checked="" type="checkbox"/> Submersed
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated littoral shelf area for algae, slender spikerush, and various other emergent and submerged plants.



Aquatic Services Report

Technician

Virgil Stoltz

Job Details

Service Date	8/23/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Partly Cloudy
Wind	ENE @ 3-5 mph
Temperature	89
Multiple Sites Treated	No
Pond Number	702 Littoral Shelf
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Grasses <input checked="" type="checkbox"/> Follow-Up
Equipment Used	<input checked="" type="checkbox"/> Marsh Master
Water Level	Normal
Restrictions	0
Observations/Recommendations	Marsh Master Mowed shelf for mostly West Indian Marsh Grass, Torpedo Grass and Red Marsh-grass

Tab 2



Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	8/22/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Partly Cloudy
Wind	SW @ 3-5
Temperature	92
Multiple Sites Treated	No
Pond Number	702
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Midge Fly / Mosquito Control
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
D/Oxygen	N/A
Water Level	Normal
Restrictions	None
Observations/Recommendations	We applied 40 gallons of adulticide in a 10 band around the perimeter. We dispersed 4 lbs of larviciding pellets along the shoreline. No flying adults or juveniles observed. Some fungus gnats observed along the south shore.

Tab 3



Aquatic Management Agreement – 184 Parcel Site Pond

This Agreement, with an agreed upon service start date of **October 1, 2023**, 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 I** (hereinafter the “Customer”), c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

(1) Waterway	2,605 Linear Feet	7.30 Surface Acres @ NWL
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Contract Term: The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ Monthly Maintenance Program for Aquatic Weeds/Algae	\$ 445.30/month
⇒ <i>Invasive Non-Native Plant</i> Control	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Trash & Debris Removal *	* Included
⇒ Pond Dye program (<i>Where Needed</i>)	Included
⇒ 6-Month EutroSorb® Program	Included
⇒ Aquatics Consulting	Included
⇒ Management Reporting	Included
Total Annual Contract Amount:	\$5,343.60/Year

Pond Maintenance - Twelve (12) Inspections per year, with treatments performed as necessary. Follow-up treatments performed at no additional cost.

** Trash and Debris removal will consist of trash along pond shorelines and within reach of shorelines.*

EutroSorb® Program – Six (6) treatments per year, April through September.

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time.



Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.

Payment of Services: Customer agrees to pay Blue Water Aquatics within forty-five (45) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been affected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice. Upon termination of this Agreement, Blue Water Aquatics shall be entitled to payment for all work and/or services rendered up until the effective termination date of the Agreement.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received, or a new contract has been put into place.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



Addenda: See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

*Virgil Stoltz, VP/General Manager
Blue Water Aquatics, Inc.*

Customer

08/07/2023

Date

Date

Survey Sheet K-Bar Ranch CDD I – 184 PARCEL SITE Site & GEP Surveyed

<u>Site #</u>	<u>Linear Footage (LF)</u>	<u>Total Acres @ NHWL</u>	<u>Sump Acres</u>	<u>Littoral Shelf Acres</u>
184	2,605	7.30	N/A	N/A
TOTAL	2,605	7.30	N/A	N/A

K-BAR RANCH CDD I *POND 184* Site Map



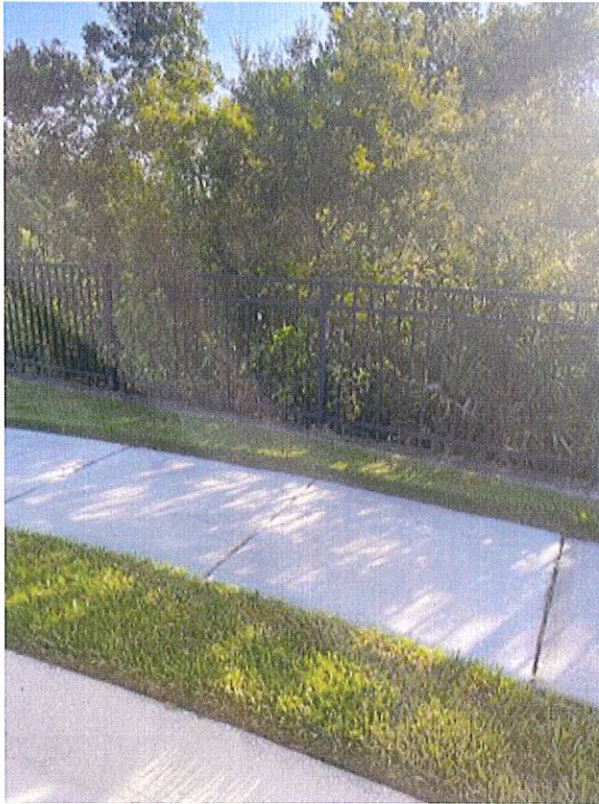
Tab 4

A photograph of a paved road with a yellow double line down the center, lined with mature trees on both sides. The scene is captured from a low angle, looking down the road. A large, semi-transparent grey rectangle is overlaid on the left side of the image, serving as a background for the text.

**K-Bar Ranch CDD 8/23/23,
9:02 AM**

Josh Oliva

Wednesday, August 23, 2023

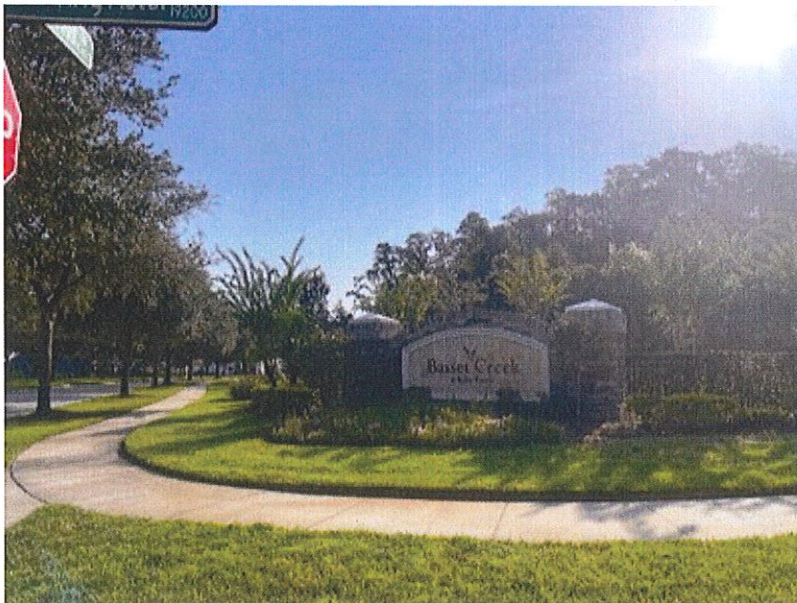


Sweet Clover Fence

YL Crew

Remove encroaching plant material from

Fence at sweet clover round about



Flower Rotation Will be Done

August 30th

Property Manager



Treat Plumbago At Wild Tamarind
YL Fert Chem
Treat plumbago in round about in
front of clubhouse



Sign Exposure
Property Manager
Signs are being exposed ensuring
all tree limbs are lifted well above
making sign visible



Clubhouse

YL Crew

Trim back all overhanging ornamental grasses



Thinning Ligustrum

Property Manager

Small section of Ligustrum hedges are thinning. Treat with contact and systemic insecticides as well as a systemic fungicide. Include micro nutrients to improve vigor.

During next monthly wet check please double check area for any breaks.



Conservation Push Back

YL Crew

Each service as areas dry out ensure we are mowing closer and closer to conservation area gaining back district ground that may have been lost during wet season.



Peppergrass Ornamentals

YL Fert/Chem - YL Crew

Ornamentals at common area on peppergrass have mites. Treat and cutback plants.



Schilling

YL Crew

Schilling have been treated for white flies and are recovering.

Pocket Prune out spent foliage



Cut Area Back

YL Crew

Area is located on wild tamarind past the clubhouse on the left going towards Laurel vista.



Pond Mowing Is Being Completed.
String trimming of ponds should be completed weekly.



Overall Healthy Landscape
Property Manager
Crews have struggled through rains over past months. Things are starting to dry out and we can begin to be aggressive on weeds again and ponds.

Crews will work to eliminate any weed pressure and ensure all pond banks are being mowed as we continue to dry out.



Hollie Hedge Stinkvone

YL Crew

Ensure all stink vine is being removed at base to ensure it does not grow back.



Viburnum Hedge

Viburnum hedge on wild tamarind across from school is stressed.

Shrub is thinning

Check irrigation and treat with curatives and preventatives.

Will monitor recovery.

Tab 5

Yellowstone Landscape (Tampa)



Excellence
IN COMMERCIAL LANDSCAPING

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

K-Bar 1
10511 Wild Tamarind Dr
Tampa, FL 33647

Contact

Sean Craft
scraft@rizzetta.com

Inspection

Date:
Inspector:

8/17/2023
D Pellecchia

Estimate Summary

Total: \$778.63
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Drip Line	1	\$20.13
Repair Lateral Line	1	\$47.50
Repair Main Line	1	\$675.50
Replace Sprinkler Head	1	\$35.50
Total (plus applicable taxes):		\$778.63

Signature

Date

Service Detail

General			
Asset	Service	Notes	Total
Main Line 7 sronecreek timer	<u>Repair</u>	Line Length (ft.): 3 Line Size: 3" broken mainline not near valves between sidewalk and road on the curve of the road going to the bridge left-hand side could be 3 inch could be 2 inch	\$675.50

Controller 1 Clubhouse > Zone 3 Rotors			
Asset	Service	Notes	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Broken PVC fitting underneath rotor	\$47.50

Controller 1 Clubhouse > Zone 4 Spray			
Asset	Service	Notes	Total
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0.5 Drip Line Size: 1/2" Cut drip tubing around old Oak tree just going to Cap it off	\$20.13
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken sprinkler head and nozzle	\$35.50

Tab 6

K-Bar Ranch #1

Tampa, FL.

February 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Viburnum (V.M.)

V.M.



Potential



YELLOWSTONE
LANDSCAPE



Proposal #343771

Date: 08/24/2023

From: Joshua Oliva

Proposal For

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Land
Suite 115
Tampa, FL 33625

main:
mobile:

Location

10511 Wild Tamarind DR
Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

Holly Replacement Along School Fence

Terms: Net 30

Price to remove the schilling along the fence going down Bassett Creek Blvd. Fence separates school from the district.

- Install 100- 3 Gal - Viburnum along fence from monument going down to just past the palmettos on inbound side of the road.
- Renderings provided.

Irrigation Material and Adjustments included.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$699.000	\$699.00
Sweet Viburnum, 3 GAL	58.00	\$20.000	\$1,160.00
Cocoa Brown Mulch	30.00	\$9.990	\$299.70
Irrigation Part(s)	1.00	\$618.000	\$618.00

Signature

x

SUBTOTAL	\$2,997.70
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SALES TAX	\$0.00
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TOTAL	\$2,997.70
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Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

K-Bar Ranch #1

Tampa, FL.

February 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Variegated Pittosporum (V.P.)
Foxtail Fern (F.F.)

V.P.

F.F.



Potential: Option #1



Proposal #343707

Date: 08/24/2023

From: Joshua Oliva

Proposal For

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Land
Suite 115
Tampa, FL 33625

main:
mobile:

Location

10511 Wild Tamarind DR
Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

Bassett Creek/Wild Tamarind Plant Replacement

Terms: Net 30

Price to remove hedges at Wild Tamarind and Basset Creek and installing: Renderings Provided

- 3 Gal - Variegated Pittosporum
- 3 Gal - Foxtail Fern
- Cocoa Brown Mulch

Irrigation adjustments and materials included.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$1,499.000	\$1,499.00
Variegated Pittosporum, 3 GAL	36.00	\$18.000	\$648.00
Foxtail Fern, 3 GAL	34.00	\$19.000	\$646.00
Cocoa Brown Mulch	25.00	\$9.990	\$249.75
Irrigation Part(s)	1.00	\$899.000	\$899.00

Signature

x

SUBTOTAL	\$3,957.00
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SALES TAX	\$0.00
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TOTAL	\$3,957.00
-------	------------

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:
joliva@yellowstonelandscape.com

K-Bar Ranch #1

Tampa, FL.

February 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Variegated Pittosporum (V.P.)
Foxtail Fern (F.F.)*

V.P.
F.F.



Potential: Option #1



Proposal #343749

Date: 08/24/2023

From: Joshua Oliva

Proposal For

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Land
Suite 115
Tampa, FL 33625

main:
mobile:

Location

10511 Wild Tamarind DR
Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

Basset Creek Small Bed At School

Terms: Net 30

Price to remove schilling in small bed located on Bassett Creek same side as school. Small bed between sidewalk and road.

Rendering Provided

Price to Install:

3Gal- Pittosporum

3Gal - Foxtail Ferns

Cocoa Brown Mulch

Irrigation Adjustments and Material included.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$658.000	\$658.00
Pittosporum, 3 GAL	12.00	\$19.000	\$228.00

Client Notes

Signature

x

SUBTOTAL	\$1,714.61
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SALES TAX	\$0.00
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TOTAL	\$1,714.61
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*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

Tab 7

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING EMPLOYEES OF THE NEW DISTRICT MANAGER AS OFFICERS OF THE DISTRICT; PROVIDING FOR THE EXPIRATION FOR PREVIOUS NON-BOARD MEMBER OFFICERS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE;

WHEREAS, the K-Bar Ranch Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District is transitioning to *Artemis Connected, LLC*, a Delaware limited liability company, that does business as *Breeze* to serve as the District’s new management company; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) desires to designate certain employees of the new District management company as non-Board member officers of the District to enable them to provide services to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Designation of New District Officers.** The Board designates the following individuals to serve in the capacities described below:
 - a. Heather Dilley is appointed as Secretary
 - b. Patricia Thibault is appointed as Treasurer.
2. **Expiration of Previous Non-Board Member Officers.** All previous non-Board member officers will be automatically removed effective as of September 5, 2023.
3. **Conflicts.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.
4. **Effective Date.** This resolution shall become effective immediately upon its adoption.

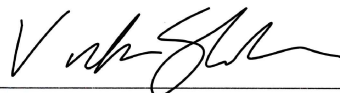
Passed and Adopted on August 2, 2023.

Attest:



Assistant Secretary

**K-Bar Ranch
Community Development District**



Vicki Shuster
Chair of the Board of Supervisors

RESOLUTION 2023-08

A RESOLUTION OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING EMPLOYEES OF THE NEW DISTRICT MANAGER AS AUTHORIZED OFFICERS FOR DISTRICT ACCOUNTS; PROVIDING FOR THE EXPIRATION FOR PREVIOUS AUTHORIZED OFFICERS FOR DISTRICT ACCOUNTS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE;

WHEREAS, the K-Bar Ranch Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District is transitioning to *Artemis Connected, LLC*, a Delaware limited liability company, that does business as *Breeze* to serve as the District’s new management company;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) adopted Resolution 2023-07 appointing certain employees of the new District management company as officers of the District to perform services on behalf of the District; and

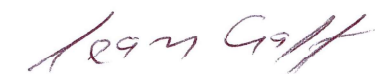
WHEREAS, the Board desires to designate such authorized officers for the District’s accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Heather Dilley and Patricia Thibault are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District’s accounts will be automatically removed effective as of September 5, 2023.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 2, 2023.

Attest:



Assistant Secretary

**K-Bar Ranch
Community Development District**



Vicki Shuster
Chair of the Board of Supervisors

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND DESIGNATING A REGISTERED AGENT AND A REGISTERED AGENT'S OFFICE FOR THE PURPOSE OF ACCEPTING SERVICE OF PROCESS, NOTICE OR DEMAND ON BEHALF OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the K-Bar Ranch Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

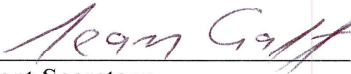
WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. Vivek K. Babbar is hereby designated as registered agent for the K-Bar Ranch Community Development District.
2. The District's registered office shall be Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida 33606, and whose telephone number is (813) 223-9400.
3. In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with the City of Tampa, Florida and the Florida Department of Economic Opportunity.
4. Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. This Resolution shall take effect immediately upon adoption.

Passed and Adopted on August 2, 2023.

Attest:


Assistant Secretary

**K-Bar Ranch
Community Development District**


Vicki Shuster
Chair of the Board of Supervisors

Tab 8

ILLUMINATIONS HOLIDAY LIGHTING**Proposal**

8606 Herons Cove PI
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

K-Bar Ranch CDD
5844 Old Pasco Rd; Suite 100
Wesley Chapel, FL 33544
Attn: Debby Wallace

(813) 994-1001

JOB DESCRIPTION
Holiday Lighting and Decoration for K-Bar Ranch CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Amenity Center	Install clear C9s outlining roofline front edge all the way around and up entry gable Install clear C9s outlining roofline gable ridges and hips Install clear mini lights in 7 (trunk) palms in front of amenity center Install lighted garland with bows on columns (2) on front side of amenity center Install 1 x 36" lighted wreath with bows on main gable ridge front side of building	\$8,500.00
Bassett Creek Monument	Install 2 x 36" lit wreaths with bows on inner monument columns Install 2 x 26" lit wreaths with bows on outer monument columns Install lighted garland with bows over entrance sign nameplate Install clear C9s on top of black fencing between monument columns Install clear mini lights in 2 crepe myrtles	
Stone Creek Monument	Install lighted garland with bows over entrance sign nameplate Install 2 x 36" lighted wreaths with bow on each entry monument Install clear C9s outlining Stone Creek name plate Install clear mini lights in 2 crepe myrtles	
	Laurel Vista Install 4 x 36" wreath with bows on monument columns Install garland with lights and bows over entrance sign nameplate Install clear, warm white C9s over the entrance sign Install clear mini lights in 2 crepe myrtle trees front and back of entrance sign	
	Hérons Preserve Install 4 x 36" wreath with bows on monument columns Install garland with lights and bows over entrance sign nameplate Install clear, warm white C9s over the entrance sign Install clear mini lights in palm tree on the back of entrance sign	
	50% Deposit	
TOTAL ESTIMATED JOB COST		\$8,500.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Kbar Ranch CDD community responsible for providing.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay

PREPARED BY

8/25/2023

DATE

AUTHORIZED SIGNATURE FOR KBAR RANCH CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Kbar Ranch CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tab 9

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
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, August 2, 2023, at 6:00 p.m.**, at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and Constituting a Quorum:

Vicki Shuster	Board Supervisor, Chair
Frank Morales	Board Supervisor, Vice Chair
John Bowersox	Board Supervisor, Assistant Secretary
Pete Radigan	Board Supervisor, Assistant Secretary (via phone)

Also Present:

Debby Wallace	District Manager, Rizzetta & Company, Inc. (via phone)
Sean Craft	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, SRV
Jason Liggett	Landscape Specialist
Virgil Stoltz	Blue Water Aquatics

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 6:04 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated concerns about maintenance to easement areas currently owned by M/I Homes.

The Board would like to receive proposals from Yellowstone and Blue Water Aquatics for the maintenance costs for this area. They will review to consider taking over this area.

THIRD ORDER OF BUSINESS

Staff Reports

A. Blue Water Aquatics

Mr. Stoltz presented the report to the Board. He updated the Board on issues and treatments for Pond 400.

Mr. Stoltz updated the Board on the flood plain deviation.

B. Landscape Inspection Specialist

Mr. Liggett presented the report to the Board.

C. Yellowstone

The Board reviewed the landscaper and irrigation reports.

On a motion by Ms. Shuster and seconded by Mr. Morales, with all in favor, the Board of Supervisors approved the fall flower rotation proposal, totaling \$1,803.47, for K-Bar Ranch Community Development District with a request to use a color combination of oxblood and yellow.

The Board requested the combination of oxblood and yellow flowers.

On a motion by Ms. Shuster and seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the bed dirt proposal, totaling \$280, for K-Bar Ranch Community Development District.

D. District Chairperson

Ms. Shuster informed the Board she has purchased five new "No Trespassing" signs to be placed around the amenities center and directed the on-site staff to install them.

The Board held a brief discussion about after-hours security services.
The Board tabled this discussion.

E. District Counsel

On a motion by Ms. Shuster and seconded by Mr. Morales, with all in favor, the Board of Supervisors adopted Resolution 2023-07, Designating Employees of the New District Management, for K-Bar Ranch Community Development District.

On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adopted Resolution 2023-08, Designating Employees of the New District Accounts, for K-Bar Ranch Community Development District.

On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adopted Resolution 2023-09, Designating a Registered Agent's of Office, for K-Bar Ranch Community Development District.

F. District Engineer

There was nothing to discuss with the Board.

G. District Manager Report

Mr. Craft reminded the Board the next meeting will be on Wednesday, September 6, 2023, at 6:00 PM at the K-Bar II Ranch Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2023/2024
Final Budget**

On a motion by Mr. Bowersox and seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved to open the Public Hearing on Fiscal Year 2023/2024 Final Budget, for K-Bar Ranch Community Development District.

A brief discussion was held on the final budget.

The Audience had no questions or comments.

On a motion by Mr. Bowersox and seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved to close the Public Hearing on Fiscal Year 2023/2024 Final Budget, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2023-04 Adopting Fiscal Year
2023/2024 Final Budget**

On a motion by Mr. Morales and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adopted Resolution 2023-04, as amended with changes to include increasing the pool service allotment to \$11,000, changing the sidewalk maintenance allotment to \$23,000, zeroing out the number for rust control, and putting any remaining surplus into miscellaneous contingency fund, for K-Bar Ranch Community Development District.

SIX ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2023/2024 Assessments**

On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved to open the Public Hearing on Fiscal Year 2023/2024 Assessments, for K-Bar Ranch Community Development District.

Mr. Craft and Ms. Wallace provided a brief explanation of what the assessments are for and informed the Board the Mr. Babbar drafted the resolutions to levy the operation and maintenance assessments.

The Board had no questions or comments.

The Audience had no questions or comments.

On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved to close the Public Hearing on Fiscal Year 2023/2024 Assessments, for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution
2023-05, Levying O&M
Assessments for FY 2023/2024**

On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adopted Resolution 2023-05, Levying O&M Assessments for FY 2023/2024, for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution
2023-06, Setting the Meeting
Scheduled for Fiscal Year
2023/2024**

On a motion by Ms. Shuster and seconded by Mr. Morales, with all in favor, the Board of Supervisors adopted Resolution 2023-06, Setting the Meeting Schedule for Fiscal Year 2023/2024, for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Review of Proteus Pools
Resignation Letter**

The Board reviewed the letter and had no questions or comments.

TENTH ORDER OF BUSINESS

**Consideration Pool Maintenance
Proposals**

The Board reviewed the proposal from Cooper Pools, Sun Coast Pools, and Totally Blue H2O.

On a motion by Mr. Morales and seconded by Ms. Shuster, with all in favor, the Board of Supervisors awarded Cooper Pools the Pool Maintenance contract, for K-Bar Ranch Community Development District.

Mr. Babbar will draft the agreement.

ELEVENTH ORDER OF BUSINESS

**Consideration of O'Neil's Tree
Service Proposal, totaling \$3,900**

On a motion by Mr. Morales and seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved O'Neil's Tree Service Proposal, totaling \$3,900, for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Regular
Meeting held on July 5, 2023**

On a motion by Ms. Shuster and seconded by Mr. Morales, with all in favor, the Board of Supervisors approved the Meeting Minutes from July 5, 2023, as amended, for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of the Operation
and Maintenance Expenditures
for June 2023, Totaling
\$59,524.97**

On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2023, totaling \$59,524.97 as presented, for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bowersox raised concerns over a gate having issues closing at the basketball court.
Ms. Shuster will be reaching out to the New Tampa Fence for a gate repair proposal.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Craft stated that if there was no further business to come before the Board, then a motion to adjourn would be in order.

On a Motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 7:36 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 10

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

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

www.kbarcdd.org

Operation and Maintenance Expenditures July 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$78,292.20**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
City of Tampa	100311	1689604	Alarm Code Violation 07/23	\$ 40.00
City of Tampa Utilities	EFT	2133060 06/23 Autopay	10511 Wild Tamarind Dr 06/23	\$ 26.25
City of Tampa Utilities	EFT	2133060 07/23 Autopay	10511 Wild Tamarind Dr 07/23	\$ 889.80
City of Tampa Utilities	EFT	2163299 07/23 Autopay	19349 Water Maple Drive 07/23	\$ 13.75
Cynthia Gustavel	100303	CG070523	Board of Supervisors Meeting 07/05/23	\$ 200.00
Edmund P Radigan	100304	ER070523	Board of Supervisors Meeting 07/05/23	\$ 200.00
Frank E Morales	100305	FM070523	Board of Supervisors Meeting 07/05/23	\$ 200.00
John C. Bowersox	100306	JB070523	Board of Supervisors Meeting 07/05/23	\$ 200.00
K-Bar Ranch II CDD	100315	060723 KBAR II	Room Rental 06/23	\$ 100.00
K-Bar Ranch II CDD	100316	070523 KBAR II	Room Rental 07/23	\$ 100.00
Nvirotect Pest Control Service, Inc.	100317	300467	Pest Control 07/23	\$ 65.00
Oasis Amenities, LLC	100302	1391	Landscape Design Services 07/23	\$ 1,200.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Poop 911	100318	7116644	10 Stations Emptied/Filled 06/23	\$ 237.90
Proteus Pool Service LLC	100323	kbar054	Pool Service 07/23	\$ 400.00
Republic Services	EFT	0696-001114364 07/23 Autopay	Waste Disposal Services 07/23	\$ 172.02
Rizzetta & Company, Inc.	100297	INV0000081363	District Management Fees 07/23	\$ 4,608.08
Rizzetta & Company, Inc.	100301	INV0000081472	Cell Phone 06/23	\$ 50.00
Rizzetta & Company, Inc.	100314	INV0000082160	Personnel Reimbursement 07/23	\$ 1,493.20
Rizzetta & Company, Inc.	100322	INV0000081495	Amenity Management & Personnel Reimbursement 07/23	\$ 2,128.21
Romaner Graphics	100312	21754	No Thru Traffic Sign Installation 07/23	\$ 765.00
Rust Off, LLC.	100319	40473	Rust Prevention Monthly Maintenance 07/23	\$ 595.00
Spectrum	EFT	1711221061423 06/23 Autopay	10511 Wild Tamarind Dr 06/23	\$ 237.97
Straley Robin Vericker	100324	23400	Legal Services 06/23	\$ 5,099.50
TECO	EFT	211004822469 06/23 Autopay	Electric Services 06/23	\$ 802.82
TECO	EFT	211004822964 06/23 Autopay	Electric Services 06/23	\$ 3,623.58

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures


July 1, 2023 Through July 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	EFT	211025675680 06/23 Autopay	19238 Climbing Aster 06/23	\$ 102.87
TECO	EFT	221008243992 06/23 Autopay	Kbar Ranch Pkwy - Streetlights 06/23	\$ 1,033.87
TECO	EFT	Monthly Summary 321000017103 06/23	Electric Services 06/23	\$ 17,415.35
Times Publishing Company	100313	294466	Legal Advertising 07/23	\$ 1,254.50
United Building Maintenance, Inc.	100298	395	Pool Cabana/Restroom Maintenance 07/23	\$ 600.00
United Building Maintenance, Inc.	100300	396	Janitorial Supplies 07/23	\$ 25.43
Victoria Shuster	100307	VS070523	Board of Supervisors Meeting 07/05/23	\$ 200.00
Yellowstone Landscape	100308	TM 546855	Plant Install 06/23	\$ 1,989.00
Yellowstone Landscape	100309	TM 530664	Landscape Maintenance 05/23	\$ 14,899.84
Yellowstone Landscape	100310	TM 506784 - Revised	Landscape Maintenacne 04/23	\$ 2,271.00
Yellowstone Landscape	100320	TM 553320	Bassett Creek Landscape Enhancement 07/23	\$ 152.42
Yellowstone Landscape	100321	TM 551448	Landscape Maintenance 07/23	\$ 14,899.84
Total Report				<u>\$ 78,292.20</u>

JUL 13 2023

Page 1 of 1

**Bill To:**

 K BAR RANCH CDD
 STE 200
 000858 3434 COLWELL AVE
 C/O RIZZETTA AND COMPANY
 TAMPA, FL 33614-8390

Customer Number

60108

Invoice Number

1689604

Purchase Order / Location**Bill From**

12-JUN-23

Bill To

10-JUL-23

Billing Date

10-JUL-23

Due Date

10-JUL-23

Terms

CTPA BFB IMM

For questions on police false alarms, please call:
813-274-8921.

For all other inquiries please call: 813-274-3255.

Previous Balance

\$0.00

Payments Received

\$0.00

Adjustments

\$0.00

Credits

\$0.00

Late Fees

\$0.00

Current Activity :

Date	Type	Description	Qty	Unit Price	Extended Amount
02-JUL-23	INVOICE	INVOICE 51595741 POLICE FALSE ALARMS: 4TH OR SUBSEQUENT INCIDENT 2023302124 7/2/2023 10:43 PM	1	\$40.00	\$40.00

Total Amount Due

\$40.00

✂ -----
 Detach this section and include with your payment

Past due invoices may be assessed interest of 18% per annum and a \$15 administration fee.
 Any account over 90 days past due may be sent to collections.
 Please include the invoice number on all remittances and include the remittance stub with your payment.

ATTENTION: The Central Cashier Office has permanently closed.

- **To pay by mail:** Mail payment and remittance stub to the remittance address below.
- **To pay online:** Go to www.tampagov.net/ARPay and follow the steps.

Remit To:

'City of Tampa - Oracle Lockbox'
 'PO Box 23328'
 Tampa, FL 33623

Customer Name

K BAR RANCH CDD

Customer Number

60108

Invoice Number

1689604

Amount Due

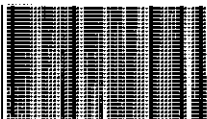
\$40.00

Due Date

10-JUL-23

Amount Remitted

1689604





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

Amount Now Due

\$26.25

Make Check Payable:
City of Tampa Utilities

Your Account Number
2133060



BILL DATE: 06/30/2023

PAY NEW CHARGES BY: AUTO PAY

K-BAR RANCH COMMUNITY DEVELOP
3434 Colwell AVE UNIT 200
Tampa, FL 33614

0000 2133060 000000 26 25

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



K-BAR RANCH COMMUNITY DEVELOP
3434 Colwell AVE UNIT 200
Tampa, FL 33614

Bill Date: 06/30/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10511 WILD TAMARIND DR

Service To: 06/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
5105940	WATER	1857	1857	32	0	0
LAST BILLING						368.72
LESS PAYMENTS						368.72 CR
WATER BASE CHARGE 1"				1 Meter @	12.50	12.50
TBW PASS-THROUGH				0.0 @	0.00	0.00
WATER SUBTOTAL				12.50		
UTILITY TAX 10%						1.25
WASTEWATER BASE CHARGE 1"				1 Meter @	12.50	12.50

Amount Now Due

\$26.25

Your Account Number

2133060

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
JUN	0
MAY	27
APR	12
MAR	14
FEB	10
JAN	9
DEC	9
NOV	9
OCT	9
SEP	9
AUG	9
JUL	6
JUN	7

Pay This Amount



\$26.25

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 07-14-2023



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

Amount Now Due

\$916.05

Make Check Payable:
City of Tampa Utilities

Your Account Number

2133060



BILL DATE: 07/12/2023

PAY NEW CHARGES BY: AUTO PAY

26.25 ARREARS: PAST DUE

K-BAR RANCH COMMUNITY DEVELOP
3434 Colwell AVE UNIT 200
Tampa, FL 33614

00002133060 0000091605

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



K-BAR RANCH COMMUNITY DEVELOP
3434 Colwell AVE UNIT 200
Tampa, FL 33614

Bill Date: 07/12/2023

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10511 WILD TAMARIND DR

Service To: 07/07/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
5105940	WATER	1945	1902	31	43	32
LAST BILLING						26.25
LESS PAYMENTS						0.00
UNPAID BALANCE						26.25
WATER INSIDE BILLING						185.85
UTILITY TAX						18.59
WATER BASE CHARGE 1"				1 Meter @	12.50	12.50
WATER TIER 1 CHARGE				25.0 @	3.17	79.25
WATER TIER 2 CHARGE				18.0 @	5.33	95.94
TBW PASS-THROUGH				43.0 @	0.00	0.00
WATER SUBTOTAL			187.69			
UTILITY TAX 10%						18.77
WASTEWATER BASE CHARGE 1"				1 Meter @	12.50	12.50
WASTEWATER CHARGE				43.0 @	5.30	227.90
WASTEWATER INSIDE BILLING						238.50

Please enter the amount of \$889.80

Pay This Amount

→

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 07-26-2023



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

Amount Now Due

\$13.75

Make Check Payable:
City of Tampa Utilities

Your Account Number

2163299



BILL DATE: 07/12/2023

PAY NEW CHARGES BY: AUTO PAY

K-BAR RANCH CDD
3434 Colwell AVE UNIT 200
Tampa, FL 33614

00002163299 0000001375

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



K-BAR RANCH CDD
3434 Colwell AVE UNIT 200
Tampa, FL 33614

Bill Date: 07/12/2023

Service For:

K-BAR RANCH CDD
19349 WATER MAPLE DR

Service To: 07/06/2023

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
13025854	IRR	0	0	30	0	0
LAST BILLING						13.75
LESS PAYMENTS						13.75 CR
WATER BASE CHARGE 1"				1 Meter @	12.50	12.50
TBW PASS-THROUGH				0.0 @	0.00	0.00
WATER SUBTOTAL				12.50		
UTILITY TAX 10%						1.25

Amount Now Due

\$13.75

Your Account Number

2163299

Water Customer Class

COMMERCIAL

Pay This Amount



\$13.75

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 07-26-2023

K-Bar Ranch CDD
Meeting Date: July 5, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Pete Radigan	<input checked="" type="checkbox"/>
Cindy Gustavel	<input checked="" type="checkbox"/>
Vicki Shuster	<input checked="" type="checkbox"/>
John Bowersox	<input checked="" type="checkbox"/>
Frank Morales	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:02
Meeting End Time:	8:55
Total Meeting Time:	2:53

Time Over (3) Hours:

Total at \$175 per Hour:

RECEIVED
7/7/2023

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

Sean Galt

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

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

www.kbarranchcdd.com

Amount: \$100.00

Date: 06/07/23

Payable to: K-Bar Ranch II CDD

Address: 3434 Colwell Ave., Ste 200
Tampa, Fl 33614

Description: Room Rental

Requestor: Roxana Quiroz, Staff Accountant

Coding: 57200-4401

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.kbarranchcdd.com

Check Request

Amount: \$100.00

Date: 07/05/23

Payable to: K-Bar Ranch II CDD

Address: 3434 Colwell Ave., Ste 200
Tampa, Fl 33614

Description: Room Rental

Requestor: Roxana Quiroz, Staff Accountant

Coding: 57200-4401

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

K-Bar Ranch CDD
10511 Wild Tamarind Dr.
Tampa, FL 33647

Date: 7-6-23

Call for a FREE Lawn Care Quote!**Next service FREE for each referral!*****10% Discount with yearly Prepayment!***

* Exclusions apply. Call office for details.

Account Number: 9822

Invoice Number: 300467

Previous Balance: \$0.00**General Household Pests** \$65.00

Sales Tax: \$0.00

Service Amount: \$65.00

Check /Cash: _____

Technician(s): Andrew**Treatment Area****Structure****Frequency****Type of Service**

- ☐ Bedroom
☐ Breakroom
☐ Garage
☒ Kitchen
☒ Perimeter
☒ Rest Room

- ☐ Bank
☐ Industrial
☐ Medical
☒ Professional
☐ Residence
☐ Retail

- ☐ Annual Service
☐ Every Other Month
☒ Monthly Service
☐ Quarterly Service
☐ Twice Per Month
☐ Weekly

- ☐ Additional Service
☐ Extra Service
☒ General Pest Control
☐ In Wall Tube System
☐ Rodent Control
☐ Annual Service

General Pest

- ☐ Acrobat Ants
☐ Argentine Ants
☐ Bed Bugs
☐ Carpenter Ants
☐ Crazy Ants
☐ Drain Flies
☐ Fire Ants
☐ Fleas
☐ German Roaches
☐ Ghost Ants
☐ Mosquitos
☐ Mud Daubers

- ☐ Pantry pests
☐ Paper Wasps
☐ Pharaoh Ants
☒ Preventative
☐ Roaches
☐ Silverfish
☐ Spiders
☐ Ticks
☐ White Foot Ants
☐ _____

Treatment

- ☐ Advion Ant Bait Station .1%
☐ Advion Ant Gel Bait .05%
☐ Advion Roach Bait Stn .5%
☐ Advion Roach Gel Bait .6%
☐ Alpine Aerosol .25%
☐ Biozyme
☐ CM Insect Monitors
☐ Dekko Silver Fish Paks 20%
☐ D-Fense Dust .05%
☐ Gentrol Liquid 9%
☒ Inspection
☐ Maxforce Quantum .03%

- ☐ Niban FG 5%
☐ Nyguard IGR 10%
☐ Onslaught 6.4%
☒ Perimeter Sweep
☐ Taurus .06%
☐ Talstar Xtra .25%
☒ Transport GHP .11%
☐ Transport Mikron .11%
☐ Vector Bio 5
☐ Wasp Freeze .1%
☐ Web Out 10.5%
☐ _____

Rodent Control

- ☐ Mice
☐ Rats
☐ _____

Treatment

- ☐ CM Rat Snap Traps
☐ Contrac Blox Bait .005%
☐ Final Blox Bait .005%

- ☐ Rodent Bait Stations
☐ T-Rex Rat Snap Traps
☐ Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

RECEIVED
7/10/2023

Instructions: _____

**Oasis Amenities, LLC**

3104 N Armenia Ave Ste 2

Tampa, FL 33607

+1 8134414946

accounting@oasisamenities.com

BILL TO

Vicki Shuster

K-Bar Ranch Community Development District

3434 Colwell Ave

Suite 200

Tampa, FL 33614

INVOICE

1391

DATE

06/07/2023

TERMS

Due on receipt

DUE DATE

07/01/2023

JOB NAME

K-Bar Ranch Amenity Update

	CURRENT %	DUE	ESTIMATE	AMOUNT
Charges				
Design Services Design agreement for hardscape and landscape construction plans as outlined in the scope of services.	0	0.00 of 0.00	0.00	0.00
Design Services As compensation for design services, owner agrees to pay the sum of \$12,000.00.	0	0.00 of 0.00	0.00	0.00
Design Services Due at contract signing	1	100.00 % of 1,200.00	1,200.00	1,200.00
Design Services Remaining balance billed monthly based on percentage of work completed	0	0.00 of 10,800.00	10,800.00	0.00

BALANCE DUE

\$1,200.00**RECEIVED**
7/3/2023

POOP 911
PO BOX 844482
Dallas, TX 75284-4482
877-766-7911

Service Slip / Invoice

INVOICE: 7116644
DATE: 06/28/23
ORDER: 7116644

Bill-To: [116680]
K Bar Ranch CDD
5844 OLD PASCO RD
STE 100
WESLEY CHAPEL, FL 33544-4010

Work Location: [116680] 813-933-5571
K Bar Ranch CDD
10511 WILD TAMARIND DRIVE
TAMPA, FL 33647

Work Date	Time	Technician				Time In
06/28/23		BLAKEW			Blake Wanecski	
Purchase Order		Last Service	Map Code			Time Out
		06/28/23				

Quantity	Item	Description	Price	Total
1	SPECPRICE	10 stations emptied/filled	\$237.90	\$237.90

RECEIVED
7/17/2023

SUBTOTAL	\$237.90
TAX	\$0.00
TOTAL	\$237.90

AMT. PAID	\$0.00
BALANCE	\$237.90

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

Proteus Pools

PO Box 2329, Land O Lakes, Florida 34639
813-690-5770

Invoice # kbar054

7/26/2023

Bill To

K-Bar Ranch I c/o Rizzetta and Company
12750 Citrus Park Lane Suite 115
Tampa, Florida 33625
813-933-5571

For

July 2023 Pool Service Billing

Item Description	Amount
June 2023 Pool Service Billing	\$400.00

RECEIVED
07/24/2023

Subtotal
Tax Rate
Other Costs
Total Cost

\$400.00
\$400.00

Make all checks payable to Proteus Pool Services LLC

If you have any questions concerning this invoice, use the following contact information:
Scott Masucci in care of Proteus Pools Ph 813-690-5770 or Email at proteuspools@gmail.com
Thank you for your business!



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0034309
Invoice Number 0696-001114364
Invoice Date June 17, 2023
Previous Balance \$174.30
Payments/Adjustments -\$174.30
Current Invoice Charges \$172.02

Autopayment
\$172.02

Payment Due Date
July 07, 2023

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/06	5555555	-\$174.30

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
K Bar Ranch 10511 Wild Tamarind Dr PO ANGEL Tampa, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:RESOURCE - CLASS 1				
Pickup Service 07/01-07/31			\$144.00	\$144.00
Total Fuel Recovery Fee				\$28.02
CURRENT INVOICE CHARGES, AutoPayment due on July 07, 2023				\$172.02

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay
* Thank You For Your Automatic Payment *

Autopayment \$172.02
Payment Due Date July 07, 2023
Account Number 3-0696-0034309
Invoice Number 0696-001114364

Address Service Requested

K BAR RANCH
ANGEL MONTAGNA
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
7/1/2023	INV0000081363

Bill To:

K-BAR RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00363

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,300.00	\$1,300.00
Administrative Services	1.00	\$390.00	\$390.00
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$433.33	\$433.33
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,509.75	\$1,509.75
Website Compliance & Management	1.00	\$100.00	\$100.00

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

Invoice

Date	Invoice #
6/30/2023	INV0000081472

Bill To:

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

Services for the month of	Terms	Client Number
June	Upon Receipt	00053

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

RECEIVED
7/10/23

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

Invoice

Date	Invoice #
7/21/2023	INV0000082160

Bill To:

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

Services for the month of		Terms	Client Number
July		Upon Receipt	00053
Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,493.20	\$1,493.20
Subtotal			\$1,493.20
Total			\$1,493.20

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

Invoice

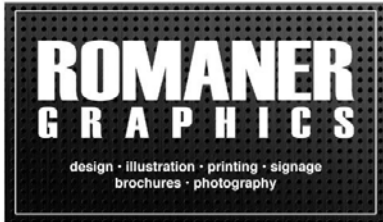
Date	Invoice #
7/7/2023	INV0000081495

Bill To:

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

Services for the month of	Terms	Client Number
July	Upon Receipt	00053

[illegible]



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21754

TO: _____
COMPANY NAME: KBar Ranch
DATE: 7/5/23

No Thru Traffic signs, 24"x30" on u-channel posts
with breakaway stubs and installation
3 @ \$255.00 each

Total: \$765.00

ROMANER
G R A P H I C S
Thank You,
RECEIVED
7/7/2023

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
7/15/2023	40473

Bill To

K BARR RANCH CDD
RIZZETTA & COMPANY, INC
5844 OLD PASO RD STE 100
WESLEY CHAPEL, FL 33544

Ship To

K BARR
TAMPA, FL

P.O. No.

Terms
Net 30

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE)	1	595.00	595.00
Subtotal				\$595.00
Sales Tax (7.0%)				\$0.00
Payments/Credits				\$0.00
Balance Due				\$595.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

RECEIVED
7/17/2023



June 14, 2023
Invoice Number: 1711221061423
Account Number: **8337 12 032 1711221**
Security Code:
Service At: 10511 WILD TAMARIND DR
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary Service from 06/14/23 through 07/13/23 details on following pages

Previous Balance	237.97
Payments Received -Thank You!	-237.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	237.97
Current Charges	\$237.97
YOUR AUTO PAY WILL BE PROCESSED 07/01/23	
Total Due by Auto Pay	\$237.97



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
8337 1200 NO RP 14 06152023 NNNNNNNN 01 996412

K-BAR RANCH CDD
c/o ERIZZETTA&COMPANY, INC.
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 14, 2023

K-BAR RANCH CDD

Invoice Number: 1711221061423
Account Number: 8337 12 032 1711221
Service At: 10511 WILD TAMARIND DR
TAMPA FL 33647

Total Due by Auto Pay	\$237.97
------------------------------	-----------------

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032171122100237974



Invoice Number: 1711221061423
 Account Number: 8337 12 032 1711221
 Security Code:

K-BAR RANCH CDD

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 1-866-519-1263

8337 1200 NO RP 14 06152023 NNNNNNNN 01 996412

Charge Details

Previous Balance		237.97
EFT Payment	05/31	-237.97
Remaining Balance		\$0.00

Payments received after 06/14/23 will appear on your next bill.

Service from 06/14/23 through 07/13/23

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	29.99
Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
	\$237.97

Spectrum Business™ Internet Total **\$237.97****Current Charges \$237.97****Total Due by Auto Pay \$237.97****Billing Information**

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

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

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



Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/supportFor questions or concerns, please call **1-866-519-1263**.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company

3434 Colwell Ave., Suite 200

Tampa, FL 33614

July 25, 2023

Client: 001388

Matter: 000001

Invoice #: 23400

Page: 1

RE: GENERAL

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2023	VKB	FINALIZE SFP FOR DISTRICT MANAGEMENT FIRMS; DRAFT EMAIL TO CHAIR RE: SAME.	1.8	\$549.00
5/17/2023	VKB	DISTRIBUTE SFP TO DISTRICT MANAGEMENT COMPANIES; TELECONFERENCE WITH SAID COMPANIES.	1.3	\$396.50
5/22/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
5/24/2023	MS	REVIEW PROPOSED BUDGET FOR POSSIBLE INCREASE AND NOTED INCREASE.	0.3	\$52.50
5/30/2023	MS	PREPARE PUBLICATION ADS FOR 23/24 BUDGET HEARING.	1.2	\$210.00
5/31/2023	MS	PREPARE MAILED NOTICE LETTER FOR 23/24 BUDGET INCREASE.	0.6	\$105.00
6/2/2023	VKB	DRAFT EMAIL TO BOARD RE: PROPOSALS FOR DISTRICT MANAGEMENT SERVICES.	0.5	\$152.50
6/6/2023	VKB	REVIEW AGENDA PACKAGE; REVIEW DISTRICT MANAGEMENT PROPOSALS; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	1.3	\$396.50
6/7/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	3.5	\$1,067.50
6/15/2023	VKB	REVIEW AND REVISE NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.4	\$122.00
6/15/2023	VKB	REVIEW AND REVISE MAILED NOTICE LETTER AND NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.9	\$274.50

SERVICES

Date	Person	Description of Services	Hours	Amount
6/16/2023	MS	FINALIZE AND TRANSMIT PUBLICATION ADS AND MAILED NOTICE LETTER FOR 2023/2024 BUDGET.	0.2	\$35.00
7/3/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
7/5/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.8	\$1,464.00
7/6/2023	VKB	DRAFT TERMINATION NOTICE TO RIZZETTA.	0.3	\$91.50
Total Professional Services			17.7	\$5,099.50

Total Services	\$5,099.50
Total Disbursements	\$0.00
Total Current Charges	\$5,099.50
Previous Balance	\$1,595.00
Less Payments	(\$1,595.00)
PAY THIS AMOUNT	\$5,099.50

RECEIVED
07/26/2023

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

Attorneys at Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 321-4107
Writer's E-mail: vbabbar@srvlegal.com
Website: www.srvlegal.com

July 25, 2023

Re: Large Invoice for July 2023

Ladies and Gentlemen:

We wanted to send this cover letter along with our invoice for this month as we recognize it was a higher-than-normal amount. There was a delay in getting our June invoices out, so we chose to simply combine two months' worth of invoices for simplicity. We wanted to alleviate any concerns and provide reassurance that we expect this to be a one time event and going forward we'll be getting our invoices out in a timely manner as we have done in the past.

If you have any questions or concerns, please do not hesitate to contact our office.
Thank you,

Sincerely,

Vivek K. Babbar

Vivek K. Babbar
*Board Certified in City, County,
and Local Government Law*



K BAR RANCH CDD
STONECREEK TNHMS LD 929
TAMPA, FL 33647-0000

Statement Date: June 27, 2023

Amount Due: \$802.82

Due Date: July 18, 2023

Account #: 211004822469

DO NOT PAY. Your account will be drafted on July 18, 2023

Account Summary

Current Service Period: May 23, 2023 - June 21, 2023

Previous Amount Due	\$803.26
Payment(s) Received Since Last Statement	-\$803.26

Current Month's Charges	\$802.82
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Amount Due by July 18, 2023	\$802.82
-----------------------------	----------

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



Scan here to view
your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number,
register at TECOaccount.com.

** 12-digit account number and
zip code required.

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



Pay your bill online at TampaElectric.com

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

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

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

Account #: 211004822469

Due Date: July 18, 2023

Amount Due: \$802.82

Payment Amount: \$ _____

606939622716

Your account will be
drafted on July 18, 2023

K BAR RANCH 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.



Service For:
STONECREEK TNHMS LD 929
TAMPA, FL 33647-0000

Account #: 211004822469
Statement Date: June 27, 2023
Charges Due: July 18, 2023

Service Period: May 23, 2023 - Jun 21, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	661 kWh @ \$0.03511/kWh	\$23.21
Fixture & Maintenance Charge	19 Fixtures	\$289.80
Lighting Pole / Wire	19 Poles	\$388.17
Lighting Fuel Charge	661 kWh @ \$0.05169/kWh	\$34.17
Storm Protection Charge	661 kWh @ \$0.01466/kWh	\$9.69
Clean Energy Transition Mechanism	661 kWh @ \$0.00036/kWh	\$0.24
Storm Surcharge	661 kWh @ \$0.00326/kWh	\$2.15
Florida Gross Receipt Tax		\$1.78
Franchise Fee		\$49.07
Municipal Public Service Tax		\$4.54

Lighting Charges **\$802.82**

Total Current Month's Charges

\$802.82

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 CDD
K-BAR RANCH CDD
BASSETT CREEK DR
TAMPA, FL 33647-0000

Statement Date: June 27, 2023

Amount Due: \$3,623.58

Due Date: July 18, 2023

Account #: 211004822964

DO NOT PAY. Your account will be drafted on July 18, 2023

Account Summary

Current Service Period: May 23, 2023 - June 21, 2023

Previous Amount Due	\$3,623.58
Payment(s) Received Since Last Statement	-\$3,623.58

Current Month's Charges	\$3,623.58
-------------------------	------------

Amount Due by July 18, 2023 \$3,623.58

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



Scan here to view
your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

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** 12-digit account number and
zip code required.

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



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

Account #: 211004822964

Due Date: July 18, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,623.58

Payment Amount: \$ _____

606939622717

Your account will be
drafted on July 18, 2023

K BAR RANCH CDD
K-BAR RANCH 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.



Service For:
BASSETT CREEK DR
TAMPA, FL 33647-0000

Account #: 211004822964
Statement Date: June 27, 2023
Charges Due: July 18, 2023

Service Period: May 23, 2023 - Jun 21, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2375 kWh @ \$0.03511/kWh	\$83.39
Fixture & Maintenance Charge	87 Fixtures	\$1363.74
Lighting Pole / Wire	87 Poles	\$1781.12
Lighting Fuel Charge	2375 kWh @ \$0.05169/kWh	\$122.76
Storm Protection Charge	2375 kWh @ \$0.01466/kWh	\$34.82
Clean Energy Transition Mechanism	2375 kWh @ \$0.00036/kWh	\$0.86
Storm Surcharge	2375 kWh @ \$0.00326/kWh	\$7.74
Florida Gross Receipt Tax		\$6.40
Franchise Fee		\$222.75
Lighting Charges		\$3,623.58

Total Current Month's Charges

\$3,623.58

Important Messages

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Ways To Pay Your Bill



Bank Draft

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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

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866-689-6469

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

Contact Us

Online:

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Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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K BAR RANCH CDD
C/O RIZZETTA & CO
19238 CLIMBING ASTER DR
TAMPA, FL 33647-3586

Statement Date: June 19, 2023

Amount Due: \$102.87

Due Date: July 10, 2023

Account #: 211025675680

JUN 22 2023



Account Summary

Current Service Period: May 13, 2023 - June 13, 2023

Previous Amount Due \$104.06

Payment(s) Received Since Last Statement -\$104.06

Current Month's Charges \$102.87

Amount Due by July 10, 2023 \$102.87

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 50% higher than the same period last year.

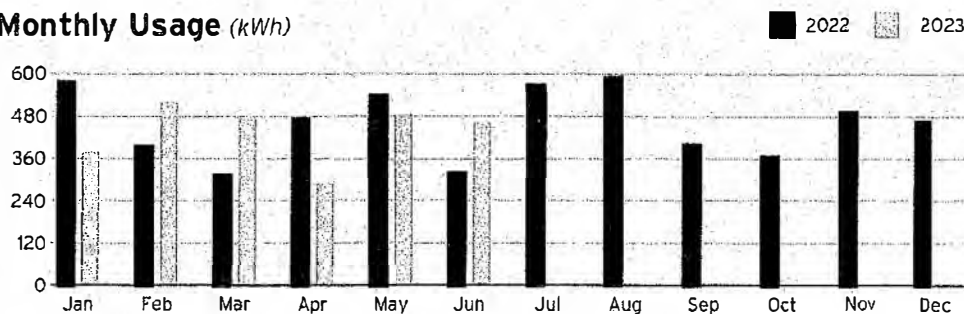


Your average daily kWh used was 11.76% lower than it was in your previous period.



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

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.

RECEIVED
6/22/2023



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

Account #: 211025675680

Due Date: July 10, 2023



Pay your bill online at TampaElectric.com

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

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

08002051 01 AB 0.50 33614 FTECO106192322441110 00000 04 00000000 007 04 19028 002



K BAR RANCH CDD
C/O RIZZETTA & CO
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Amount Due: \$102.87

Payment Amount: \$ _____

608174187880

Your account will be drafted on July 10, 2023

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.



Service For:
19238 CLIMBING ASTER DR
TAMPA, FL 33647-3586

Account #: 211025675680
Statement Date: June 19, 2023
Charges Due: July 10, 2023

Meter Read

Meter Location: Pmp

Service Period: May 13, 2023 - Jun 13, 2023

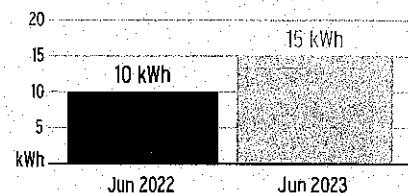
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
100018432	06/13/2023	19,660	19,196		464 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	464 kWh @ \$0.07990/kWh	\$37.07
	Fuel Charge	464 kWh @ \$0.05239/kWh	\$24.31
	Storm Protection Charge	464 kWh @ \$0.00400/kWh	\$1.86
	Clean Energy Transition Mechanism	464 kWh @ \$0.00427/kWh	\$1.98
	Storm Surcharge	464 kWh @ \$0.01061/kWh	\$4.92
	Florida Gross Receipt Tax		\$2.41
	Electric Service Cost		\$96.55
	Franchise Fee		\$6.32
	Total Electric Cost, Local Fees and Taxes		\$102.87

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$102.87

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Ways To Pay Your Bill



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P.O. Box 31318
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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

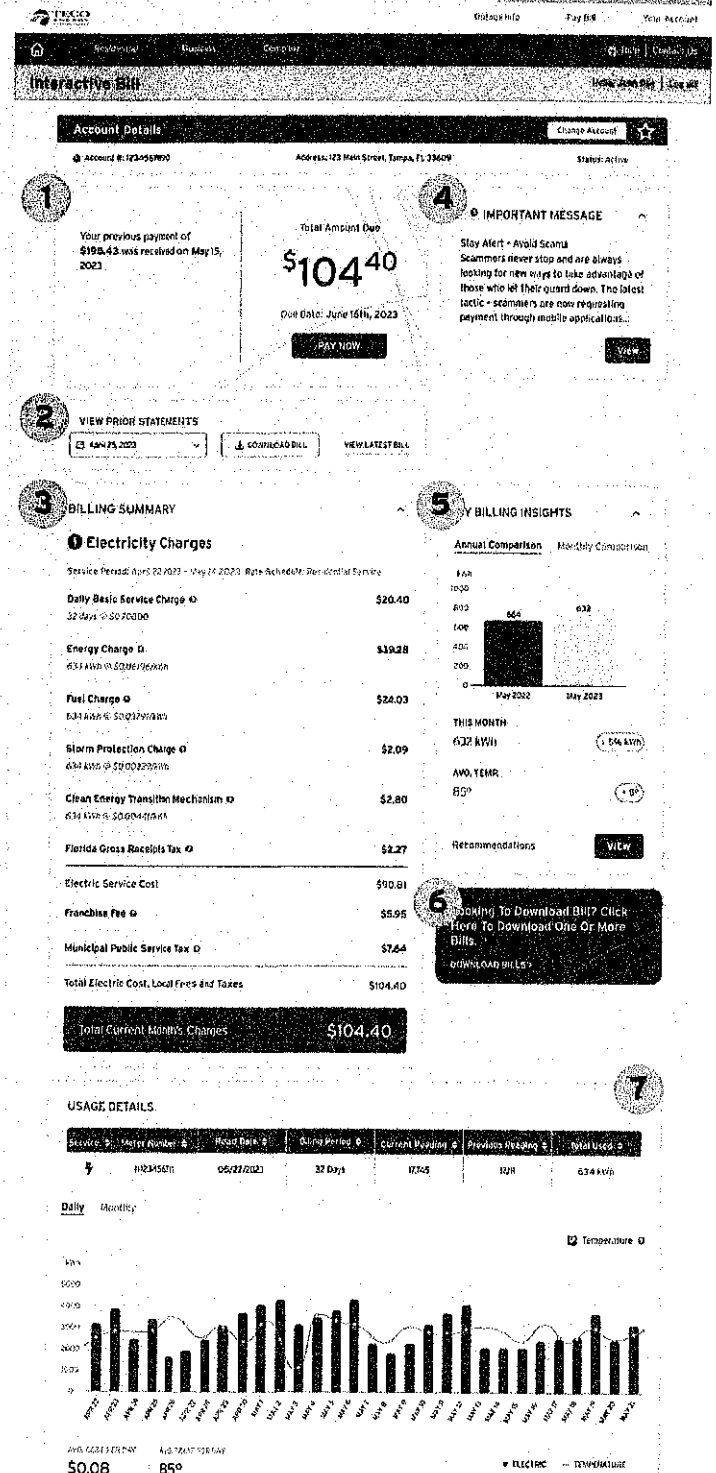
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Your Interactive Bill is here!

Scan the QR code on your paper bill and/or log into your online account and click "view bill" to see your bill come to life. The following illustration explains each section of your Interactive Bill.

- 1 **Balance Summary** - shows the total balance due for the current billing period. On the left you'll see billing messages about credits, late payments, autopay and more. Pay online by clicking "pay now."
- 2 **View Prior Statements** - select this dropdown to see your historical billing and usage. You can download the bill by clicking "download bill." Navigate back to your current billing period by clicking "view current bill."
- 3 **Billing Summary** - explains a breakdown of utility charges, taxes and fees, and miscellaneous credits. Click the question mark icons to see a charge explanation or click "understanding your charges" to see all charge definitions on the TampaElectric.com/AboutMyBill webpage.
- 4 **Important Messages** - contains important messages about your services and accounts. Click "view" to see multiple messages.
- 5 **My Billing Insights** - explains your usage patterns and how your usage has changed month over month and year over year. Click "view" to see personalized recommendations based on your usage patterns.
- 6 **Download Bills** - directs you to a list view of past bills where you can download one or multiple bills at once.
- 7 **Usage Details & Meter Read** - displays your monthly and daily usage (smart meter required for daily usage), with the option to see kWh or cost. Turn the temperature data on and off with the checkbox. The meter reading is displayed above the graph.

This bill is for informational purposes only. Your actual rates and charges may vary.



For more information and additional bill variations, visit
TampaElectric.com/AboutMyBill



READY FOR STORM SEASON?

WE ARE.

Tampa Electric provides 99.98% service reliability in blue skies and gray by working year-round to strengthen our system against extreme weather events, such as hurricanes and tropical storms. We're investing \$150 million a year, for the next 10 years, in our Storm Protection Plan to increase reliability. This ongoing effort enables us to restore power when outages do occur, faster and with less overall cost.

What are we doing to deliver reliable always-on power?

- Strengthening exposed equipment by replacing wood with steel and concrete.
- Converting targeted overhead lines to underground.
- Modernizing our equipment and substations.
- Increasing our tree inspection and trimming.
- Installing smart self-healing technology.

Self-healing technology automatically reroutes electric service around outages.



Minimizing the number of customers impacted and reducing outages and momentary flickers by **50-60 percent**.

STORM PROTECTION PLAN
Reliable Energy - Rain or Shine



Visit TampaElectric.com/SPP
for more details on our proactive reliability efforts.



K BAR RANCH CDD
KBAR RANCH PKWY
TAMPA, FL 33647

Statement Date: July 19, 2023

Amount Due: \$1,033.87

Due Date: August 09, 2023

Account #: 221008243992

DO NOT PAY. Your account will be drafted on August 09, 2023

Account Summary

Current Service Period: June 14, 2023 - July 13, 2023

Previous Amount Due	\$1,033.87
Payment(s) Received Since Last Statement	-\$1,033.87

Current Month's Charges	\$1,033.87
--------------------------------	-------------------

Amount Due by August 09, 2023	\$1,033.87
--------------------------------------	-------------------

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



Scan here to view
your account online.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.

TampaElectric.com/SurgeProtection



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

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



Account #: 221008243992

Due Date: August 09, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,033.87

Payment Amount: \$ _____

692124498744

Your account will be
drafted on August 09, 2023

K BAR RANCH 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.



Service For:
KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008243992
Statement Date: July 19, 2023
Charges Due: August 09, 2023

Service Period: Jun 14, 2023 - Jul 13, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	629 kWh @ \$0.03511/kWh	\$22.08
Fixture & Maintenance Charge	17 Fixtures	\$201.11
Lighting Pole / Wire	17 Poles	\$701.42
Lighting Fuel Charge	629 kWh @ \$0.05169/kWh	\$32.51
Storm Protection Charge	629 kWh @ \$0.01466/kWh	\$9.22
Clean Energy Transition Mechanism	629 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	629 kWh @ \$0.00326/kWh	\$2.05
Florida Gross Receipt Tax		\$1.69
Franchise Fee		\$63.56
Lighting Charges		\$1,033.87

Total Current Month's Charges

\$1,033.87

Important Messages

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Bank Draft

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



Credit or Debit Card

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



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Tampa Electric
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Contact Us

Online:

TampaElectric.com

Phone:

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Residential Customer Care:

813-223-0800 (Hillsborough)

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7-1-1

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877-588-1010

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K-Bar Ranch CDD
Teco Summary
Master Account Number - 321000017103
7/6/2023

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
211004669555	7/6/2023	19151 1/7 Bassett Creek	001-53100-4301	\$219.01	Pump/Lift Station
211004669811	7/6/2023	Stonecreek Twnhms	001-53100-4307	\$593.73	Street Lights
211004820109	7/6/2023	19238 Climbing Aster Dr PMP	001-53100-4301	\$0.00	Pump/Lift Station
211004820364	7/6/2023	10511 Wild Tamarin Dr	001-53100-4301	\$305.43	Pump/Lift Station
211004820612	7/6/2023	Bassett Creek PH 2A	001-53100-4307	\$1,543.45	Street Lights
211004820794	7/6/2023	Wild Tamarind Phase 2B	001-53100-4307	\$705.96	Street Lights
211004821040	7/6/2023	Wild Tamarind Dr.	001-53100-4307	\$2,378.79	Street Lights
211004821263	7/6/2023	K Bar Ranch East-West Bl	001-53100-4307	\$3,400.02	Street Lights
211004821479	7/6/2023	Wild Tamarind Dr.	001-53100-4307	\$1,902.26	Street Lights
211004821727	7/6/2023	K Bar Parcel Q	001-53100-4307	\$3,853.56	Street Lights
211004821958	7/6/2023	19181 Bassett Creek Dr	001-53100-4301	\$27.38	Pump/Lift Station
211004822220	7/6/2023	10420 Wild Tamarind Dr	001-53100-4301	\$606.09	Pump/Lift Station
211004822691	7/6/2023	Bassett Creek Dr	001-53100-4307	\$1,847.62	Street Lights
221002895730	7/6/2023	10395 Wild Tamarind Dr	001-53100-4301	\$32.05	Sign

TOTAL **\$17,415.35**

	Summary	
Street Lights	001-53100-4307	\$16,225.39
Utility Services	001-53100-4301	\$1,189.96
	001-15601	

TECO Credits

TOTAL **\$17,415.35**



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

Statement Date: July 06, 2023

Amount Due: \$17,415.35

Due Date: July 20, 2023

Account #: 321000017103

DO NOT PAY. Your account will be drafted on July 20, 2023

Account Summary

Previous Amount Due	\$17,412.82
Payment(s) Received Since Last Statement	-\$17,412.82
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$17,415.35

Amount Due by July 20, 2023 \$17,415.35

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

Your Locations With The Highest Usage



10420 WILD TAMARIND
DR, TAMPA, FL
33647-0000

**3,510
KWH**



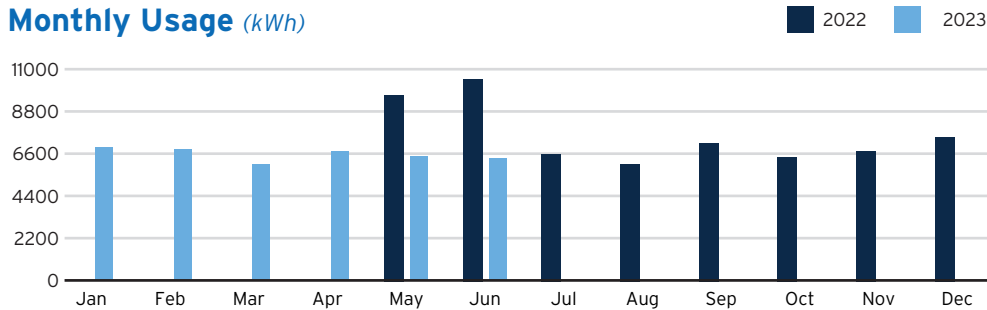
10511 WILD TAMARIND
DR, TAMPA, FL
33647-0000

**1,690
KWH**



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



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.



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

Account #: 321000017103

Due Date: July 20, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$17,415.35

Payment Amount: \$ _____

700750002599

Your account will be
drafted on July 20, 2023

K BAR RANCH 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.

Summary of Charges by Service Address

Account Number: 321000017103


Energy Usage From Last Month

Increased Same Decreased


Service Address: 19151 BASSETT CREEK, TAMPA, FL 33647-0000						Sub-Account Number: 211004669555			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000114652	06/13/2023	40,317		39,150		1,167 kWh	1	32 Days	\$219.01
									<div><div></div><div>16.6%</div></div>
Service Address: STONECREEK TWNHMS, TAMPA, FL 33647-0000						Sub-Account Number: 211004669811			
									Amount: \$593.73
Service Address: 10511 WILD TAMARIND DR, TAMPA, FL 33647-0000						Sub-Account Number: 211004820364			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118429	06/13/2023	27,062		25,372		1,690 kWh	1	32 Days	\$305.43
									<div><div></div><div>25.2%</div></div>
Service Address: BASSETT CRK, PH 2A, TAMPA, FL 33647-0000						Sub-Account Number: 211004820612			
									Amount: \$1,543.45
Service Address: WILD TAMARIND PHASE 2B, TAMPA, FL 33647-0000						Sub-Account Number: 211004820794			
									Amount: \$705.96
Service Address: WILD TAMARIND DR, TAMPA, FL 33647-0000						Sub-Account Number: 211004821040			
									Amount: \$2,378.79
Continued on next page →									

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


Ways To Pay Your Bill




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




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



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



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



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

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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: 321000017103

Energy Usage From Last Month

 Increased  Same  Decreased

Service Address: K BAR RANCH EAST WEST BL, TAMPA, FL 33647-0000

Sub-Account Number: 211004821263

Amount: \$3,400.02

Service Address: WILD TAMARIND DR, TAMPA, FL 33614-0000

Sub-Account Number: 211004821479

Amount: \$1,902.26


Service Address: K BAR PARCEL Q, TAMPA, FL 33647-0000

Sub-Account Number: 211004821727

Amount: \$3,853.56


Service Address: 19181 BASSETT CREEK DR, TAMPA, FL 33647-0000

Sub-Account Number: 211004821958

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000114651	06/13/2023	815		808		7 kWh	1	32 Days	\$27.38
									 0.0%

Service Address: 10420 WILD TAMARIND DR, TAMPA, FL 33647-0000

Sub-Account Number: 211004822220

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000114649	06/13/2023	90,579		87,069		3,510 kWh	1	32 Days	\$606.09
									 10.7%


Service Address: BASSETT CREEK DR, TAMPA, FL 33647-0000

Sub-Account Number: 211004822691

Amount: \$1,847.62

Service Address: 10395 WILD TAMARIND DR, TAMPA, FL 33647

Sub-Account Number: 221002895730

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000557047	06/13/2023	674		656		18 kWh	1	32 Days	\$32.05
									 20.0%

Total Current Month's Charges

\$17,415.35



Sub-Account #: 211004669555
Statement Date: 06/30/2023

Service Address: 19151 BASSETT CREEK, TAMPA, FL 33647-0000

Meter Read


Meter Location: PUMP/LIFT STATION

Service Period: 05/13/2023 - 06/13/2023

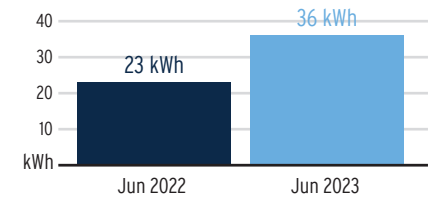
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114652	06/13/2023	40,317		39,150		1,167 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	1,167 kWh @ \$0.07990/kWh		\$93.24
Fuel Charge	1,167 kWh @ \$0.05239/kWh		\$61.14
Storm Protection Charge	1,167 kWh @ \$0.00400/kWh		\$4.67
Clean Energy Transition Mechanism	1,167 kWh @ \$0.00427/kWh		\$4.98
Storm Surcharge	1,167 kWh @ \$0.01061/kWh		\$12.38
Florida Gross Receipt Tax			\$5.14
Electric Service Cost			\$205.55
Franchise Fee			\$13.46
Total Electric Cost, Local Fees and Taxes			\$219.01

Avg kWh Used Per Day



Current Month's Electric Charges

\$219.01

Billing information continues on next page →




Sub-Account #: 211004669811
Statement Date: 06/30/2023

Service Address: STONECREEK TWNHMS, TAMPA, FL 33647-0000

Service Period: 05/13/2023 - 06/13/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	291 kWh @ \$0.03511/kWh	\$10.22
Fixture & Maintenance Charge	14 Fixtures	\$226.79
Lighting Pole / Wire	14 Poles	\$299.08
Lighting Fuel Charge	291 kWh @ \$0.05169/kWh	\$15.04
Storm Protection Charge	291 kWh @ \$0.01466/kWh	\$4.27
Clean Energy Transition Mechanism	291 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	291 kWh @ \$0.00326/kWh	\$0.95
Florida Gross Receipt Tax		\$0.78
Franchise Fee		\$36.50
Lighting Charges		\$593.73

Current Month's Electric Charges **\$593.73**

Billing information continues on next page ➡



Sub-Account #: 211004820364
Statement Date: 06/30/2023

Service Address: 10511 WILD TAMARIND DR, TAMPA, FL 33647-0000


Meter Read

Service Period: 05/13/2023 - 06/13/2023

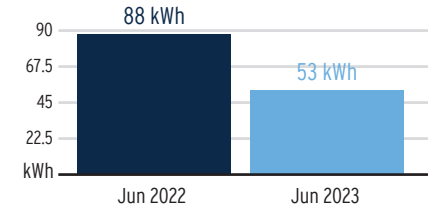
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118429	06/13/2023	27,062		25,372		1,690 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	1,690 kWh @ \$0.07990/kWh		\$135.03
Fuel Charge	1,690 kWh @ \$0.05239/kWh		\$88.54
Storm Protection Charge	1,690 kWh @ \$0.00400/kWh		\$6.76
Clean Energy Transition Mechanism	1,690 kWh @ \$0.00427/kWh		\$7.22
Storm Surcharge	1,690 kWh @ \$0.01061/kWh		\$17.93
Florida Gross Receipt Tax			\$7.17
Electric Service Cost			\$286.65
Franchise Fee			\$18.78
Total Electric Cost, Local Fees and Taxes			\$305.43

Avg kWh Used Per Day



Current Month's Electric Charges

\$305.43

Billing information continues on next page →



Sub-Account #: 211004820612
Statement Date: 06/30/2023

Service Address: BASSETT CRK, PH 2A, TAMPA, FL 33647-0000

Service Period: 05/13/2023 - 06/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1028 kWh @ \$0.03511/kWh	\$36.09
Fixture & Maintenance Charge	37 Fixtures	\$581.87
Lighting Pole / Wire	37 Poles	\$755.91
Lighting Fuel Charge	1028 kWh @ \$0.05169/kWh	\$53.14
Storm Protection Charge	1028 kWh @ \$0.01466/kWh	\$15.07
Clean Energy Transition Mechanism	1028 kWh @ \$0.00036/kWh	\$0.37
Storm Surcharge	1028 kWh @ \$0.00326/kWh	\$3.35
Florida Gross Receipt Tax		\$2.77
Franchise Fee		\$94.88

Lighting Charges **\$1,543.45**

Current Month's Electric Charges

\$1,543.45

Billing information continues on next page →




Sub-Account #: 211004820794
Statement Date: 06/30/2023

Service Address: WILD TAMARIND PHASE 2B, TAMPA, FL 33647-0000

Service Period: 05/13/2023 - 06/13/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	398 kWh @ \$0.03511/kWh	\$13.97
Fixture & Maintenance Charge	17 Fixtures	\$272.37
Lighting Pole / Wire	17 Poles	\$347.31
Lighting Fuel Charge	398 kWh @ \$0.05169/kWh	\$20.57
Storm Protection Charge	398 kWh @ \$0.01466/kWh	\$5.83
Clean Energy Transition Mechanism	398 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	398 kWh @ \$0.00326/kWh	\$1.30
Florida Gross Receipt Tax		\$1.07
Franchise Fee		\$43.40
Lighting Charges		\$705.96

Current Month's Electric Charges **\$705.96**

Billing information continues on next page →




Sub-Account #: 211004821040
Statement Date: 06/30/2023

Service Address: WILD TAMARIND DR, TAMPA, FL 33647-0000

Service Period: 05/13/2023 - 06/13/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	1608 kWh @ \$0.03511/kWh	\$56.46
Fixture & Maintenance Charge	57 Fixtures	\$894.75
Lighting Pole / Wire	57 Poles	\$1164.51
Lighting Fuel Charge	1608 kWh @ \$0.05169/kWh	\$83.12
Storm Protection Charge	1608 kWh @ \$0.01466/kWh	\$23.57
Clean Energy Transition Mechanism	1608 kWh @ \$0.00036/kWh	\$0.58
Storm Surcharge	1608 kWh @ \$0.00326/kWh	\$5.24
Florida Gross Receipt Tax		\$4.33
Franchise Fee		\$146.23
Lighting Charges		\$2,378.79

Current Month's Electric Charges **\$2,378.79**

Billing information continues on next page →



Sub-Account #: 211004821263
Statement Date: 06/30/2023

Service Address: K BAR RANCH EAST WEST BL, TAMPA, FL 33647-0000

Service Period: 05/13/2023 - 06/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1910 kWh @ \$0.03511/kWh	\$67.06
Fixture & Maintenance Charge	69 Fixtures	\$1561.58
Lighting Pole / Wire	69 Poles	\$1411.26
Lighting Fuel Charge	1910 kWh @ \$0.05169/kWh	\$98.73
Storm Protection Charge	1910 kWh @ \$0.01466/kWh	\$28.00
Clean Energy Transition Mechanism	1910 kWh @ \$0.00036/kWh	\$0.69
Storm Surcharge	1910 kWh @ \$0.00326/kWh	\$6.23
Florida Gross Receipt Tax		\$5.15
Franchise Fee		\$208.20
Municipal Public Service Tax		\$13.12

Lighting Charges **\$3,400.02**

Current Month's Electric Charges

\$3,400.02

Billing information continues on next page →




Sub-Account #: 211004821479
Statement Date: 06/30/2023

Service Address: WILD TAMARIND DR, TAMPA, FL 33614-0000

Service Period: 05/13/2023 - 06/13/2023 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	1239 kWh @ \$0.03511/kWh	\$43.50
Fixture & Maintenance Charge	37 Fixtures	\$887.89
Lighting Pole / Wire	37 Poles	\$755.91
Lighting Fuel Charge	1239 kWh @ \$0.05169/kWh	\$64.04
Storm Protection Charge	1239 kWh @ \$0.01466/kWh	\$18.16
Clean Energy Transition Mechanism	1239 kWh @ \$0.00036/kWh	\$0.45
Storm Surcharge	1239 kWh @ \$0.00326/kWh	\$4.04
Florida Gross Receipt Tax		\$3.34
Franchise Fee		\$116.42
Municipal Public Service Tax		\$8.51
Lighting Charges		\$1,902.26

Current Month's Electric Charges \$1,902.26

Billing information continues on next page →



Sub-Account #: 211004821727
Statement Date: 06/30/2023

Service Address: K BAR PARCEL Q, TAMPA, FL 33647-0000

Service Period: 05/13/2023 - 06/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2498 kWh @ \$0.03511/kWh	\$87.70
Fixture & Maintenance Charge	92 Fixtures	\$1450.74
Lighting Pole / Wire	92 Poles	\$1880.62
Lighting Fuel Charge	2498 kWh @ \$0.05169/kWh	\$129.12
Storm Protection Charge	2498 kWh @ \$0.01466/kWh	\$36.62
Clean Energy Transition Mechanism	2498 kWh @ \$0.00036/kWh	\$0.90
Storm Surcharge	2498 kWh @ \$0.00326/kWh	\$8.14
Florida Gross Receipt Tax		\$6.73
Franchise Fee		\$235.84
Municipal Public Service Tax		\$17.15

Lighting Charges **\$3,853.56**

Current Month's Electric Charges

\$3,853.56

Billing information continues on next page →



Sub-Account #: 211004821958
Statement Date: 06/30/2023

Service Address: 19181 BASSETT CREEK DR, TAMPA, FL 33647-0000


Meter Read

Service Period: 05/13/2023 - 06/13/2023

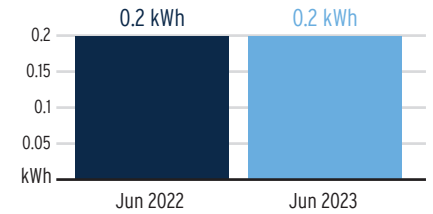
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114651	06/13/2023	815		808		7 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	7 kWh @ \$0.07990/kWh	\$0.56
Fuel Charge	7 kWh @ \$0.05239/kWh	\$0.37
Storm Protection Charge	7 kWh @ \$0.00400/kWh	\$0.03
Clean Energy Transition Mechanism	7 kWh @ \$0.00427/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.01061/kWh	\$0.07
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.70
Franchise Fee		\$1.68
Total Electric Cost, Local Fees and Taxes		\$27.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.38

Billing information continues on next page →



Sub-Account #: 211004822220
Statement Date: 06/30/2023

Service Address: 10420 WILD TAMARIND DR, TAMPA, FL 33647-0000


Meter Read

Service Period: 05/13/2023 - 06/13/2023

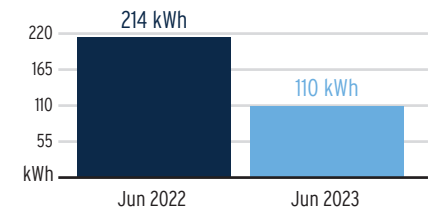
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114649	06/13/2023	90,579		87,069		3,510 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	3,510 kWh @ \$0.07990/kWh		\$280.45
Fuel Charge	3,510 kWh @ \$0.05239/kWh		\$183.89
Storm Protection Charge	3,510 kWh @ \$0.00400/kWh		\$14.04
Clean Energy Transition Mechanism	3,510 kWh @ \$0.00427/kWh		\$14.99
Storm Surcharge	3,510 kWh @ \$0.01061/kWh		\$37.24
Florida Gross Receipt Tax			\$14.22
Electric Service Cost			\$568.83
Franchise Fee			\$37.26
Total Electric Cost, Local Fees and Taxes			\$606.09

Avg kWh Used Per Day



Current Month's Electric Charges

\$606.09

Billing information continues on next page →



Sub-Account #: 211004822691
Statement Date: 06/30/2023

Service Address: BASSETT CREEK DR, TAMPA, FL 33647-0000

Service Period: 05/13/2023 - 06/13/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1095 kWh @ \$0.03511/kWh	\$38.45
Fixture & Maintenance Charge	36 Fixtures	\$880.02
Lighting Pole / Wire	36 Poles	\$736.01
Lighting Fuel Charge	1095 kWh @ \$0.05169/kWh	\$56.60
Storm Protection Charge	1095 kWh @ \$0.01466/kWh	\$16.05
Clean Energy Transition Mechanism	1095 kWh @ \$0.00036/kWh	\$0.39
Storm Surcharge	1095 kWh @ \$0.00326/kWh	\$3.57
Florida Gross Receipt Tax		\$2.95
Franchise Fee		\$113.58

Lighting Charges **\$1,847.62**

Current Month's Electric Charges

\$1,847.62

Billing information continues on next page →



Sub-Account #: 221002895730
Statement Date: 06/30/2023

Service Address: 10395 WILD TAMARIND DR, TAMPA, FL 33647

Meter Read


Meter Location: SIGN

Service Period: 05/13/2023 - 06/13/2023

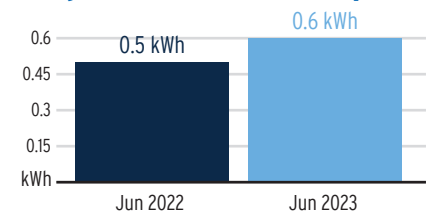
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000557047	06/13/2023	674		656		18 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	18 kWh @ \$0.07990/kWh	\$1.44
Fuel Charge	18 kWh @ \$0.05239/kWh	\$0.94
Storm Protection Charge	18 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	18 kWh @ \$0.00427/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.01061/kWh	\$0.19
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.41
Franchise Fee		\$1.80
Municipal Public Service Tax		\$2.84
Total Electric Cost, Local Fees and Taxes		\$32.05

Avg kWh Used Per Day



Current Month's Electric Charges

\$32.05

Total Current Month's Charges

\$17,415.35

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 5/23		K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI	
Billing Date	Sales Rep	Customer Account	
07/05/2023	Deirdre Bonett	109583	
Total Amount Due		Ad Number	
\$1,254.50		0000294466	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000294466	Times	Legals CLS	O&M Assessments	1	2x15.25 IN	\$1,250.50
07/05/23	07/05/23	0000294466	Tampabay.com	Legals CLS	O&M Assessments	1	2x15.25 IN	\$0.00
					AffidavitMaterial			\$4.00

RECEIVED
7/13/2023

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Tampa Bay Times

tampabay.com

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 5/23		K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI	
Billing Date	Sales Rep	Customer Account	
07/05/2023	Deirdre Bonett	109583	
Total Amount Due		Ad Number	
\$1,254.50		0000294466	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI

ATTN: RIZZETTA & COMPANY, INC. -AP

3434 COLWELL AVE SUITE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of 7/ 5/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

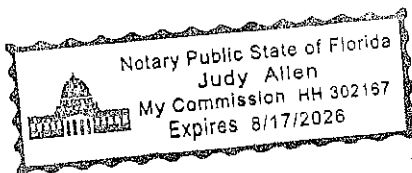
Sworn to and subscribed before me this 07/05/2023

Judy Allen

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**Notice of Public Hearing
and Board of Supervisors
Meeting of the K-Bar Ranch
Community Development
District**

The Board of Supervisors (the "Board") of the K-Bar Ranch Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 2, 2023, at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.kbaranchcdd.com>, or may be obtained by contacting the District Manager's office via email at scraft@rizzola.com or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

2023/2024 O&M Budget		\$1,059,749.00
Hillsborough County Collection Cost	@2%	\$22,547.85
Early Payment Discount	@4%	\$45,095.70
2023/2024 Total		\$1,127,392.55
2022/2023 O&M Budget		\$1,059,749.00
2023/2024 O&M Budget		\$1,059,749.00
Total Difference		\$0.00

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

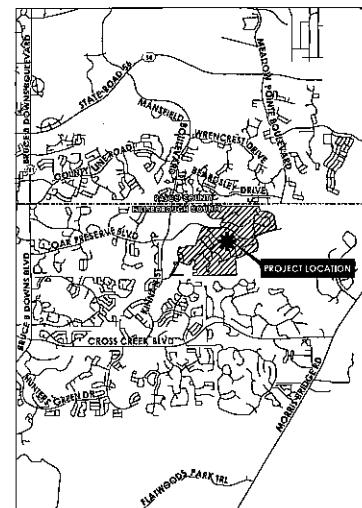
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Sean Craft
District Manager



K-Bar Ranch Community Development District
Location Map



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of 7/ 5/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

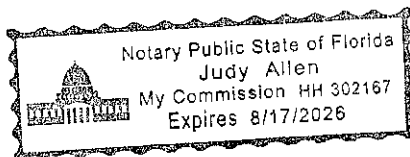
Sworn to and subscribed before me this **07/05/2023**

Judy Allen

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**Notice of Public Hearing
and Board of Supervisors
Meeting of the K-Bar Ranch
Community Development
District**

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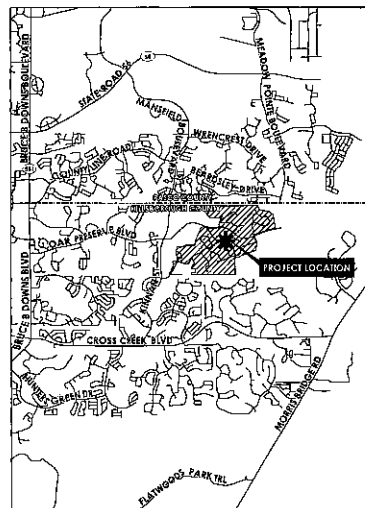
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Sean Craft
District Manager



K-Bar Ranch Community Development District
Location Map

United Building Maintenance, Inc.

5928 Rotella Drive
Wesley Chapel, Florida 33545
Phone (813) 843-3332

INVOICE

INVOICE # 395
DATE: 7/1/23

TO: K-BAR RANCH CDD
RIZZETTA AMENITY SERVICES
3434 Colwell Ave
Tampa, FL 33614

FOR:

K-BAR RANCH CDD

DESCRIPTION	# OF WEEKS	RATE PER WEEK	AMOUNT
Pool / Cabana / Restroom Maintenance For Month of July	4	\$ 150 ⁰⁰	\$ 600 ⁰⁰

RECEIVED
6/28/2023

Make all checks payable to:

Thank you for your business!

TOTAL:

\$ 600⁰⁰

Net
10

United Building Maintenance, Inc.

5928 Rotella Drive
Wesley Chapel, Florida 33545
Phone (813) 843-3332

INVOICE

INVOICE # 3916
DATE: 7/1/23

TO: K-BAR Ranch COD
Rizzetta Amenity Services
3434 Colwell Ave
Tampa, FL 33614

FOR: Supplies

DESCRIPTION	# OF WEEKS	RATE PER WEEK	AMOUNT
Toilet Paper	—	—	\$ 11.24
Auto Spray ReFill	—	—	\$ 7.77
Floor Cleaner	—	—	\$ 3.94
(2) Gel cone's	—	—	\$ 2.48
(I PAID THE TAX)			
TOTAL			\$ 25.43

Make all checks payable to:

Thank you for your business!

RECEIVED
6/28/2023

Net
10

Give us feedback @ survey.walmart.com
Thank you! ID #:7SJ80L160LNF

Walmart *

813-262-2180 Mgr: ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL, FL 33543

ST# 03418 OP# 002445 TE# 23 TR# 08208
GV 1000 16CT 007874221041 11.24 N

SUBTOTAL 11.24
TOTAL 11.24
DEBIT TEND 11.24
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

11.24 TOTAL PURCHASE

US DEBIT ***** 7244 I 1

REF # 314900802277

NETWORK ID. 0076 APPR CODE 174743

US DEBIT

AID A000000980840

AAC BADF086B3FCE1F7B

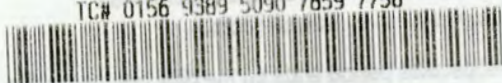
*NO SIGNATURE REQUIRED

TERMINAL # 28174933

05/29/23 14:21:34

ITEMS SOLD 1

TC# 0156 9389 5090 7859 7758



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05/29/23 14:21:38



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Thank you! ID #:7SJJRP160H49

Walmart *

WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 009029 TE# 29 TR# 04825

ITEMS SOLD 4

TC# 7914 3384 1934 5411 2579



GV LINEN 2CT	078742023480	7.77 X
MR CLEAN	037000771310	3.94 X
GEL CONE	046500716890	1.24 X
GEL CONE	046500716890	1.24 X

SUBTOTAL 14.19

TAX1 7.0000 % 0.99

TOTAL 15.18

DEBIT TEND 15.18

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

15.18 TOTAL PURCHASE

US DEBIT- 7244 I 1 REF # 316400095650

NETWORK ID. 000L APPR. CODE 808605

AID A0000000980840

TC E7F40EDDF4621EA2

TERMINAL # 23062933

*No Signature Required

06/13/23 13:07:33

Walmart *



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member today

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06/13/23 13:07:40



INVOICE

INVOICE #	INVOICE DATE
TM 546855	6/21/2023
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Land
Suite 115
Tampa, FL 33625

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch I CDD

Invoice Due Date: July 21, 2023

Invoice Amount: \$1,989.00

Description	Current Amount
2023 Summer Annual Flower Install	
Annual Installation	\$1,989.00

Invoice Total **\$1,989.00**

RECEIVED
6/21/2023

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 530664	5/15/2023
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Land
Suite 115
Tampa, FL 33625

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch I CDD

Invoice Due Date: June 14, 2023

Invoice Amount: \$14,899.84

Description	Current Amount
Monthly Landscape Maintenance May 2023	\$14,899.84

Part 1- General Landscape Services \$8,248.00

Part 4- Irrigation Services \$545.00

Part 2-Fert \$260.00

Palms & St Augustine \$2,606.84

Added \$42,000.00 from K-Bar 2. Interlocal agreement. \$3500.00 per month

IN COMMERCIAL LANDSCAPING

Invoice Total

\$14,899.84

RECEIVED
7/12/2023

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 506784A	4/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Land
Suite 115
Tampa, FL 33625

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch I CDD

Invoice Due Date: May 1, 2023

Invoice Amount: \$2,271.00

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$15,449.84
Check Number 100237 Applied for \$13,178.84	(-\$13,178.84)

Excellence

RECEIVED
7/12/2023

IN COMMERCIAL LANDSCAPING

Invoice Total **\$2,271.00**

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 553320	7/3/2023
TERMS	PO NUMBER
Net 30	

Bill To:

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Land
Suite 115
Tampa, FL 33625

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: K-Bar Ranch I CDD

Invoice Due Date: August 2, 2023

Invoice Amount: \$152.42

Description	Current Amount
Bassett Creek Duranta Replacment Per Jason	
Landscape Enhancement	\$152.42

Invoice Total \$152.42

RECEIVED
7/3/2023

EXCELLENCE
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

Property Name: K-Bar Ranch I CDD

INVOICE

INVOICE #	INVOICE DATE
TM 551448	7/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2023

Invoice Amount: \$14,899.84

Description	Current Amount
Monthly Landscape Maintenance July 2023	\$14,899.84

Part 1- General Landscape Services \$11,748.84

Part 4- Irrigation Services \$ 545.00

Part 2 – Fert \$ 2,606.00

RECEIVED
7/17/2023

Invoice Total \$14,899.84

Excellence
IN COMMERCIAL LANDSCAPE

Should you have any questions or inquiries please call (386) 437-6211.