Rizzetta & Company

Harrison Ranch
Community Development District

Board of Supervisors' Meeting July 14, 2025

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

www.HarrisonRanchCDD.org

HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.harrisonranchcdd.org

Board of Supervisors	Susan Walterick	Chairman
	Thomas Benton	Vice Chairman
	Victor Colombo	Assistant Secretary
	Julianne Giella	Assistant Secretary
	James Ritchey	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	Kilinski Van Wyk, PLLC
	Patrick Collins	Kilinski Van Wyk, PLLC
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

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) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 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.

Zoom Meeting ID 364 564 7023	Passcode 53Cnem

Teams Dail in number: 321-754-9488	Phone conference ID: 37 895 751#

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Harrison Ranch Community
Development District

7/11/2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, July 14, 2025, at 6:30 PM** at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219**. The following is the final agenda for the meeting:

REGULAR MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** Pond & Mitigation Maintenance Update.....Tab 1
   - **B.** Landscape Maintenance Inspection and Updates.....Tab 2
   - **C.** Consideration of LMP Proposals.....Tab 3
   - **D.** District Counsel
   - **E.** District Engineer
   - **F.** Clubhouse Manager Report .....Tab 4
   - **G.** District Manager Monthly Report.....Tab 5
     1. Presentation of Registered Voter Count
   - **H.** Consideration of Operations & Maintenance Expenditures for March and May 2025 .....Tab 6
   - **I.** Presentation of May 2025 Financial Report .....Tab 7
   - **J.** Consideration of the Meeting Minutes for June 9, 2025 .....Tab 8
4. **BUSINESS ITEMS**
   - **A.** Discussion of Resident Fence Easement Request
   - **B.** Discussion of Amenity Suspension and Damage Reimbursements
   - **C.** Consideration of the 2024 Financial Audit.....Tab 9
   - **D.** Consideration of Parcel Purchase.....Tab 10
   - **E.** Consideration of Monitoring Proposal .....Tab 11
   - **F.** Consideration of Ac Maintenance Plan .....Tab 12
   - **G.** Consideration of Clubhouse Cleaning Proposals.....Tab 13
5. **SUPERVISOR REQUESTS**
6. **ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Matt O'Nolan

Matt O'Nolan District Manager

Tab 1

Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

JULY, 2025

HARRISION RANCH CDD
HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS
Erie Rd
Erie Rd
Erie Rd
Erie Rd
SWF43
SWF17
SWF14
SWF16
SWF15
SWF24
SWF12
SWF13
SWF19
Harrison Ranch Blvd
SWF36
SWF34
SWF41
SWF35
SWF11
SWF18
SWF38
SWF39
SWF40
SWF10
SWF32
SWF37
SWF20
SWF5
SWF9
SWF23
SWF21
SWF33
SWF42
SWF7
SWF6
SWF30
SWF8
SWF31
SWF4A
SWF29
FCA2
SWF4B
FCA4
SWF1
FCA1
SWF2
FCA3
SWF26
SWF49
SWF28
SWF48
SWF46
SWF47
SWF45
SWF3
SWF22
SWF44/27
The Gardens 55+ Lifestyle Community
Publix Super Market at The Shops at Silver Leaf
3000 ft
Google Earth

Prepared for: Matt Nolan
Prepared By: Devon Craig

SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.

Pond #SWF11 Treated for Algae and Shoreline Vegetation.

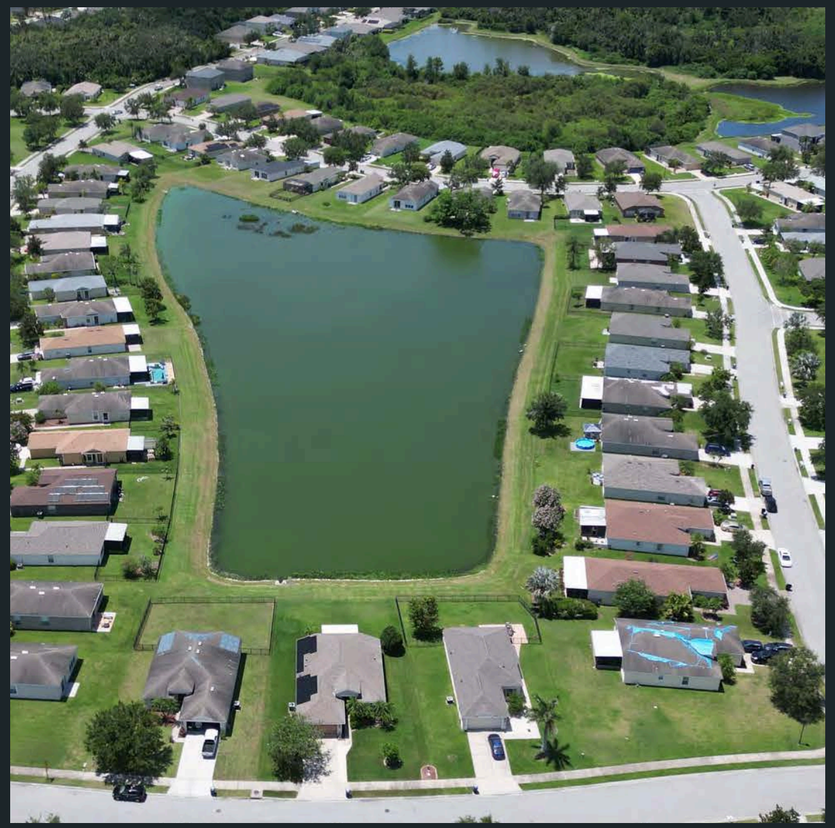
Pond #SWF9 Treated for Water lettuce, Algae and Shoreline Vegetation.

Pond #SWF8 Treated for Shoreline Vegetation.

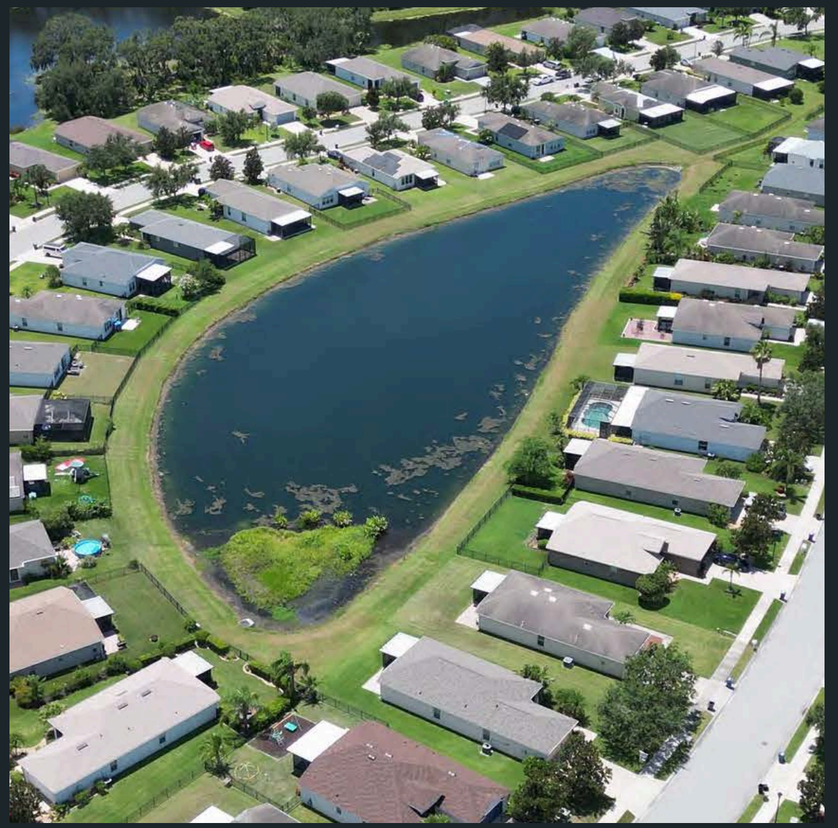
Pond #SWF10 Treated for Water lettuce and Shoreline Vegetation.

Pond #SWF5 Treated for Water lettuce and Shoreline Vegetation.

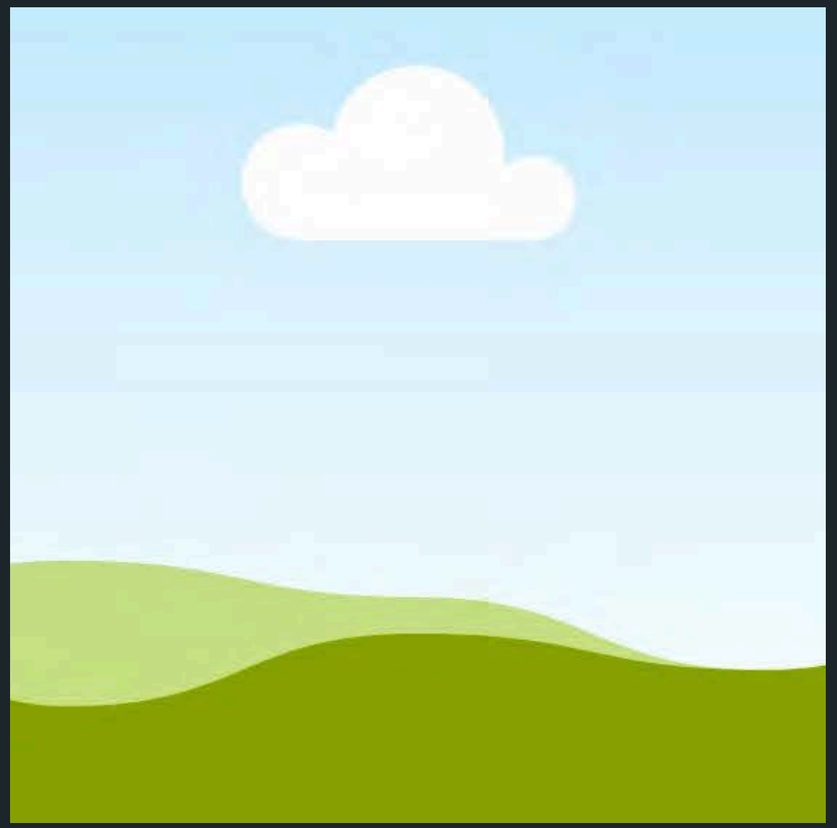
Pond #SWF1 Treated for Shoreline Vegetation.



Pond #SWF7 Treated for Algae and Shoreline Vegetation.

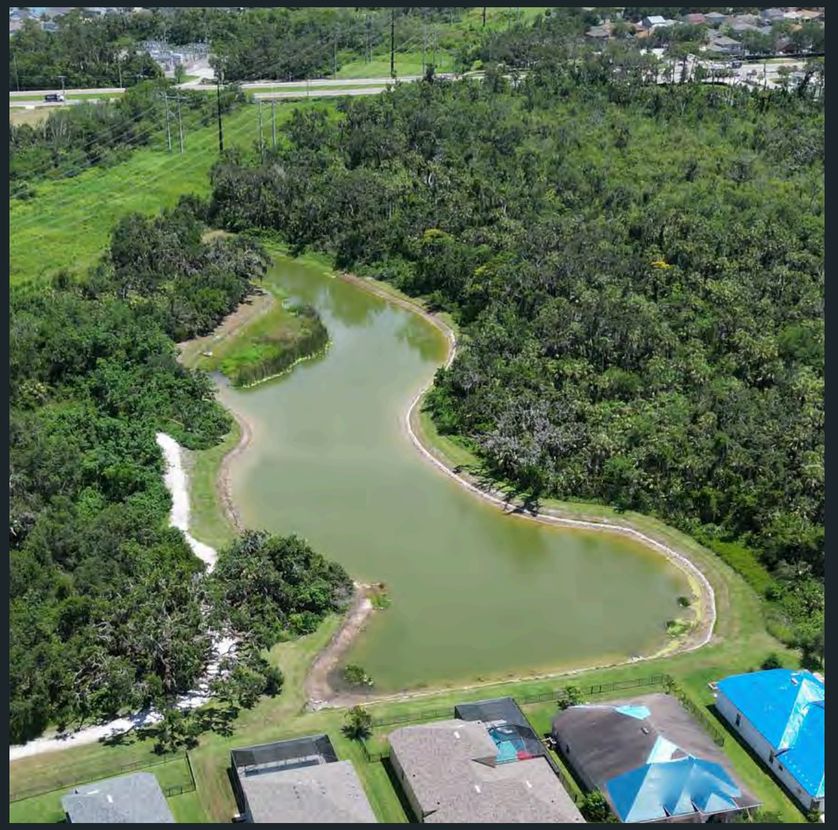


Pond #SWF6 Treated for Algae and Shoreline Vegetation.



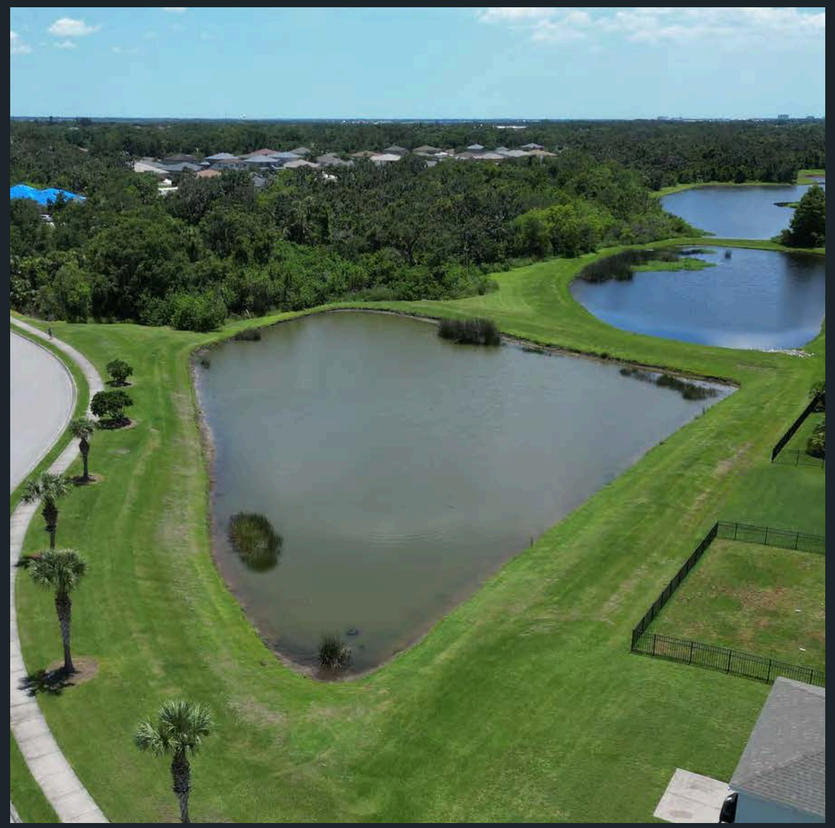
Pond #SWF4A Treated for Shoreline Vegetation.

Pond #FCA3 Treated for Shoreline Vegetation.



Pond #SWF3 Treated for Shoreline vegetation.

Pond #SWF2 Treated for Shoreline Vegetation.



Pond #FCA4 Treated for Shoreline Vegetation.

Pond #FCA4B Treated for Shoreline Vegetation.

Pond #FCA2 Treated for Algae and Shoreline Vegetation.

FCA1: Shoreline vegetation has been treated.
FCA2: Shoreline vegetation has been treated.
FCA3: Shoreline vegetation has been treated.
FCA4: Shoreline vegetation has been treated.
SWF1: Shoreline vegetation has been treated.
SWF2: Shoreline vegetation has been treated.
SWF3: Shoreline vegetation has been treated.
SWF4A: Shoreline vegetation has been treated.
SWF4B: Shoreline vegetation has been treated.
SWF5: Shoreline vegetation has been treated.
SWF6: Shoreline vegetation and Algae has been treated.
SWF7: Shoreline vegetation has been treated.
SWF8: Shoreline vegetation has been treated.
SWF9: Shoreline vegetation has been treated.

SWF10: Shoreline vegetation has been treated.
SWF11: Shoreline vegetation and Hydrilla has been treated.
SWF12: Shoreline vegetation has been treated.
SWF13: Shoreline vegetation and Algae has been treated.
SWF14: Shoreline vegetation and Water lettuce has been treated.
SWF15: Shoreline vegetation has been treated.
SWF16: Shoreline vegetation and Water lettuce has been treated.
SWF17: Shoreline vegetation has been treated.
SWF18: Shoreline vegetation has been treated.
SWF19: Shoreline vegetation and Algae has been treated.
SWF20: Shoreline vegetation has been treated.
SWF21: Shoreline vegetation and Algae has been treated.
SWF22: Shoreline vegetation and Water Lettuce has been treated.
SWF23: Shoreline vegetation has been treated.

SWF24: Shoreline vegetation and Algae has been treated.
SWF26: Shoreline vegetation and Water lettuce has been treated.
SWF28: Shoreline vegetation has been treated.
SWF29: Shoreline vegetation has been treated.
SWF30: Shoreline vegetation and Algae has been treated.
SWF31: Shoreline vegetation has been treated.
SWF32: Shoreline vegetation has been treated.
SWF33: Shoreline vegetation and Algae has been treated.
SWF34: Shoreline vegetation and Algae has been treated.
SWF35: Shoreline vegetation has been treated.
SWF36: Shoreline vegetation and Algae has been treated.
SWF37: Shoreline vegetation has been treated.
SWF38: Shoreline vegetation has been treated.

SWF39: Shoreline vegetation and algae has been treated.
SWF40: Shoreline vegetation and Algae has been treated.
SWF41: Shoreline vegetation has been treated.
SWF42: Shoreline vegetation has been treated.
SWF43: Shoreline vegetation has been treated.
SWF44/27: Shoreline vegetation has been treated.
SWF45: Shoreline vegetation has been treated.
SWF46: Shoreline vegetation has been treated.
SWF47: Shoreline vegetation has been treated.
SWF48: Shoreline vegetation has been treated.
SWF49: Shoreline vegetation has been treated.

SitexAquatics
LAKE & FOUNTAIN SERVICES

PO Box 917
Parrish, FL 34219

813.558.2125
www.sitexaquatics.com

Aquatic Midge Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Harrison Ranch CDD hereafter called "customer"

Customer: **Harrison Ranch CDD**
C/O: **Rizzetta & Company**
Contact: **Mr. Matt O'Nolan**
Address: **12750 Citrus Park lane Suite 115 Tampa, FL 33625**
Email: **Monolan@rizzetta.com**
Phone: **813.793.8814**

Sitex agrees to provide aquatic midge fly management services for a period of 10 months In accordance with the terms and conditions of this agreement in the following sites:

Fifty-One (51) Pond banks located at the Harrison Ranch Community in Ellenton, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. ***Monthly Larvicide for aquatic Midge Fly's*** ***Included***
2. ***All Services Performed by State Licensed Applicator*** ***Included***

Service shall consist of 10 Monthly treatments (March-Dec)

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be for 10 months. Agreement will automatically renew as per Term and Conditions:

Monthly Service Amount: **$10,731.00**
Total 10 month Cost: **$107,310.00**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Joseph T. Craig 06/24/2025

Accepted By Date President, Sitex Aquatics llc. Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Ten (10) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two present (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a Ten (10) month period. This Agreement shall be automatically renewed at the end of the three (3) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested be the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

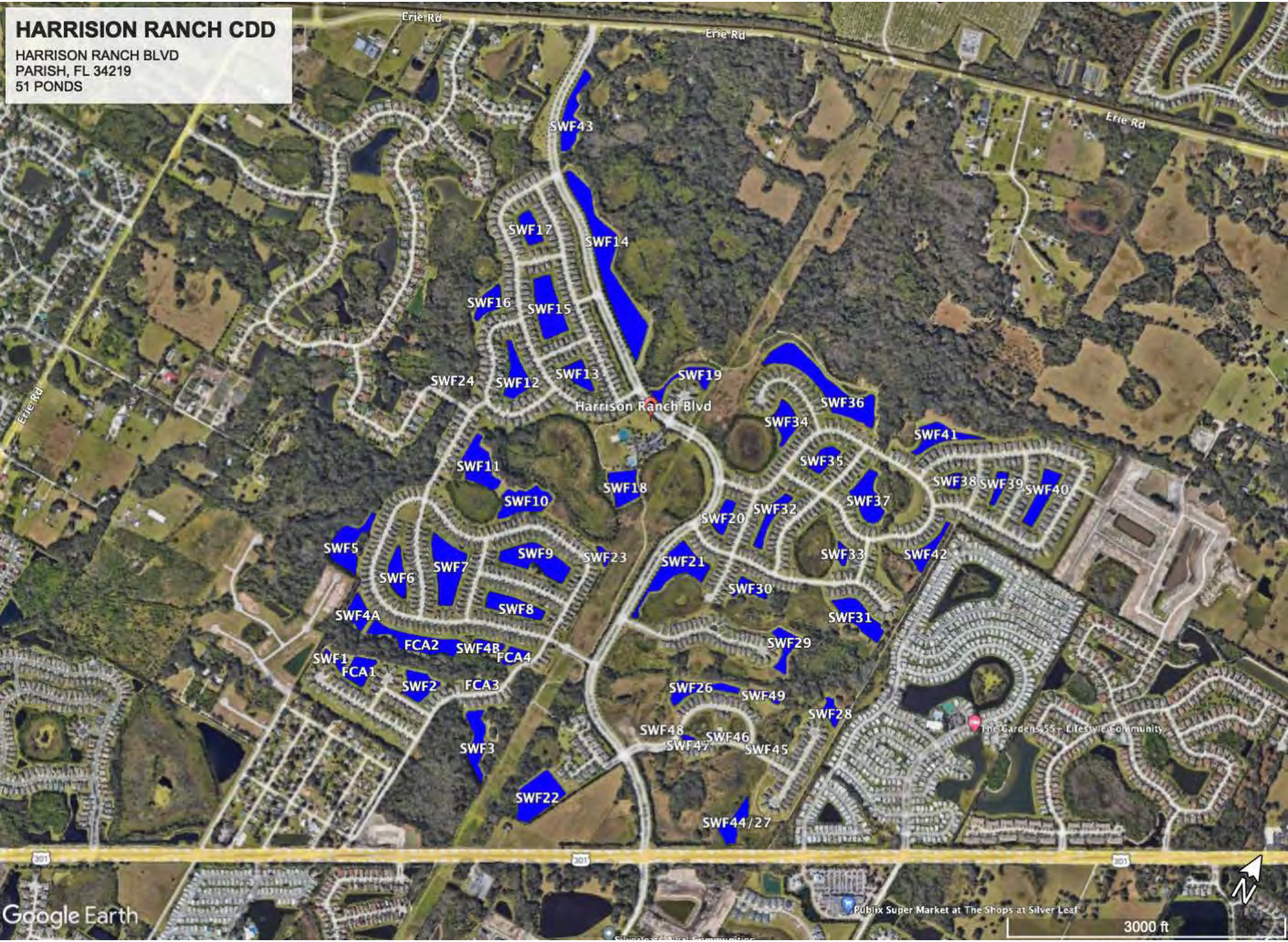
Sitex shall maintain the following insurance coverage and limits;

(a) Workman's Compensation with statutory limits;
(b) Automobile Liability;
(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

HARRISION RANCH CDD

HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS



Tab 2

Landscape Maintenance Professionals, Inc.
P.O. BOX 267 SEFFNER, FL 33583 – (877) 567-7761 – FAX (813) 757-6501 – SALES@LMPPRO.COM

Maintenance Quality Inspection (MQI) NEW 8-2022

18407708454

Reference Number:	Form Name:
20250701-18407708454	**Maintenance Quality Inspection (MQI) NEW 8-2022**
Submitter Name:	Date Sent on Device:
Ryan Eberly | ryan.eberly@lmppro.com	**Jul 1, 2025 2:41:00 PM EDT**

Location:

7370 55th Ave E, Bradenton, FL 34203, USA Jul 1, 2025 2:39:22 PM EDT [View Map]

GENERAL INFORMATION

Section 1

PROPERTY NAME	Harrison Ranch CDD
LOCATION	SARASOTA
Supervisor Email	ryan.eberly@lmppro.com
Branch Manager	christopher.berry@lmppro.com
Supervisor First Name	Ryan
Supervisor Last Name	Eberly
DATE OF INSPECTION	Jun 30, 2025
Next Inspection Date	Jul 30, 2025

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS	8
1 DETAILS NOTES	The property is in great shape overall. We need to remove volunteers and focus heavily on hand weeding from plant material. Also, remove dead from juniper. Also, I wanted to add here that a car ran through the median and smoked a bunch of palmettos. were monitoring the area no for signs of death and can discuss further at the next meeting what course of action to take.
1 DETAILS PHOTOS	

2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW	9
2.1 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW NOTES	Mow looks great! No mow zones also look very good at their new manicured height. There are some areas where bed edging could still improve.

2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW PHOTOS

3 SHRUB PRUNING	9

3 SHRUB PRUNING NOTES

Shrubs are pretty tight across the community. There are still a few areas that could use a good pruning like the jasmine in the center islands. We need to unwrap it from the sabal palms.

3 SHRUB PRUNING PHOTOS

4 TREES/PALMS UP TO 15' TRIMMING

4

4 TREES/PALMS UP TO 15' TRIMMING NOTES

Some ligustrums are getting hairy and could use tipping. Also, we need to hit sucker growth on trees.

4 TREES/PALMS UP TO 15' TRIMMING PHOTOS

5 OVERALL CLEANLINESS	5
5 OVERALL CLEANLINESS NOTES	overall, the property is very clean. There's always a lot of trash we pick up weekly.

5 OVERALL CLEANLINESS PHOTOS

6 TURF INSECT/DISEASE CONTROL	5
6 TURF INSECT/DISEASE CONTROL NOTES	no issues.
7 TURF WEED CONTROL – TURF AREAS	5
7 TURF WEED CONTROL – TURF AREAS NOTES	Turf weeds are very well managed. Im not seeing a much out there.
8 PLANT INSECT/DISEASE CONTROL	4
8 PLANT INSECT/DISEASE CONTROL NOTES	We continue to monitor the sylvester palm. Hopefully, this rain and irrigation can bounce it back.

8 PLANT INSECT/DISEASE CONTROL PHOTOS

9 WEED CONTROL – BED AREAS 17

9 WEED CONTROL – BED AREAS NOTES There are some weeds found throughout. We need to get them sprayed and knocked away. What's already sprayed needs to be burned out with a string trimmer and blow off.

9 WEED CONTROL – BED AREAS PHOTOS

10 TURF FERTILITY 10

10 TURF FERTILITY NOTES The turf looks excellent.

10 TURF FERTILITY PHOTOS

11 PLANT FERTILITY	10
11 PLANT FERTILITY NOTES	plants are healthy and thriving.
11 PLANT FERTILITY PHOTOS	

12 CARRYOVERS	5
Deductions	9
OVERALL MONTHLY MAINTENANCE SCORE	91%

Additional Services

PALM PRUNING	10
MULCHING	10
WATER/IRRIGATION MANAGEMENT	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10

BEST VIEW OF THE MONTH

Tab 3

A Juniper Company

Proposal

Proposal No.: **334110**
Proposed Date: 04/02/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O'Nolan 5575 Harrison Ranch Parrish, FL 34219	Entrance monument renovation

Entrance monument enhancement

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Front entrance monument enhancement					
Site Prep					**$480.00**
Bed Prep - Plant, Sod, Debris Removal	8.00	HR	$60.00	$480.00	
Debris by the truck	0.00	1	$350.00	$0.00	
Landscape Material					**$14,170.33**
Enhancement Labor	0.00	HR	$60.00	$0.00	
Cat Palm, 04-06' oa - 15G	36.00	15g	$245.00	$8,820.00	
False Agave, 15 gallon - 15G	10.00	15g	$427.04	$4,270.37	
Bulk Mulch by the yard	8.00	CY	$72.50	$579.96	
Misc Irrigation Parts	2.00	EA	$250.00	$500.00	
				Total:	**$14,650.33**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	**Date**
Printed Name (Owner/Property Manager)	
Signature - Representative	**Date**

Before
HARRISON RANCH
After

LMP
A Juniper Company

Proposal

Proposal No.: 334116
Proposed Date: 04/02/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O'Nolan 5575 Harrison Ranch Parrish, FL 34219	Center median enhancements

Center median enhancements.

1. The first center median as you enter the community, requires 1 magnolia tree and ginger plants installed
2. The 2nd bed on median one needs the aged out juniper removed and ginger installed
3. The 3rd center median needs the aged out juniper removed and ginger plants installed
4. The fourth and fifth and 6th center medians require ginger plants.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Center median enhancements					
Site Prep					**$710.00**
Bed Prep - Plant, Sod, Debris Removal	6.00	HR	$60.00	$360.00	
Debris by the truck	1.00	1	$350.00	$350.00	
Landscape Material					**$10,219.83**
Enhancement Labor	0.00	HR	$60.00	$0.00	
Ginger, Variegated, 03 gallon - 03G	245.00	03g	$36.48	$8,938.25	
Southern Magnolia, DD Blanchard, 12-14' x 5-6', 2.5-3" cal - 65G	1.00	65g	$1,281.58	$1,281.58	
Mulch, Rock, Soil					**$551.56**
Enhancement Labor	0.00	HR	$60.00	$0.00	
Pine Nuggets, 03CF bag - 03CF	45.00	03CF	$12.26	$551.56	
Irrigation Renovation					**$30.00**

Irrigation Technician Labor	0.00	HR	$75.00	$0.00	
Misc Irrigation Parts	1.00	EA	$30.00	$30.00	
				Total:	**$11,511.39**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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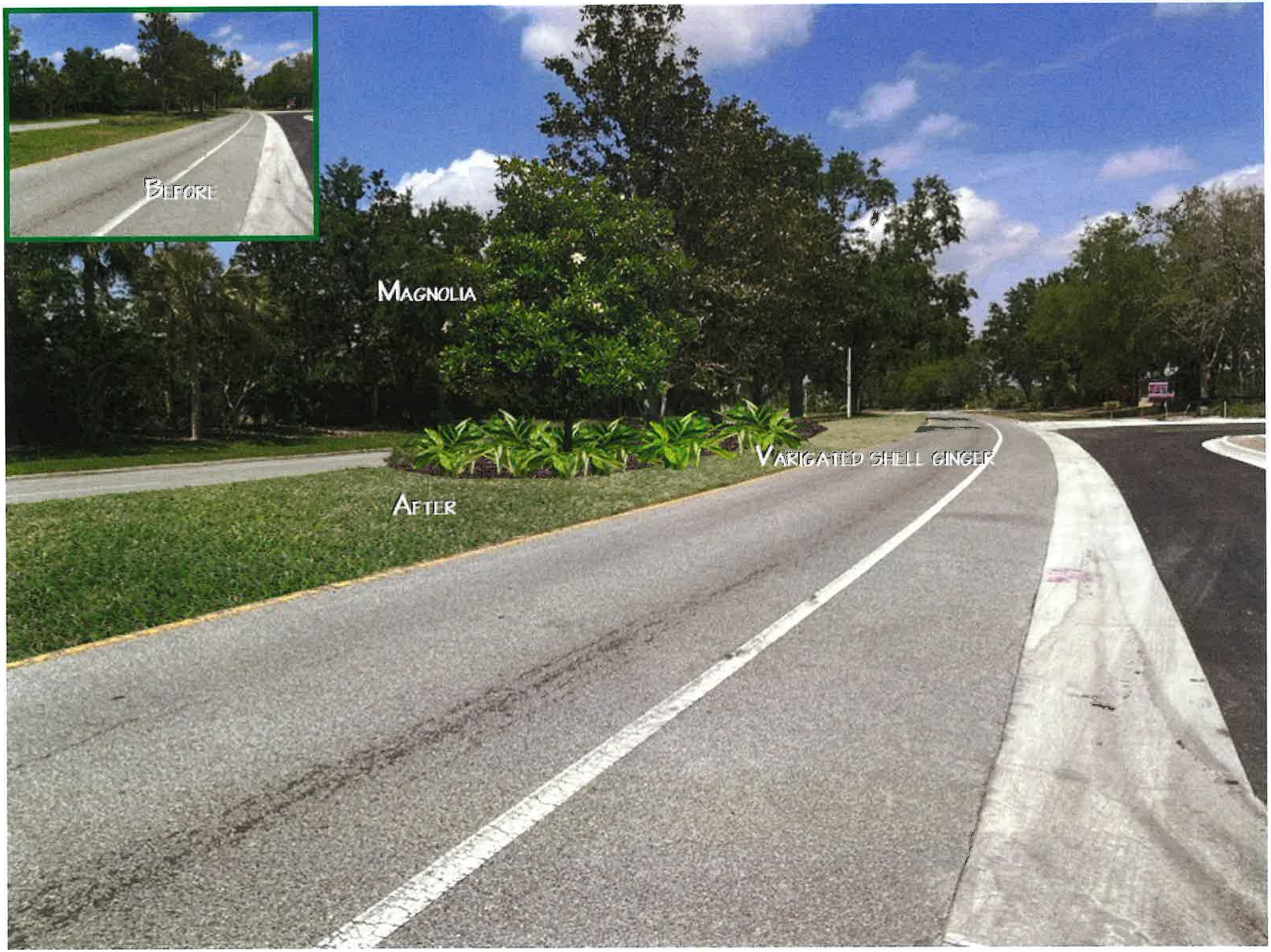
DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager) **Date**

Printed Name (Owner/Property Manager)

Signature - Representative **Date**


Before
Magnolia
Variegated Shell Ginger
After

A Juniper Company

Proposal

Proposal No.: 334127
Proposed Date: 04/02/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O'Nolan 5575 Harrison Ranch Parrish, FL 34219	Left and Right side entrance enhancements

Left and Right hand sides of the entrance up to Normandy East cross road, filling in all empty areas as needed.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Left and right hand sides of the entrance					
Site Prep					**$0.00**
Bed Prep - Plant, Sod, Debris Removal	0.00	HR	$60.00	$0.00	
Debris by the truck	0.00	1	$350.00	$0.00	
Landscape Material					**$8,862.91**
Enhancement Labor	0.00	HR	$60.00	$0.00	
Trinette Arboricola, 03 gallon - 03G	279.00	03g	$18.98	$5,296.60	
Auntie Lou Ti Plant, 03 gallon - 03G	53.00	03g	$29.82	$1,580.28	
Pine Nuggets, 03CF bag - 03CF	162.00	03CF	$12.26	$1,986.03	
Irrigation Renovation					**$225.00**
Irrigation Technician Labor	3.00	HR	$75.00	$225.00	
Misc Irrigation Parts	0.00	EA	$0.00	$0.00	
				Total:	**$9,087.91**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____ _____

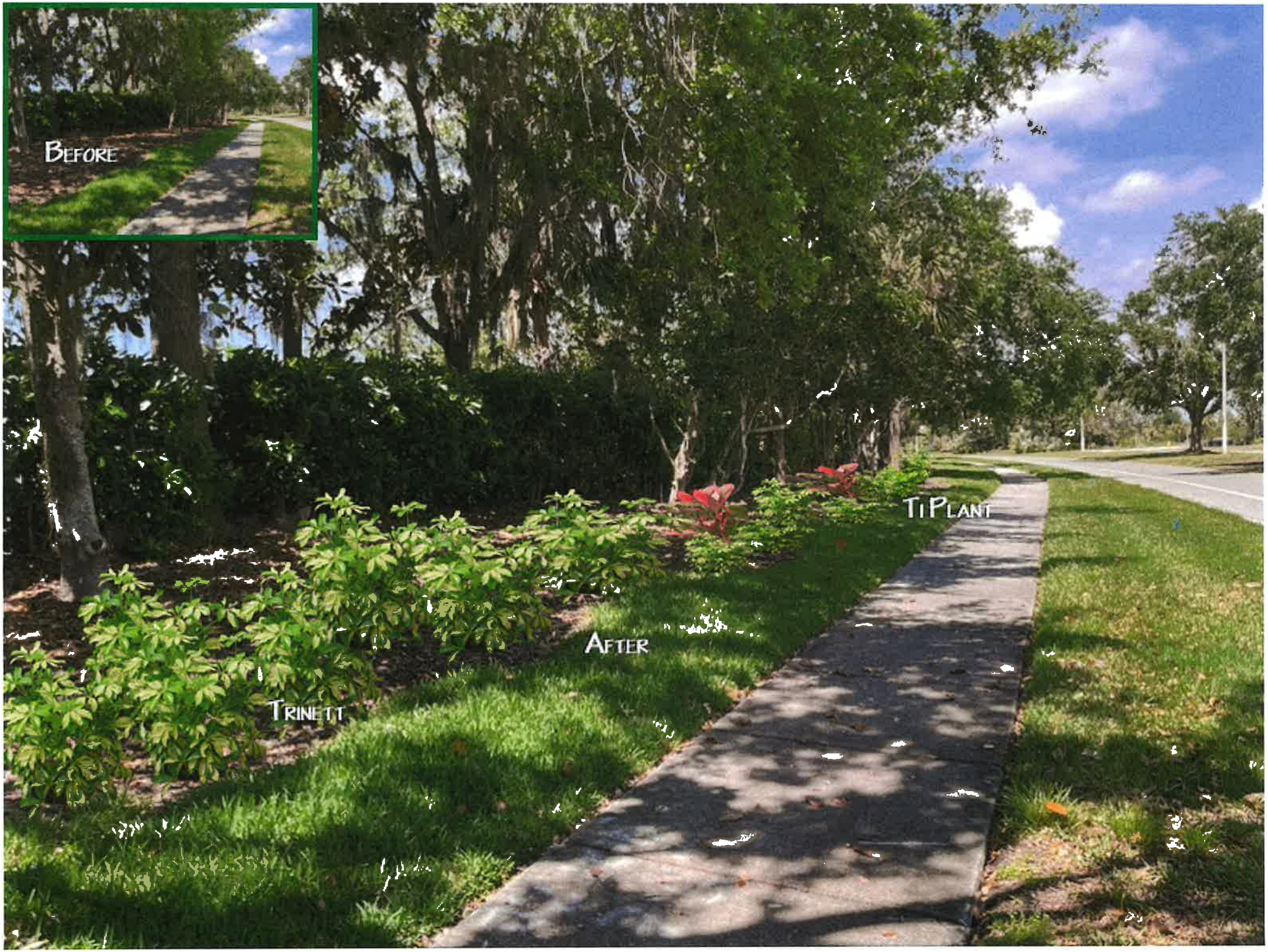
Signature (Owner/Property Manager) **Date**

_____

Printed Name (Owner/Property Manager)

_____ _____

Signature - Representative **Date**


Before
Ti Plant
After
Trinett

LMP
A Juniper Company

Proposal

Proposal No.: **334305**
Proposed Date: 04/03/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O'Nolan 5575 Harrison Ranch Parrish, FL 34219	Harrison Ranch 55th Ct. E entrance

Enhancement of the 55th Ct. E entry, both side of the road.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
55th Ct. E entry enhancement					
Site Prep					**$240.00**
Bed Prep - Plant, Sod, Debris Removal	4.00	HR	$60.00	$240.00	
Debris by the truck	0.00	1	$350.00	$0.00	
Landscape Material					**$1,551.55**
Enhancement Labor	0.00	HR	$60.00	$0.00	
Evergreen Giant, Liriope, 03 gallon - 03G	60.00	03g	$19.82	$1,189.08	
Bulk Mulch by the yard	5.00	CY	$72.49	$362.47	
Irrigation Renovation					**$200.00**
Irrigation Technician Labor	0.00	HR	$75.00	$0.00	
Misc Irrigation Parts	1.00	EA	$200.00	$200.00	
				Total:	**$1,991.55**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	**Date**
Printed Name (Owner/Property Manager)	
Signature - Representative	**Date**

Before
55th CT E
After

A Juniper Company

Proposal

Proposal No.: **337043**
Proposed Date: 04/17/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O'Nolan 5575 Harrison Ranch Parrish, FL 34219	Enhancement - Approved Template 8.18.2024

48th St. East two center medians

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
48th St. East center medians					
Site Prep					**$0.00**
Bed Prep - Plant, Sod, Debris Removal	0.00	HR	$60.00	$0.00	
Debris by the truck	0.00	1	$350.00	$0.00	
Landscape Material					**$3,111.35**
Enhancement Labor	0.00	HR	$60.00	$0.00	
Mammey Croton, 03 gallon - 03G	30.00	03g	$18.97	$569.23	
Evergreen Giant, Liriope, 03 gallon - 03G	110.00	03g	$19.82	$2,179.65	
Bulk Mulch by the yard	5.00	CY	$72.49	$362.47	
				Total:	**$3,111.35**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.
LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	**Date**
Printed Name (Owner/Property Manager)	
Signature - Representative	**Date**

BEFORE
CROTON
LIRIOPE
AFTER

#1225

150 Inverness Island #2

Tab 4

Monthly Manager's Report June 2025

HARRISON RANCH

Rizzetta & Company
Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parish, FL 34219

Operations/Maintenance Updates: June 2025

Everyday Tasks

- Worked hard on overseeing daily operation, ensuring the residents with the productivity, monitoring efficiently of all clubhouse process including working on how to continue to create a positive environment for the residents.
- Responded emails and returned phone calls.
- Collected and verified information from new residents during their onboarding processes.
- Paid monthly invoice for Constant Contact

Projects

Operations/Maintenance Updates

Monthly Operation Report – May and June 2025

1. Camera System Upgrade

- Awaiting quote from Securiteam for additional cameras to enhance security coverage.

2. Roofing and Access Control

- Pending quote for roof repairs.
- Ordered additional access cards for residents to improve access management.

3. Service and Maintenance

- Soliciting quotes for a new housekeeping service to maintain cleanliness and hygiene standards.
- Repaired several doorknobs that were broken to ensure safety and functionality.
- Fixed the access buttons and doors that were malfunctioning to restore proper operation.

4. Events and Amenities

- SummerSplash event successfully organized; purchased drinks and ice cream for attendees.

5. Pool Area Enhancements

- Currently searching for a matching light shade for the chandelier in the pool room to improve aesthetics.

Next Steps:

- Follow up on pending quotes from Securiteam and roofing contractors.
- Continue sourcing quotes for housekeeping services.
- Complete the installation of the new light shade in the pool area once located

Rentals Access Cards and Event fees

Rental	2		$400.00
Access Cards			
Refunded	For June 14th rental		250.00
Total			$400.00

Upcoming Events

HARRISON RANCH SUMMER SPLASH

Tab 5

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 11th, 2025 @ 6:30pm
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

HARRISON RANCH

District Manager's Report

July 14th

2025

FINANCIAL SUMMARY	5/31/2025
General Fund Cash & Investment Balance:	$983,356
Reserve Fund Cash & Investment Balance:	$585,419
Debt Service Fund Investment Balance:	$127,762
Total Cash and Investment Balances:	$1,696,537

General Fund Expense Variance: $65,911 Over Budget

Tab 6

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
March 2025
For Board Approval

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

The total items being presented: **$153,376.89**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cooper Pools Inc.	300068	2025-214	Monthly Pool Services 03/25	$ 4,400.00
David Cope	300089	03252025	Wildlife Removal 1/25-03/25	$ 3,600.00
DEX Imaging, LLC	300075	AR12960715	Connectivity Agreement 03/25	$ 22.00
Florida Department of Revenue	250312-01	51-8015668220-6 02/25 ACH	Sales Tax 02/25	$ 68.35
Florida Power & Light Company	300082	FPL Electric Summary 03/25	FPL Electric Summary 03/25	$ 6,142.76
Frontier Florida, LLC	250304-02	941-776-3095-090719-5 02/25 ACH	941-776-3095-090719-5 02/25	$ 618.23
Harrison Ranch CDD	DC 033125	DC 033125	Debit Card Replenishment	$ 2,450.10
James T. Ritchey	300076	JR031025	Board of Supervisor Meeting 03/10/25	$ 200.00
Kilinski | Van Wyk, PLLC	300083	11776	Legal Services 02/25	$ 3,036.01
Landscape Maintenance Professionals, Inc.	300065	315251	Monthly Maintenance 02/25	$ 30,609.84

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	300066	316031	Irrigation Repairs 02/25	$ 480.00
Landscape Maintenance Professionals, Inc.	300071	317804	Insect and Disease Control 02/25	$ 1,700.50
Landscape Maintenance Professionals, Inc.	300084	320079	Fertilizer 02/25	$ 7,041.00
Landscape Maintenance Professionals, Inc.	300084	320080	Monthly Maintenance 03/25	$ 30,609.83
Landscape Maintenance Professionals, Inc.	300084	320689	Fertilizer 02/25	$ 4,007.00
Manatee County Utilities Department	250324-01	MCUD Water Bill Summary 02/25	MCUD Water Bill Summary 02/25	$ 2,952.82
Marlin Business Bank	250304-01	21645484 ACH	Copystar Copier - Account # 1613410 02/25	$ 258.80
McClatchy Company, LLC	300069	289800	Legal Advertising Account #21450 02/25	$ 112.20
Nick Knows LLC	300077	HRCDD171	Clubhouse Monthly Cleaning Services 03/25	$ 800.00
Owens Electric, Inc.	300085	26021560	Service Call 01/25	$ 6,502.50

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Owens Electric, Inc.	300087	32324657	Service Call 03/25	$ 351.50
Presidential Electrical Services, Inc	300078	4298	50% Deposit - Holiday Lighting 11/24	$ 10,777.20
Rizzetta & Company, Inc.	300063	INV0000097423	District Management Fees 3/25	$ 6,125.84
Rizzetta & Company, Inc.	300064	INV0000097525	Personnel Reimbursement 02/25	$ 7,053.11
Rizzetta & Company, Inc.	300067	INV0000097602	Cell Phone Reimbursement 2/25	$ 100.00
Rizzetta & Company, Inc.	300074	INV0000097621	General Management & Oversight and Personnel Reimbursement 03/25	$ 7,909.96
Rizzetta & Company, Inc.	300088	INV0000098224	Personnel Reimbursement 03/25	$ 7,235.79
SafeTouch, LLC	300072	19673	Access Cards 2/25	$ 681.44
Schappacher Engineering, LLC	300070	2827	Engineering Services 02/25	$ 1,050.00
Signarama	300086	INV-6641	Sport Court Rules 03/25	$ 125.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	300073	9605-B	Monthly Lake Maintenance 03/25	$ 5,664.00
Spectrum	250307-01	2144984021825 02/25 ACH	Cable Services -GYM 02/25	$ 91.11
Susan Walterick	300079	SW031025	Board of Supervisor Meeting 03/10/25	$ 200.00
Thomas Benton	300080	TB031025	Board of Supervisor Meeting 03/10/25	$ 200.00
Victor G Colombo	300081	VC031025	Board of Supervisor Meeting 03/10/25	$ 200.00
Report Total				**$ 153,376.89**

INVOICE

Cooper Pools, CP Leak Detection, CP Remodeling/Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Harrison Ranch

Bill to
Harrison Ranch
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Harrison Ranch
5755 Harrison Ranch Blvd
Parrish, FL 34219

RECEIVED
03/03/25

Invoice details

Invoice no.: 2025-214
Terms: Net 30
Invoice date: 03/01/2025
Due date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance March 2025	1	$4,400.00	$4,400.00

Total **$4,400.00**

Ways to pay

View and pay

Invoice #03252025
Date: 03/25/2025

Cope Wildlife Removal

David Cope
FWC Registered
Nuisance Wildlife
Trapper

(941) 744-6851
Registration #: NWT-13784

RECEIVED
03/26/25

Specializing in
Bee, Wasp, Wild
Hog, Rodent and
Raccoon Removal

Type of Animal and Job Description	Amount
Trapping & Removal of wild hogs from Harrison Ranch Community Development Under Contract.	
X Jan	$1200.00
X Feb	$1200.00
X March	$1200.00
Thank you	
Total	$3600.00

Customer Signature _____

Post Office Box 17299 Clearwater, FL 33762-0299
P: (800) 995-4468 F: (813) 288-0223

CONTRACT INVOICE

Invoice Number: AR12960715
Invoice Date: 3/14/2025

RECEIVED
03/17/25

Bill To: Harrison Ranch Community Development District
5755 Harrison Ranch Blvd
Parrish, FL 34219-4401
US

Customer: Harrison Ranch Community Development District
5755 Harrison Ranch Blvd
Parrish, FL 34219-4401

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
HARRISONRANCH-GBS	Due Upon Receipt	3/14/2025	$22.00	**$22.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28093-RD-CPC-GBS-01		$22.00		9/21/2022	5/20/2026

Contract Remarks

Summary:

Contract base rate charge for this billing period	$0.00
Contract overage charge for the 2/21/2025 to 3/20/2025 overage period	$0.00 **
Remote Diagnostic, Connectivity Agreement	$22.00
**See overage details below	$22.00

Detail:

Equipment included under this contract

5755 Harrison Ranch Bl
clubhouse

Copystar/CS 308ci

Number	Serial Number	Base Adj.	Location
760409	RNH0Y01224	$0.00	Harrison Ranch Community Development District 5755 Harrison Ranch Blvd Parrish, FL 34219-4401 clubhouse

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	B/W	34,423	34,546	123	1,000	0	0.011000	$0.00
Color	COLOR	86,112	86,988	876	2,500	0	0.066100	$0.00
								$0.00

Did you know you can place your supply order online?
Try http://www.deximaging.com and click on "Order Supplies".

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged $22.66 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	$22.00
Tax:	$0.00
Invoice Total	$22.00
Balance Due:	**$22.00**

State of Florida
Department of Revenue

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 51-8015668220-6

RECEIVED 03/11/25

Confirmation Number: 250311979624

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
51-8015668220-6	02/2025	03/11/2025 09:33:30 AM ET

Location Address

5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

HARRISON RANCH COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information	
Name	Eric Kanjirathingal
Phone	(813) 533 - 2950
Email	ekanjirathingal@rizzetta.com

Debit Date:	3/12/2025
Amount for Check:	$68.35
Bank Routing Number:	
Bank Account Number:	
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	HARRISON RANCH COMMUNITY DEVELOPMENT DIS

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Eric Kanjirathingal
Phone Number:	813-533-2950
EMail Address:	ekanjirathingal@rizzetta.com

1. Gross Sales (Do not include tax)	1044.86	$
2. Exempt Sales (Include these in Gross Sales, Line 1)	0.00	$
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	1044.86	$

Discretionary Sales Surtax Information

A.	Taxable Sales and Purchases **Not** Subject to Discretionary Sales Surtax	$ 0.00
B.	Total Discretionary Sales Surtax Due	$ 6.83

4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	$ 68.35
5. Less Lawful Deductions	$ 0.00
6. Less DOR Credit Memo	$ 0.00
7. Net Tax Due	$ 68.35
8. a. **Less (-)** Collection Allowance; or if Late,	$ 0.00
8. b. **Plus (+)** Penalty and Interest	$ 0.00
9. Amount Due With Return	$ 68.35

You have chosen not to donate your collection allowance to education.

Payment you have authorized

68.35

Harrison Ranch CDD FPL Electric Summary
Account # 79909-28017 Invoice Date: 03/18/2025
Service Dates: 02/14/2025-03/14/2025
Due: 04/08/2025

RECEIVED
03/19/25

Account	Service	Service Address	Code		Amount
02865-79362	UTILITY SERVICES	4605 Harrison Ranch Blvd-Main Entrance	001 53100 4301	$	53.85
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	$	72.55
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	$	86.99
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	$	55.23
14123-45298	STREET LIGHTS	5756 99th Avenue Cri E	001 53100 4307	$	103.70
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	$	49.79
23025-48272	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Perimeter	001 53100 4304	$	29.56
23843-37065	UTILITY SERVICES	11049 58th Street Cir E	001 53100 4301	$	28.36
29090-55432	UTILITY SERVICES	10402 55th Ln E #Sign	001 53100 4301	$	27.47
29678-78196	UTILITY SERVICES	10202 57th Ct E	001 53100 4301	$	26.33
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	$	31.98
30037-27066	UTILITY SERVICES	11131 58th Street Cir E #Unit 1	001 53100 4301	$	25.66
30797-37064	UTILITY SERVICES	5808 110th Ave E	001 53100 4301	$	25.66
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	$	44.09
36260-99109	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	$	25.94
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	$	50.92
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	$	45.87
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	$	88.76
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	$	71.42
59381-21463	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	$	2,345.44
67960-61205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	$	85.09
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	$	44.36
71480-20378	UTILITY SERVICES	5026 Harrison Ranch Blvd Entrance	001 53100 4301	$	27.77
73725-36180	STREET LIGHTS	Street Lights & Harrison Rnc	001 53100 4307	$	1,557.73
75284-20461	STREET LIGHTS	5821 100th Ave E #Lts	001 53100 4307	$	49.65
76568-88273	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	$	535.74
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	$	26.58
77871-91514	UTILITY SERVICES	10609 48th St E	001 53100 4301	$	25.66
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	$	86.35
79950-70468	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Landscape	001 53100 4304	$	128.50
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	$	76.24
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	$	56.88
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	$	65.22
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	$	39.78
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	$	47.64
		TOTAL		**$**	**6,142.76**

	Summary		
UTILITY SERVICES	**001 53100 4301**	**$**	**316.83**
RECREATIONAL FACILITIES	**001 53100 4304**	**$**	**3,065.18**
STREET LIGHTS	**001 53100 4307**	**$**	**2,760.75**
	Total	**$**	**6,142.76**

Summary Bill Statement
Statement Date: Mar 18, 2025
Master Account #: 79909-28017
Total Number of Subordinates: 35

CURRENT BILL

$6,142.76
TOTAL AMOUNT YOU OWE

Apr 8, 2025
NEW CHARGES DUE BY

HARRISON RANCH CDD

SUMMARY BILL

Total kWh	55,521
Total accounts billed	35
Total accounts not billed	0

For Summary Billing inquiries, please email SUMB@FPL.com

Please return the coupon below with payment for the Total Amount You Owe.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 27 9012799092801786724160000

SUMMARY BILL MASTER
79909-28017

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL Summary Bill
P.O. BOX 524013
MIAMI, FL 33152-4013

79909-28017	$6,142.76	Apr 8, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

Intentionally left blank

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Download now ›

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
02865-79362	4605 HARRISON RANCH BLVD # MAIN ENTRANCE	AC13668	2025-03-14 28	321 / 0	$53.85	
05365-28037	9918 100TH DR E # LTS	ACD9904	2025-03-14 28	469 / 0	$72.55	
05462-88259	9782 50TH STREET CIR E # LTS	AC13499	2025-03-14 28	583 / 0	$86.99	
10034-50200	9881 50TH STREET CIR E # LTS	AC13677	2025-03-14 28	332 / 0	$55.23	
14123-45298	5756 99TH AVENUE CIR E # LTS	AC13476	2025-03-14 28	715 / 0	$103.70	
21023-16292	9908 59TH ST E # LTS	AC13475	2025-03-14 28	289 / 0	$49.79	
23025-48272	5755 HARRISON RANCH BLVD # PERIMETER LIG	AE05816	2025-03-14 28	75 / 0	$29.56	
23843-37065	11049 58TH STREET CIR E	ACD5445	2025-03-14 28	52 / 0	$28.36	
29090-55432	10402 55TH LN E # SIGN	ACD4023	2025-03-14 28	35 / 0	$27.47	
29678-78196	10202 57TH CT E	ACD0427	2025-03-14 28	13 / 0	$26.33	
29683-69252	10016 58TH ST E	AC13541	2025-03-14 28	122 / 0	$31.98	
30037-27066	11131 58TH STREET CIR E #UNIT 1	ACD5378	2025-03-14 28	0 / 0	$25.66	
30797-37064	5808 110TH AVE E	ACD1469	2025-03-14 28	0 / 0	$25.66	
31255-79270	10515 48TH CT E # ENTRANCE	AC45138	2025-03-14 28	244 / 0	$44.09	
36260-99109	5755 HARRISON RANCH BLVD # IRR	KLJ3465	2025-03-14 28	5 / 0	$25.94	
38549-29274	9935 52ND ST E # LTS	AC13500	2025-03-14 28	298 / 0	$50.92	
46128-19252	5838 100TH AVE E # LTS	AC13544	2025-03-14 28	258 / 0	$45.87	
46298-57030	9712 46TH CT E # LTS	AC73195	2025-03-14 28	597 / 0	$88.76	
56720-86294	9737 50TH STREET CIR E # LTS	AC13496	2025-03-14 28	460 / 0	$71.42	
59381-21463	5755 HARRISON RANCH BLVD # POOL	KLL6997	2025-03-14 28	25277 / 53	$2,345.44	
67960-61205	5323 98TH AVE E # LTS	AC13472	2025-03-14 28	568 / 0	$85.09	
69576-29360	9805 47TH ST E # LTS	AC13607	2025-03-14 28	246 / 0	$44.36	
71480-20378	5026 HARRISON RANCH BLVD # ENTRANCE	AC13495	2025-03-14 28	41 / 0	$27.77	
73725-36180	STREET LIGHTS # HARRISON RNC		2025-03-14 28	16832 / 0	$1,557.73	
75284-20461	5821 100TH AVE E # LTS	AC45137	2025-03-14 28	288 / 0	$49.65	

Continue on next page

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
76568-88273	5755 HARRISON RANCH BLVD	KLL6998	2025-03-14 28	3876 / 19	$535.74	
77678-60393	STREET LIGHTS # HARRISON RCH		2025-03-12 28	300 / 0	$26.58	
77871-91514	10609 48TH ST E	ACD3197	2025-03-14 28	0 / 0	$25.66	
78604-78036	5009 99TH AVE E # LTS	AC13479	2025-03-14 28	578 / 0	$86.35	
79950-70468	5755 HARRISON RANCH BLVD # LANDSCAPE	KL83325	2025-03-14 28	911 / 0	$128.50	
80171-39109	5735 99TH AVENUE CIR E # LTS	AC13473	2025-03-14 28	498 / 0	$76.24	
93846-48250	5769 99TH AVENUE CIR E # LTS	AC13474	2025-03-14 28	345 / 0	$56.88	
95166-90204	5221 100TH DR E # LTS	AC13542	2025-03-14 28	411 / 0	$65.22	
96273-49039	4728 100TH DR E # LTS	AC13606	2025-03-14 28	210 / 0	$39.78	
97013-08257	5012 100TH DR E # LTS	ACD1823	2025-03-14 28	272 / 0	$47.64	
			TOTAL AMOUNT OF BILL		**$6,142.76**	

Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 02865-79362
Service Address:
4605 HARRISON RANCH BLVD # MAIN ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$53.85
TOTAL AMOUNT YOU OWE

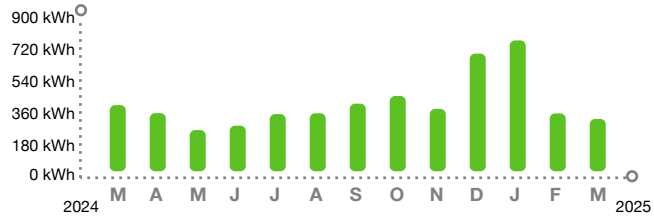
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	58.14
Payments received	-58.14
Balance before new charges	0.00
Total new charges	53.85
Total amount you owe	**$53.85**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

02865-79362	$53.85	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		58.14
Payment received - Thank you		–58.14
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$30.86	
Fuel: *($0.027180 per kWh)*	$8.72	
Electric service amount	52.45	
Gross receipts tax (State tax)	1.35	
Taxes and charges	1.35	
Regulatory fee (State fee)	0.05	
Total new charges		$53.85
Total amount you owe		**$53.85**

METER SUMMARY

Meter reading - Meter AC13668. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	86287		85966		321

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	321	355	406
Service days	28	31	29
kWh/day	11	11	14
Amount	$53.85	$58.14	$65.35

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 05365-28037
Service Address:
9918 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$72.55
TOTAL AMOUNT YOU OWE

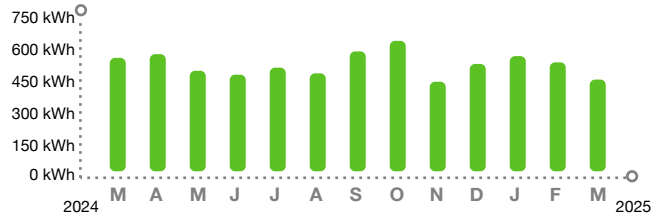
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	83.70
Payments received	-83.70
Balance before new charges	0.00
Total new charges	72.55
Total amount you owe	**$72.55**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

05365-28037	$72.55	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		83.70
Payment received - Thank you		–83.70
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$45.06	
Fuel: *($0.027180 per kWh)*	$12.75	
Electric service amount	70.68	
Gross receipts tax (State tax)	1.81	
Taxes and charges	1.81	
Regulatory fee (State fee)	0.06	
Total new charges		$72.55
Total amount you owe		**$72.55**

METER SUMMARY

Meter reading - Meter ACD9904. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	02778		02309		469

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	469	557	580
Service days	28	31	29
kWh/day	17	18	20
Amount	$72.55	$83.70	$87.70

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 05462-88259
Service Address:
9782 50TH STREET CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$86.99
TOTAL AMOUNT YOU OWE

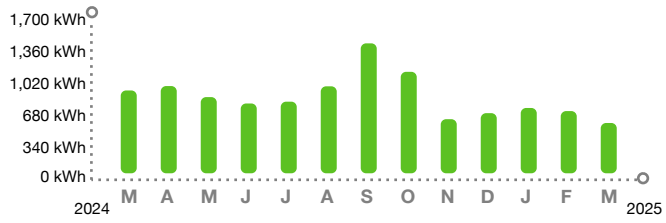
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	104.46
Payments received	-104.46
Balance before new charges	0.00
Total new charges	86.99
Total amount you owe	**$86.99**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

05462-88259	$86.99	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		104.46
Payment received - Thank you		–104.46
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$12.87
Non-fuel: *($0.096100 per kWh)*		$56.03
Fuel: *($0.027180 per kWh)*		$15.85
Electric service amount	84.75	
Gross receipts tax (State tax)	2.17	
Taxes and charges	2.17	
Regulatory fee (State fee)	0.07	
Total new charges		$86.99
Total amount you owe		**$86.99**

METER SUMMARY

Meter reading - Meter AC13499. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	48464		47881		583

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	583	721	960
Service days	28	31	29
kWh/day	21	23	33
Amount	$86.99	$104.46	$136.59

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 10034-50200
Service Address:
9881 50TH STREET CIR E # LTS
PARRISH, FL 34219

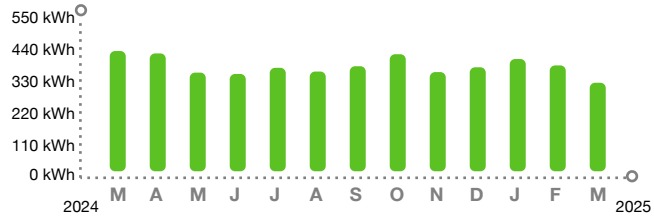
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$55.23
TOTAL AMOUNT YOU OWE

Apr 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	63.46
Payments received	-63.46
Balance before new charges	0.00
Total new charges	55.23
Total amount you owe	**$55.23**

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

10034-50200	$55.23	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		63.46
Payment received - Thank you		–63.46
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$31.91	
Fuel: *($0.027180 per kWh)*	$9.02	
Electric service amount	53.80	
Gross receipts tax (State tax)	1.38	
Taxes and charges	1.38	
Regulatory fee (State fee)	0.05	
Total new charges		$55.23
Total amount you owe		**$55.23**

METER SUMMARY

Meter reading - Meter AC13677. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	79316		78984		332

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	332	397	451
Service days	28	31	29
kWh/day	12	13	16
Amount	$55.23	$63.46	$71.13

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 14123-45298
Service Address:
5756 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

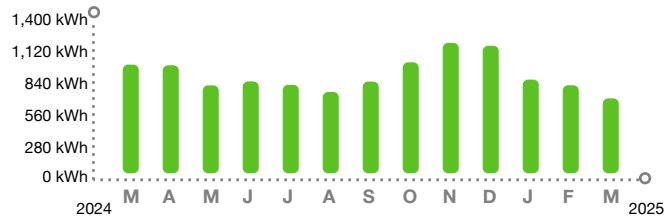
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$103.70
TOTAL AMOUNT YOU OWE

Apr 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	119.51
Payments received	-119.51
Balance before new charges	0.00
Total new charges	103.70
Total amount you owe	**$103.70**

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

14123-45298	$103.70	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		119.51
Payment received - Thank you		–119.51
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$68.72	
Fuel: *($0.027180 per kWh)*	$19.43	
Electric service amount	101.02	
Gross receipts tax (State tax)	2.59	
Taxes and charges	2.59	
Regulatory fee (State fee)	0.09	
Total new charges		$103.70
Total amount you owe		**$103.70**

METER SUMMARY

Meter reading - Meter AC13476. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	31998		31283		715

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	715	840	1037
Service days	28	31	29
kWh/day	26	27	36
Amount	$103.70	$119.51	$146.50

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 21023-16292
Service Address:
9908 59TH ST E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$49.79
TOTAL AMOUNT YOU OWE

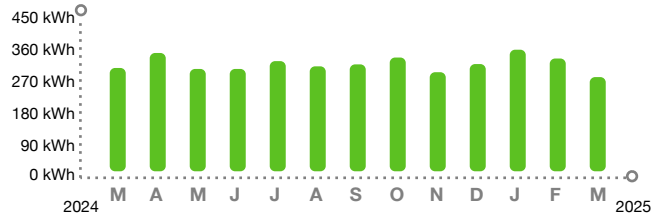
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	57.01
Payments received	-57.01
Balance before new charges	0.00
Total new charges	49.79
Total amount you owe	**$49.79**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

21023-16292	$49.79	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		57.01
Payment received - Thank you		–57.01
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$27.78	
Fuel: *($0.027180 per kWh)*	$7.86	
Electric service amount	48.51	
Gross receipts tax (State tax)	1.24	
Taxes and charges	1.24	
Regulatory fee (State fee)	0.04	
Total new charges		$49.79
Total amount you owe		**$49.79**

METER SUMMARY

Meter reading - Meter AC13475. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	69047		68758		289

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	289	346	317
Service days	28	31	29
kWh/day	10	11	11
Amount	$49.79	$57.01	$53.88

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 23025-48272
Service Address:
5755 HARRISON RANCH BLVD # PERIMETER LIG
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$29.56
TOTAL AMOUNT YOU OWE

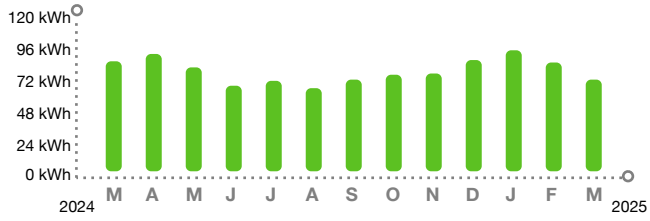
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	30.28
Payments received	-30.28
Balance before new charges	0.00
Total new charges	29.56
Total amount you owe	**$29.56**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

23025-48272	$29.56	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		30.28
Payment received - Thank you		–30.28
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$6.67	
Non-fuel: *($0.096100 per kWh)*	$7.21	
Fuel: *($0.027180 per kWh)*	$2.04	
Electric service amount	28.79	
Gross receipts tax (State tax)	0.74	
Taxes and charges	0.74	
Regulatory fee (State fee)	0.03	
Total new charges		$29.56
Total amount you owe		**$29.56**

METER SUMMARY

Meter reading - Meter AE05816. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	13662		13587		75

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	75	89	90
Service days	28	31	29
kWh/day	3	3	3
Amount	$29.56	$30.28	$30.55

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 23843-37065
Service Address:
11049 58TH STREET CIR E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$28.36
TOTAL AMOUNT YOU OWE

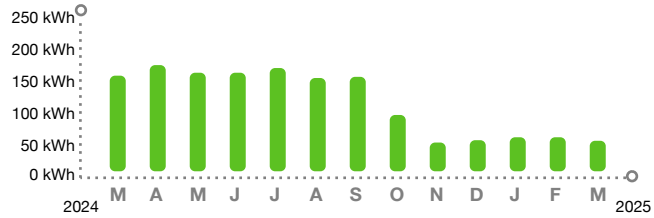
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	28.66
Payments received	-28.66
Balance before new charges	0.00
Total new charges	28.36
Total amount you owe	**$28.36**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

23843-37065	$28.36	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		28.66
Payment received - Thank you		–28.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$8.34	
Non-fuel: *($0.096100 per kWh)*	$5.01	
Fuel: *($0.027180 per kWh)*	$1.41	
Electric service amount	27.63	
Gross receipts tax (State tax)	0.71	
Taxes and charges	0.71	
Regulatory fee (State fee)	0.02	
Total new charges		$28.36
Total amount you owe		**$28.36**

METER SUMMARY

Meter reading - Meter ACD5445. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06809		06757		52

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	52	58	163
Service days	28	31	29
kWh/day	2	2	6
Amount	$28.36	$28.66	$34.52

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 29090-55432
Service Address:
10402 55TH LN E # SIGN
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$27.47
TOTAL AMOUNT YOU OWE

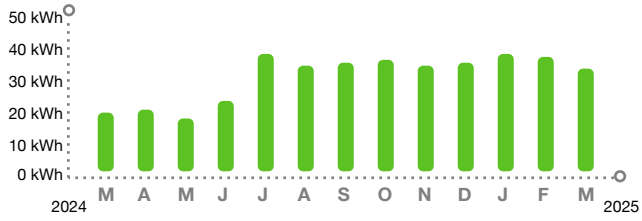
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	27.69
Payments received	-27.69
Balance before new charges	0.00
Total new charges	27.47
Total amount you owe	**$27.47**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

29090-55432	$27.47	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		27.69
Payment received - Thank you		–27.69
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$9.58	
Non-fuel: *($0.096100 per kWh)*	$3.36	
Fuel: *($0.027180 per kWh)*	$0.95	
Electric service amount	26.76	
Gross receipts tax (State tax)	0.69	
Taxes and charges	0.69	
Regulatory fee (State fee)	0.02	
Total new charges		$27.47
Total amount you owe		**$27.47**

METER SUMMARY

Meter reading - Meter ACD4023. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	09033		08998		35

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	35	39	20
Service days	28	31	29
kWh/day	1	1	1
Amount	$27.47	$27.69	$26.75

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 29678-78196
Service Address:
10202 57TH CT E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$26.33
TOTAL AMOUNT YOU OWE

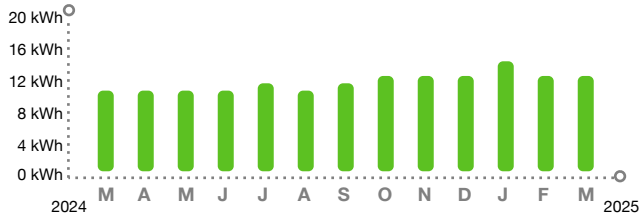
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.33
Payments received	-26.33
Balance before new charges	0.00
Total new charges	26.33
Total amount you owe	**$26.33**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

29678-78196	$26.33	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		26.33
Payment received - Thank you		–26.33
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$11.18	
Non-fuel: *($0.096100 per kWh)*	$1.25	
Fuel: *($0.027180 per kWh)*	$0.35	
Electric service amount	25.65	
Gross receipts tax (State tax)	0.66	
Taxes and charges	0.66	
Regulatory fee (State fee)	0.02	
Total new charges		$26.33
Total amount you owe		**$26.33**

METER SUMMARY

Meter reading - Meter ACD0427. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	17186		17173		13

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	13	13	11
Service days	28	31	29
kWh/day	0	0	0
Amount	$26.33	$26.33	$26.25

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 29683-69252
Service Address:
10016 58TH ST E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$31.98
TOTAL AMOUNT YOU OWE

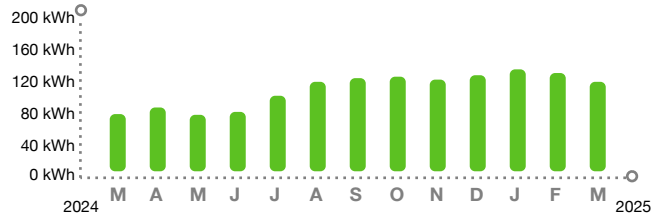
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.61
Payments received	-32.61
Balance before new charges	0.00
Total new charges	31.98
Total amount you owe	**$31.98**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

29683-69252	$31.98	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.61
Payment received - Thank you		–32.61
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$3.25	
Non-fuel: *($0.096100 per kWh)*	$11.71	
Fuel: *($0.027180 per kWh)*	$3.32	
Electric service amount	31.15	
Gross receipts tax (State tax)	0.80	
Taxes and charges	0.80	
Regulatory fee (State fee)	0.03	
Total new charges		$31.98
Total amount you owe		**$31.98**

METER SUMMARY

Meter reading - Meter AC13541. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	27238		27116		122

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	122	134	78
Service days	28	31	29
kWh/day	4	4	3
Amount	$31.98	$32.61	$29.91

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 30037-27066
Service Address:
11131 58TH STREET CIR E #UNIT 1
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

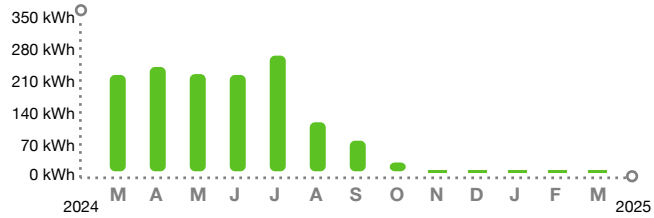
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:		Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	Summary Bill Coordinator 1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

30037-27066	$25.66	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$12.13	
Non-fuel energy charge:		
$0.096100 per kWh		
Fuel charge: $0.027180 per kWh		
Electric service amount	25.00	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		$25.66
Total amount you owe		**$25.66**

METER SUMMARY

Meter reading - Meter ACD5378. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16732		16732		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	0	0	230
Service days	28	31	29
kWh/day	0	0	8
Amount	$25.66	$25.66	$42.70

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 30797-37064
Service Address:
5808 110TH AVE E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

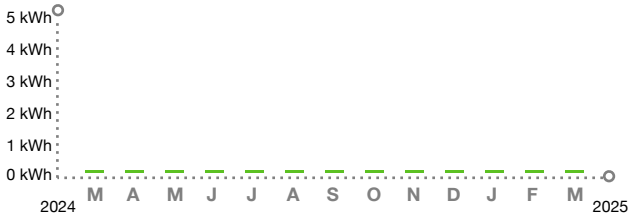
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

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

30797-37064	$25.66	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$12.13	
Non-fuel energy charge: $0.096100 per kWh		
Fuel charge: $0.027180 per kWh		
Electric service amount	25.00	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		$25.66
Total amount you owe		**$25.66**

METER SUMMARY

Meter reading - Meter ACD1469. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	03526		03526		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	0	0	0
Service days	28	31	29
kWh/day	0	0	0
Amount	$25.66	$25.66	$25.66

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 31255-79270
Service Address:
10515 48TH CT E # ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$44.09
TOTAL AMOUNT YOU OWE

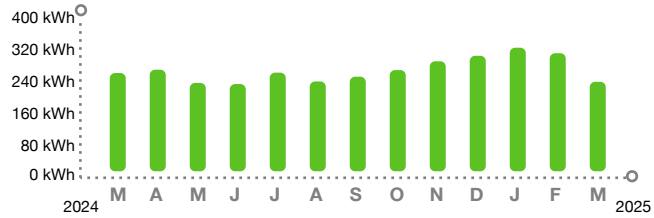
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	53.97
Payments received	-53.97
Balance before new charges	0.00
Total new charges	44.09
Total amount you owe	**$44.09**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

31255-79270	$44.09	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		53.97
Payment received - Thank you		–53.97
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$23.45	
Fuel: *($0.027180 per kWh)*	$6.63	
Electric service amount	42.95	
Gross receipts tax (State tax)	1.10	
Taxes and charges	1.10	
Regulatory fee (State fee)	0.04	
Total new charges		$44.09
Total amount you owe		**$44.09**

METER SUMMARY

Meter reading - Meter AC45138. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	03660		03416		244

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	244	322	268
Service days	28	31	29
kWh/day	9	10	9
Amount	$44.09	$53.97	$47.59

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 36260-99109
Service Address:
5755 HARRISON RANCH BLVD # IRR
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.94
TOTAL AMOUNT YOU OWE

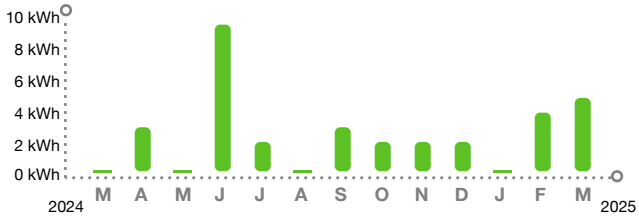
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.87
Payments received	-25.87
Balance before new charges	0.00
Total new charges	25.94
Total amount you owe	**$25.94**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:		Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	Summary Bill Coordinator 1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

36260-99109	$25.94	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.87
Payment received - Thank you		–25.87
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$11.77	
Non-fuel: *($0.096100 per kWh)*	$0.49	
Fuel: *($0.027180 per kWh)*	$0.14	
Electric service amount	25.27	
Gross receipts tax (State tax)	0.65	
Taxes and charges	0.65	
Regulatory fee (State fee)	0.02	
Total new charges		$25.94
Total amount you owe		**$25.94**

METER SUMMARY

Meter reading - Meter KLJ3465. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	21508		21503		5

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	5	4	0
Service days	28	31	29
kWh/day	0	0	0
Amount	$25.94	$25.87	$25.66

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 38549-29274
Service Address:
9935 52ND ST E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$50.92
TOTAL AMOUNT YOU OWE

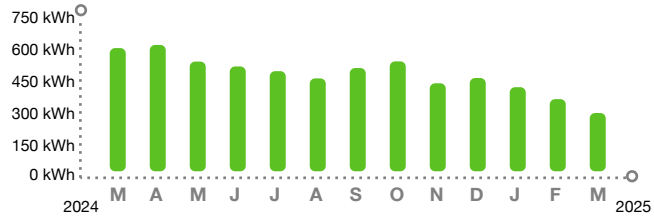
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	59.92
Payments received	-59.92
Balance before new charges	0.00
Total new charges	50.92
Total amount you owe	**$50.92**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

38549-29274	$50.92	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		59.92
Payment received - Thank you		–59.92
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$28.64	
Fuel: *($0.027180 per kWh)*	$8.10	
Electric service amount	49.61	
Gross receipts tax (State tax)	1.27	
Taxes and charges	1.27	
Regulatory fee (State fee)	0.04	
Total new charges		$50.92
Total amount you owe		**$50.92**

METER SUMMARY

Meter reading - Meter AC13500. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06341		06043		298

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	298	369	630
Service days	28	31	29
kWh/day	11	12	22
Amount	$50.92	$59.92	$94.15

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 46128-19252
Service Address:
5838 100TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$45.87
TOTAL AMOUNT YOU OWE

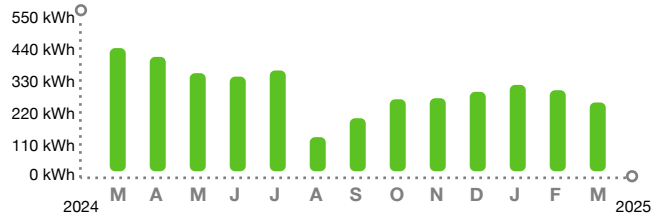
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	51.68
Payments received	-51.68
Balance before new charges	0.00
Total new charges	45.87
Total amount you owe	**$45.87**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

46128-19252	$45.87	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		51.68
Payment received - Thank you		–51.68
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$24.80	
Fuel: *($0.027180 per kWh)*	$7.01	
Electric service amount	44.68	
Gross receipts tax (State tax)	1.15	
Taxes and charges	1.15	
Regulatory fee (State fee)	0.04	
Total new charges		$45.87
Total amount you owe		**$45.87**

METER SUMMARY

Meter reading - Meter AC13544. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	88499		88241		258

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	258	304	462
Service days	28	31	29
kWh/day	9	10	16
Amount	$45.87	$51.68	$72.54

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 46298-57030
Service Address:
9712 46TH CT E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$88.76
TOTAL AMOUNT YOU OWE

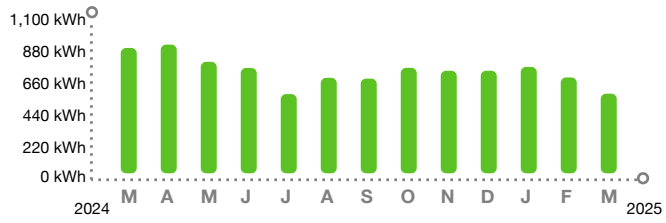
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	104.21
Payments received	-104.21
Balance before new charges	0.00
Total new charges	88.76
Total amount you owe	**$88.76**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

46298-57030	$88.76	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		104.21
Payment received - Thank you		–104.21
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$57.36	
Fuel: *($0.027180 per kWh)*	$16.23	
Electric service amount	86.46	
Gross receipts tax (State tax)	2.22	
Taxes and charges	2.22	
Regulatory fee (State fee)	0.08	
Total new charges		$88.76
Total amount you owe		**$88.76**

METER SUMMARY

Meter reading - Meter AC73195. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	57673		57076		597

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	597	719	940
Service days	28	31	29
kWh/day	21	23	32
Amount	$88.76	$104.21	$134.03

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 56720-86294
Service Address:
9737 50TH STREET CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$71.42
TOTAL AMOUNT YOU OWE

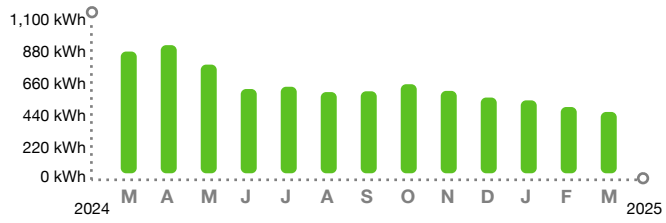
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	76.11
Payments received	-76.11
Balance before new charges	0.00
Total new charges	71.42
Total amount you owe	**$71.42**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

56720-86294	$71.42	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		76.11
Payment received - Thank you		–76.11
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$44.20	
Fuel: *($0.027180 per kWh)*	$12.50	
Electric service amount	69.57	
Gross receipts tax (State tax)	1.79	
Taxes and charges	1.79	
Regulatory fee (State fee)	0.06	
Total new charges		$71.42
Total amount you owe		**$71.42**

METER SUMMARY

Meter reading - Meter AC13496. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	24897		24437		460

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	460	497	913
Service days	28	31	29
kWh/day	16	16	31
Amount	$71.42	$76.11	$130.56

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 59381-21463
Service Address:
5755 HARRISON RANCH BLVD # POOL
PARRISH, FL 34219

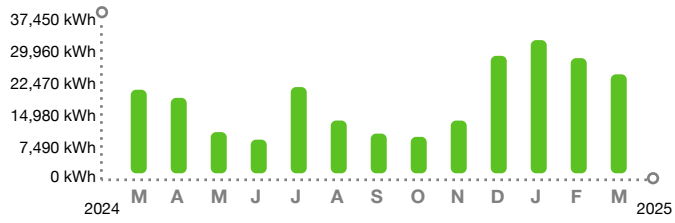
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$2,345.44
TOTAL AMOUNT YOU OWE

Apr 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	2,590.39
Payments received	-2,590.39
Balance before new charges	0.00
Total new charges	2,345.44
Total amount you owe	**$2,345.44**

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

59381-21463	$2,345.44	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		2,590.39
Payment received - Thank you		–2,590.39
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:		$30.41
Non-fuel: *($0.033890 per kWh)*		$856.64
Fuel: *($0.027180 per kWh)*		$687.03
Demand: *($13.41 per KW)*		$710.73
Electric service amount	2,284.81	
Gross receipts tax (State tax)	58.64	
Taxes and charges	58.64	
Regulatory fee (State fee)	1.99	
Total new charges		$2,345.44
Total amount you owe		**$2,345.44**

METER SUMMARY

Meter reading - Meter KLL6997. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	29690		04413		25277
Demand KW	53.45				53

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	25277	29404	21332
Service days	28	31	29
kWh/day	902	948	735
Amount	$2,345.44	$2,590.39	$2,285.13

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 67960-61205
Service Address:
5323 98TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$85.09
TOTAL AMOUNT YOU OWE

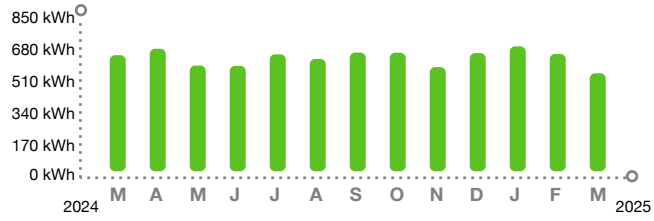
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	99.25
Payments received	-99.25
Balance before new charges	0.00
Total new charges	85.09
Total amount you owe	**$85.09**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

67960-61205	$85.09	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		99.25
Payment received - Thank you		–99.25
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$54.58	
Fuel: *($0.027180 per kWh)*	$15.44	
Electric service amount	82.89	
Gross receipts tax (State tax)	2.13	
Taxes and charges	2.13	
Regulatory fee (State fee)	0.07	
Total new charges		$85.09
Total amount you owe		**$85.09**

METER SUMMARY

Meter reading - Meter AC13472. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	36783		36215		568

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	568	680	673
Service days	28	31	29
kWh/day	20	22	23
Amount	$85.09	$99.25	$99.67

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 69576-29360
Service Address:
9805 47TH ST E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$44.36
TOTAL AMOUNT YOU OWE

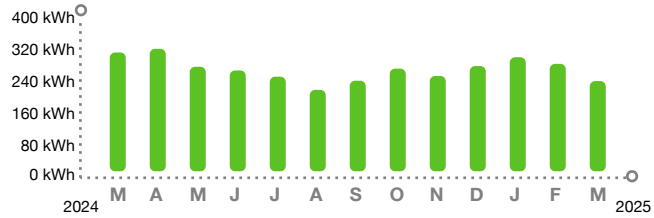
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	50.30
Payments received	-50.30
Balance before new charges	0.00
Total new charges	44.36
Total amount you owe	**$44.36**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

69576-29360	$44.36	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		50.30
Payment received - Thank you		–50.30
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$23.65	
Fuel: *($0.027180 per kWh)*	$6.69	
Electric service amount	43.21	
Gross receipts tax (State tax)	1.11	
Taxes and charges	1.11	
Regulatory fee (State fee)	0.04	
Total new charges		$44.36
Total amount you owe		**$44.36**

METER SUMMARY

Meter reading - Meter AC13607. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50120		49874		246

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	246	293	324
Service days	28	31	29
kWh/day	9	9	11
Amount	$44.36	$50.30	$54.79

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 71480-20378
Service Address:
5026 HARRISON RANCH BLVD # ENTRANCE
PARRISH, FL 34219

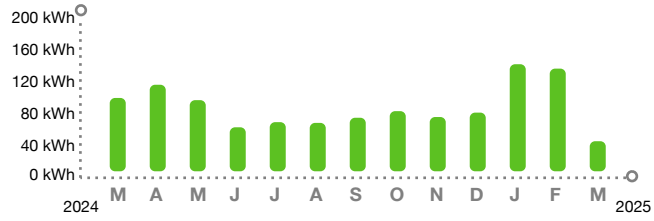
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$27.77
TOTAL AMOUNT YOU OWE

Apr 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.92
Payments received	-32.92
Balance before new charges	0.00
Total new charges	27.77
Total amount you owe	**$27.77**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

71480-20378	$27.77	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.92
Payment received - Thank you		–32.92
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$9.14	
Non-fuel: *($0.096100 per kWh)*	$3.94	
Fuel: *($0.027180 per kWh)*	$1.11	
Electric service amount	27.06	
Gross receipts tax (State tax)	0.69	
Taxes and charges	0.69	
Regulatory fee (State fee)	0.02	
Total new charges		$27.77
Total amount you owe		**$27.77**

METER SUMMARY

Meter reading - Meter AC13495. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	18986		18945		41

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	41	140	100
Service days	28	31	29
kWh/day	1	5	3
Amount	$27.77	$32.92	$31.11

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 73725-36180
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$1,557.73
TOTAL AMOUNT YOU OWE

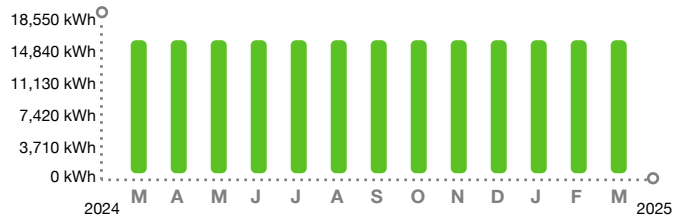
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	1,557.73
Payments received	-1,557.73
Balance before new charges	0.00
Total new charges	1,557.73
Total amount you owe	**$1,557.73**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

73725-36180	$1,557.73	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,557.73
Payment received - Thank you		–1,557.73
Balance before new charges		$0.00
New Charges		
Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	1,519.15	
Gross receipts tax (State tax)	37.26	
Taxes and charges	37.26	
Regulatory fee (State fee)	1.32	
Total new charges		$1,557.73
Total amount you owe		**$1,557.73**

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	$0.059770 per kWh
Fuel charge:	$0.026470 per kWh

METER SUMMARY

Next bill date Apr 14, 2025.

Usage Type	**Usage**
Total kWh used	16832

ENERGY USAGE COMPARISON

	This Month	**Last Month**	**Last Year**
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	16832	16832	16832
Service days	28	31	29
kWh/day	601	543	580
Amount	$1,557.73	$1,557.73	$1,416.91

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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For: 02-14-2025 to 03-14-2025 (28 days)
kWh/Day: 601
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
60 KWH			E	92		5,520	
Energy					2.080000		191.36
116 KWH			E	82		9,512	
Energy					4.010000		328.82
HPS0150	150	16000	R	30		1,800	
Energy					2.080000		62.40
Non-energy							
Relamp					2.240000		67.20

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H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

For: 02-14-2025 to 03-14-2025 (28 days)
kWh/Day: 601
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		582.58
					Non-energy sub total		67.20
					Sub total	16,832	649.78
					Energy conservation cost recovery		6.56
					Capacity payment recovery charge		1.18
					Environmental cost recovery charge		8.25
					Storm restoration recovery charge		348.76
					Transition rider credit		–34.84
					Storm protection recovery charge		93.92
					Fuel charge		445.54
					Electric service amount		**1,519.15**
					Gross receipts tax (State tax)		37.26
					Regulatory fee (State fee)		1.32
					Total	**16,832**	**1,557.73**

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 75284-20461
Service Address:
5821 100TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$49.65
TOTAL AMOUNT YOU OWE

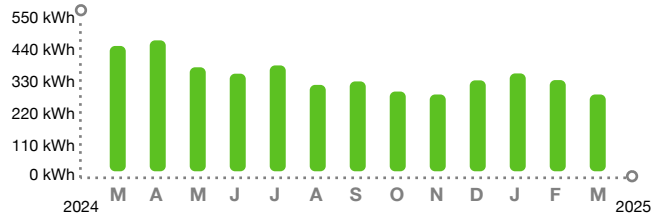
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	56.48
Payments received	-56.48
Balance before new charges	0.00
Total new charges	49.65
Total amount you owe	**$49.65**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

75284-20461	$49.65	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		56.48
Payment received - Thank you		–56.48
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$27.67	
Fuel: *($0.027180 per kWh)*	$7.83	
Electric service amount	48.37	
Gross receipts tax (State tax)	1.24	
Taxes and charges	1.24	
Regulatory fee (State fee)	0.04	
Total new charges		$49.65
Total amount you owe		**$49.65**

METER SUMMARY

Meter reading - Meter AC45137. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04823		04535		288

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	288	342	470
Service days	28	31	29
kWh/day	10	11	16
Amount	$49.65	$56.48	$73.57

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 76568-88273
Service Address:
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

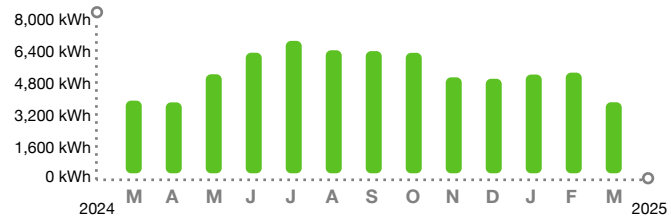
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$535.74
TOTAL AMOUNT YOU OWE

Apr 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	719.54
Payments received	-719.54
Balance before new charges	0.00
Total new charges	535.74
Total amount you owe	**$535.74**

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

76568-88273	$535.74	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		719.54
Payment received - Thank you		–719.54
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$30.41	
Non-fuel: *($0.033890 per kWh)*	$131.35	
Fuel: *($0.027180 per kWh)*	$105.35	
Demand: *($13.41 per KW)*	$254.79	
Electric service amount	521.90	
Gross receipts tax (State tax)	13.39	
Taxes and charges	13.39	
Regulatory fee (State fee)	0.45	
Total new charges		$535.74
Total amount you owe		**$535.74**

METER SUMMARY

Meter reading - Meter KLL6998. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	87937		84061		3876
Demand KW	19.42				19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	3876	5490	3962
Service days	28	31	29
kWh/day	138	177	136
Amount	$535.74	$719.54	$655.64

KEEP IN MIND

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Electric Bill Statement
For: Feb 12, 2025 to Mar 12, 2025 (28 days)
Statement Date: Mar 12, 2025
Account Number: 77678-60393
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$26.58
TOTAL AMOUNT YOU OWE

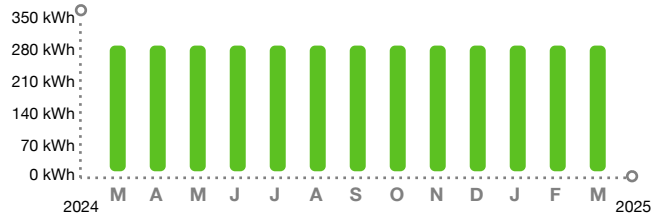
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.58
Payments received	-26.58
Balance before new charges	0.00
Total new charges	26.58
Total amount you owe	**$26.58**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

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

77678-60393	$26.58	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		26.58
Payment received - Thank you		–26.58
Balance before new charges		$0.00
New Charges		
Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	25.90	
Gross receipts tax (State tax)	0.66	
Taxes and charges	0.66	
Regulatory fee (State fee)	0.02	
Total new charges		$26.58
Total amount you owe		**$26.58**

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	$0.059770 per kWh
Fuel charge:	$0.026470 per kWh

METER SUMMARY

Next bill date Apr 10, 2025.

Usage Type	Usage
Total kWh used	300

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 12, 2025	Feb 12, 2025	Mar 12, 2024
kWh Used	300	300	300
Service days	28	32	29
kWh/day	11	9	10
Amount	$26.58	$26.58	$24.05

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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For: 02-12-2025 to 03-12-2025 (28 days)
kWh/Day: 11
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
60 KWH Energy			E	5	2.080000	300	10.40

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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

For: 02-12-2025 to 03-12-2025 (28 days)
kWh/Day: 11
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		10.40
					Sub total	300	10.40
					Energy conservation cost recovery		0.12
					Capacity payment recovery charge		0.02
					Environmental cost recovery charge		0.15
					Storm restoration recovery charge		6.22
					Transition rider credit		–0.62
					Storm protection recovery charge		1.67
					Fuel charge		7.94
					Electric service amount		**25.90**
					Gross receipts tax (State tax)		0.66
					Regulatory fee (State fee)		0.02
					Total	**300**	**26.58**

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H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 77871-91514
Service Address:
10609 48TH ST E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

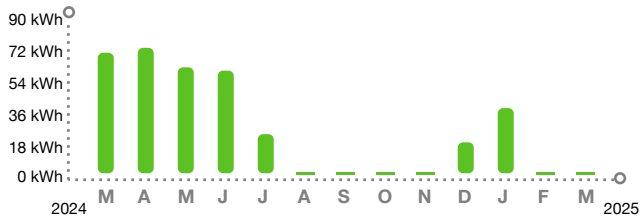
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:		Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	Summary Bill Coordinator 1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

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

77871-91514	$25.66	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$12.13	
Non-fuel energy charge:		
$0.096100 per kWh		
Fuel charge: $0.027180 per kWh		
Electric service amount	25.00	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		$25.66
Total amount you owe		**$25.66**

METER SUMMARY

Meter reading - Meter ACD3197. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05126		05126		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	0	0	74
Service days	28	31	29
kWh/day	0	0	3
Amount	$25.66	$25.66	$29.68

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 78604-78036
Service Address:
5009 99TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$86.35
TOTAL AMOUNT YOU OWE

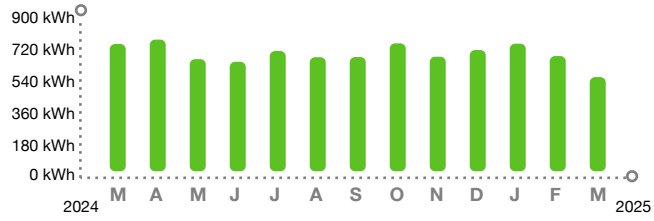
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	102.68
Payments received	-102.68
Balance before new charges	0.00
Total new charges	86.35
Total amount you owe	**$86.35**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

78604-78036	$86.35	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		102.68
Payment received - Thank you		–102.68
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$12.87
Non-fuel: *($0.096100 per kWh)*		$55.54
Fuel: *($0.027180 per kWh)*		$15.71
Electric service amount	84.12	
Gross receipts tax (State tax)	2.16	
Taxes and charges	2.16	
Regulatory fee (State fee)	0.07	
Total new charges		$86.35
Total amount you owe		**$86.35**

METER SUMMARY

Meter reading - Meter AC13479. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	34680		34102		578

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	578	707	781
Service days	28	31	29
kWh/day	21	23	27
Amount	$86.35	$102.68	$113.58

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 79950-70468
Service Address:
5755 HARRISON RANCH BLVD # LANDSCAPE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$128.50
TOTAL AMOUNT YOU OWE

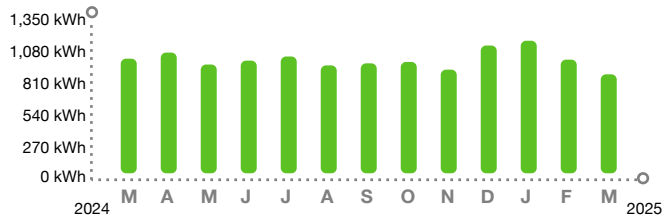
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	145.58
Payments received	-145.58
Balance before new charges	0.00
Total new charges	128.50
Total amount you owe	**$128.50**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 06, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

79950-70468	$128.50	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		145.58
Payment received - Thank you		–145.58
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$87.55	
Fuel: *($0.027180 per kWh)*	$24.76	
Electric service amount	125.18	
Gross receipts tax (State tax)	3.21	
Taxes and charges	3.21	
Regulatory fee (State fee)	0.11	
Total new charges		$128.50
Total amount you owe		**$128.50**

METER SUMMARY

Meter reading - Meter KL83325. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	76803		75892		911

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	911	1046	1055
Service days	28	31	29
kWh/day	32	33	36
Amount	$128.50	$145.58	$148.81

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 80171-39109
Service Address:
5735 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$76.24
TOTAL AMOUNT YOU OWE

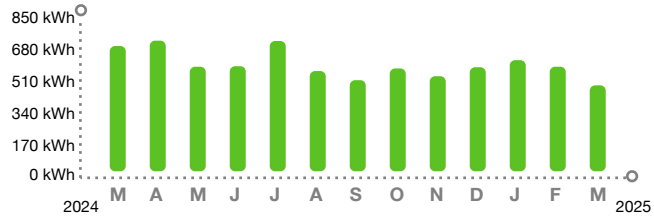
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	89.91
Payments received	-89.91
Balance before new charges	0.00
Total new charges	76.24
Total amount you owe	**$76.24**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

80171-39109	$76.24	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		89.91
Payment received - Thank you		–89.91
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$47.86	
Fuel: *($0.027180 per kWh)*	$13.54	
Electric service amount	74.27	
Gross receipts tax (State tax)	1.91	
Taxes and charges	1.91	
Regulatory fee (State fee)	0.06	
Total new charges		$76.24
Total amount you owe		**$76.24**

METER SUMMARY

Meter reading - Meter AC13473. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	33379		32881		498

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	498	606	726
Service days	28	31	29
kWh/day	18	20	25
Amount	$76.24	$89.91	$106.50

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 93846-48250
Service Address:
5769 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

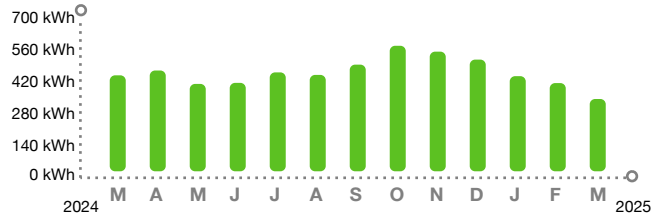
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$56.88
TOTAL AMOUNT YOU OWE

Apr 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	66.48
Payments received	-66.48
Balance before new charges	0.00
Total new charges	56.88
Total amount you owe	**$56.88**

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

93846-48250	$56.88	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		66.48
Payment received - Thank you		–66.48
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$33.16	
Fuel: *($0.027180 per kWh)*	$9.38	
Electric service amount	55.41	
Gross receipts tax (State tax)	1.42	
Taxes and charges	1.42	
Regulatory fee (State fee)	0.05	
Total new charges		$56.88
Total amount you owe		**$56.88**

METER SUMMARY

Meter reading - Meter AC13474. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	94701		94356		345

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	345	421	458
Service days	28	31	29
kWh/day	12	14	16
Amount	$56.88	$66.48	$72.02

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 95166-90204
Service Address:
5221 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$65.22
TOTAL AMOUNT YOU OWE

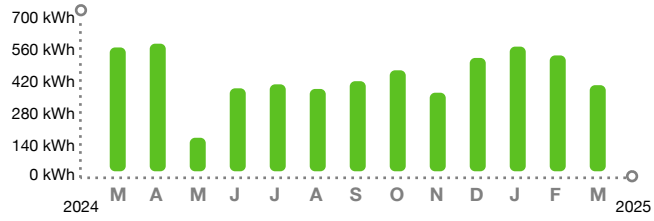
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	83.19
Payments received	-83.19
Balance before new charges	0.00
Total new charges	65.22
Total amount you owe	**$65.22**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

95166-90204	$65.22	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		83.19
Payment received - Thank you		–83.19
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$39.49	
Fuel: *($0.027180 per kWh)*	$11.17	
Electric service amount	63.53	
Gross receipts tax (State tax)	1.63	
Taxes and charges	1.63	
Regulatory fee (State fee)	0.06	
Total new charges		$65.22
Total amount you owe		**$65.22**

METER SUMMARY

Meter reading - Meter AC13542. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	28912		28501		411

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	411	553	591
Service days	28	31	29
kWh/day	15	18	20
Amount	$65.22	$83.19	$89.13

KEEP IN MIND

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 96273-49039
Service Address:
4728 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$39.78
TOTAL AMOUNT YOU OWE

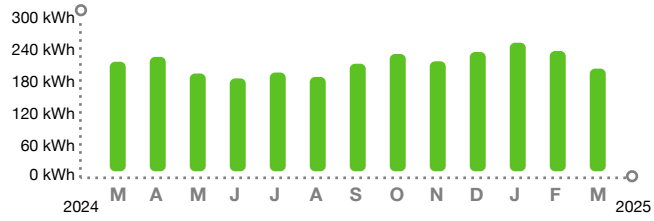
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	44.36
Payments received	-44.36
Balance before new charges	0.00
Total new charges	39.78
Total amount you owe	**$39.78**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

96273-49039	$39.78	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		44.36
Payment received - Thank you		–44.36
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$20.18	
Fuel: *($0.027180 per kWh)*	$5.71	
Electric service amount	38.76	
Gross receipts tax (State tax)	0.99	
Taxes and charges	0.99	
Regulatory fee (State fee)	0.03	
Total new charges		$39.78
Total amount you owe		**$39.78**

METER SUMMARY

Meter reading - Meter AC13606. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50175		49965		210

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	210	246	224
Service days	28	31	29
kWh/day	8	8	8
Amount	$39.78	$44.36	$41.93

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Feb 14, 2025 to Mar 14, 2025 (28 days)
Statement Date: Mar 14, 2025
Account Number: 97013-08257
Service Address:
5012 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$47.64
TOTAL AMOUNT YOU OWE

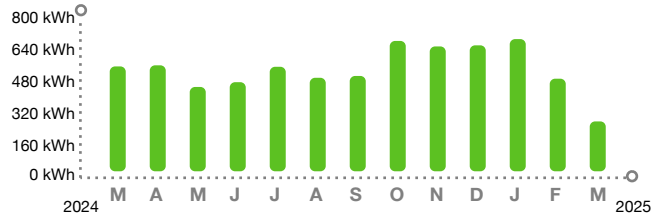
Apr 8, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	77.13
Payments received	-77.13
Balance before new charges	0.00
Total new charges	47.64
Total amount you owe	**$47.64**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

97013-08257	$47.64	Apr 8, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		77.13
Payment received - Thank you		–77.13
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$26.15	
Fuel: *($0.027180 per kWh)*	$7.39	
Electric service amount	46.41	
Gross receipts tax (State tax)	1.19	
Taxes and charges	1.19	
Regulatory fee (State fee)	0.04	
Total new charges		$47.64
Total amount you owe		**$47.64**

METER SUMMARY

Meter reading - Meter ACD1823. Next meter reading Apr 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	03640		03368		272

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 14, 2025	Feb 14, 2025	Mar 14, 2024
kWh Used	272	505	572
Service days	28	31	29
kWh/day	10	16	20
Amount	$47.64	$77.13	$86.68

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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HARRISON RANCH CDD OFFICE

Your Monthly Invoice

Account Summary

New Charges Due Date	**3/03/25**
Billing Date	2/07/25
Account Number	941-776-3095-090719-5
PIN	
Previous Balance	618.23
Payments Received Thru 1/31/25	-618.23
Thank you for your payment!	
Balance Forward	.00
New Charges	618.23
Total Amount Due	**$618.23**

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HARRISON RANCH CDD OFFICE
C/O RIZZETTA & CO.
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Date of Bill **2/07/25**
Account Number **941-776-3095-090719-5**

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You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES
You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

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Date of Bill **2/07/25**

Account Number **941-776-3095-090719-5**

CURRENT BILLING SUMMARY

Local Service from 02/07/25 to 03/06/25

Qty	Description	941/776-3095.0	Charge
	Basic Charges		
2	OneVoice Nationwide		195.98
	2 OneVoice Long Distance Intra		
	2 OneVoice Long Distance Inter		
	2 OneVoice Features		
2	Multi-Line Federal Subscriber Line Charge		18.40
2	Access Recovery Charge Multi-Line Business		6.44
	FCA Long Distance - Federal USF Surcharge		14.52
	FL State Communications Services Tax		12.04
	Federal USF Recovery Charge		9.02
	County Communications Services Tax		5.98
	FL State Gross Receipts Tax		4.98
2	Manatee Co 911 Surcharge		.80
	Federal Excise Tax		.76
	FL State Gross Receipts Tax		.36
2	FL Telecommunications Relay Service		.16
	Total Basic Charges		**269.44**
	Non Basic Charges		
2	FiberOptic Internet 300 Dynamic IP		321.96
2	Valued Customer Fiber 500 Upgrade		.00
	Federal Primary Carrier Multi Line Charge		14.99
	Printed Bill Fee		3.49
	FCA Long Distance - Federal USF Surcharge		5.44
	FL State Sales Tax		1.20
	FL State Communications Services Tax		1.01
	County Communications Services Tax		.50
	County Sales Tax		.20
	Total Non Basic Charges		**348.79**

TOTAL 618.23

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $291.38 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with your next bill, your Frontier OneVoice Basic Bundle will increase by $12.00 per month, per line.

FRONTIER

Harrison Ranch CDD Debit Card
Account Ending in #9935
3/31/2025

Date	Vendor	Description	GL Code		Amount
2/26/2025	Amazon	Downton Abbey Event	57200-4731	$	(216.95)
2/27/2025	Amazon	Cups Maniquin Customs D Abbey	57200-4731	$	(143.78)
2/26/2025	Dollar Tree	Wine glasses for Downton Abbey	57200-4731	$	(112.35)
3/10/2025	Constant Contact	Recurring	57200-4731	$	(88.00)
3/11/2025	Amazon	Trash bags for clubhouse	57200-4707	$	(74.61)
3/11/2025	Amazon	Mannequin prop for events	57200-4731	$	(127.30)
3/12/2025	ABC Fine Wine & Spirits	Downton Abbey Event	57200-4731	$	(463.05)
3/14/2025	Aldi	Drinks for Event	57200-4731	$	(38.13)
3/14/2025	At Home	3 tier servers / Event	57200-4731	$	(53.48)
3/15/2025	Presto	Cash receipt for car show tips for event	57200-4731	$	(203.25)
3/17/2025	Publix	Creamer for Event	57200-4731	$	(11.49)
3/17/2025	Publix	OJ for Event	57200-4731	$	(7.99)
3/17/2025	Publix	Ice for Event	57200-4731	$	(30.93)
3/21/2025	Amazon	Paper towels for clubhouse	57200-4707	$	(17.86)
3/21/2025	Amazon	Paper towels for clubhouse	57200-4707	$	(114.42)
3/21/2025	Amazon	Toilet Paper rolls for clubhouse	57200-4707	$	(105.24)
3/25/2025	Amazon	Easter Event	57200-4731	$	(63.81)
3/24/2025	Nextiva	Recurring	57200-4731	$	(116.36)
3/25/2025	Amazon	Easter Event	57200-4731	$	(160.48)
3/27/2025	Amazon	Easter Supplies	57200-4731	$	(192.70)
3/27/2025	Amazon	Easter Supplies	57200-4731	$	(26.46)
3/27/2025	Publix	Easter Bunnies	57200-4731	$	(68.07)
3/22/2025	UPS	Shipping for check sent to Rizzetta	57200-5101	$	(13.39)
	Total debit card expenses to be replenished		**001-10123**	**$**	**2,450.10**

District Manager

3/31/2025
Date

amazon.com

Details for Order #114-6557436-0787449

Print this page for your records.

Order Placed: February 26, 2025
Amazon.com order number: 114-6557436-0787449
Order Total: $216.95

Not Yet Shipped

Items Ordered	Price
1 of: *CR ROLECOS Regency Dresses for Women Puff Sleeves Empire Waist Regency Dress Victorian Daphne Tea Party Gown Blue M* Sold by: Zi ping wigs (seller profile) Supplied by: Other Condition: New	$45.99
1 of: *Gionforsy 1920s Mens Costume Gatsby Gangster Costume Accessories Set 20s Hat Suspenders Bow Tie (Black, Small)* Sold by: Gionforsy (seller profile) Supplied by: Other Condition: New	$39.99
1 of: *5 Pack Bulk Cuban Fedora Sun Hats Men with Adjustable Strap, Short Brim 1920s Unisex Party Costume Hats Women. (Polyester, D.Grey+L.Grey+Khaki+Beige+Cream Beige(Size:L-XL))* Sold by: CLYUDA (seller profile) Supplied by: Other **Business Price** Condition: New	$26.99
2 of: *24 Pcs 10 oz Old Fashioned Whiskey Glasses Bulk Rocks Glasses Cocktail Glasses Bourbon Glass for Liquor Drinks Bar Gift Wedding Home* Sold by: Horse Winson (seller profile) Supplied by: Other **Business Price** Condition: New	$51.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Consolidated Shipping in fewest deliveries

Payment information

Payment Method:
Visa ending in 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$216.95
Shipping & Handling:	$0.00
Total before tax:	$216.95
Estimated tax to be collected:	$0.00
Grand Total:	**$216.95**

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Details for Order #114-5273452-0903406

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Order Placed: February 26, 2025
Amazon.com order number: 114-5273452-0903406
Order Total: $143.78

Not Yet Shipped

Items Ordered	Price
1 of: *Mannequin Full Body Dress Form Sewing Dress Model Mannequin Stand Adjustable Dress Mannequin Clothing Form 69 inch 73 inch Mannequin Realistic Mannequin Display Head Arm Rotation Metal Base (73 Inch)* Sold by: Cavalier Store (seller profile) Supplied by: Other **Business Price** Condition: New	$36.99
1 of: *Female Mannequin Manikin Dress Form Female Full Body 69 Inch Adjustable Mannequin Stand Realistic Mannequin Display Head Turns Dress Model W/ Metal Base* Sold by: Cavalier Store (seller profile) Supplied by: Other **Business Price** Condition: New	$36.81

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa ending in 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$73.80
Shipping & Handling:	$69.98
Total before tax:	$143.78
Estimated tax to be collected:	$0.00
Grand Total:	**$143.78**

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Order Confirmation

Continue Shopping (/)

Thank you for your order!

We appreciate your business.
Your order placed on February 26, 2025 at 4:15 PM is now being processed.

Order Number 22726644350

Long-Stemmed White Wine Glasses, 20 fl.oz.

SKU #: 937208

Free In-Store Pickup
Estimated Pickup 03/13/25

7 Cases **$105.00**

My Store

North River Village
6144 US 301 North #3a
Ellenton, Florida. 34222-3016

Billing Address

Helena Teixeira
3434 Colwell Ave,
Tampa, Florida. 33614
hteixeira@rizzetta.com

Payment Method

Credit Card

ORDER SUMMARY

Merchandise Total:	**$105.00**
Shipping:	**$0.00**
Tax:	**$7.35**
ORDER TOTAL:	**$112.35**

amazon.com

Details for Order #114-0853212-8665005

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Order Placed: March 11, 2025
Amazon.com order number: 114-0853212-8665005
Order Total: $74.61

Not Yet Shipped

Items Ordered	Price
2 of: *MedPride Powder-Free Nitrile Exam Gloves, Iris Blue, Medium, Box/100* Sold by: HLmedical (seller profile) Supplied by: Other **Business Price** Condition: New	$9.80
1 of: *Keppi 600pcs Plastic Gloves - BPA & Latex Free - Perfect Food Handling Gloves - Food Safe Disposable Gloves for Cooking - Bulk Food Safe Gloves - One Size Great Fit* Sold by: HD PROTECT™ US Based & 3rd Party Tested (seller profile) Supplied by: Other **Business Price** Condition: New	$9.89
1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA* Sold by: Reli. (seller profile) Supplied by: Other **Business Price** Condition: New	$47.49

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
Visa ending in 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$76.98
Shipping & Handling:	$2.99
Your Coupon Savings:	-$2.37
Free Shipping:	-$2.99
Total before tax:	$74.61
Estimated tax to be collected:	$0.00
Grand Total:	**$74.61**

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Details for Order #114-5701950-5309069

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Order Placed: March 11, 2025
Amazon.com order number: 114-5701950-5309069
Order Total: $127.30

Not Yet Shipped

Items Ordered	Price
2 of: *Female Mannequin Manikin Dress Form Female Full Body Mannequin 69 Inch Adjustable Stand Realistic Display Head Turns Dress Model W/ Metal Base* Sold by: Cavalier Store (seller profile) Supplied by: Other **Business Price** Condition: New	$33.66

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa ending in 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$67.32
Shipping & Handling:	$59.98
Total before tax:	$127.30
Estimated tax to be collected:	$0.00
Grand Total:	**$127.30**

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3/12/25
Downtown Abbey Event

ABC #086 - Apollo Beach
6178 N. US HIGHWAY 41
APOLLO BEACH, FL 33572
United States
813-641-8145

Store: 86 Register: 2
Date: 3/12/25 Time: 9:03 PM

Item	Qty	Price	Amount
* Gibbs Chardonnay			
386255	1	21.99	17.15
Save $6			(3.00)
$10 off $100			(1.84)
* Terracotta Montepulciano D'Abruzzo DOC			
733455	1	13.99	12.63
$10 off $100			(1.36)
* Block 514 Reserve Russian River Valley S			
625355	1	12.99	12.99
Pighin Pinot Grigio			
704705	1	13.99	12.64
$10 off $100			(1.35)
* Block 514 Reserve Russian River Valley S			
625355	1	12.99	12.99
Ruffino Riserva Ducale Chianti Classico DO			
799905	1	22.99	18.97
Save $6			(2.00)
$10 off $100			(2.02)
Meiomi Cabernet Sauvignon			
630655	1	17.99	14.45
Save $6			(2.00)
$10 off $100			(1.54)
Meiomi Cabernet Sauvignon			
630655	1	17.99	14.44
Save $6			(2.00)
$10 off $100			(1.55)
* Santa Silvana Pinot Grigio			
883805	1	14.99	13.54
$10 off $100			(1.45)
* Fundamental Pinot Noir			
264655	1	16.99	12.64
Save $5			(2.50)
Save Additional $2			(0.50)
$10 off $100			(1.35)
* Fundamental Pinot Noir			
264655	1	16.99	12.64
Save $5			(2.50)
Save Additional $2			(0.50)
$10 off $100			(1.35)
* Fundamental Pinot Noir			
264655	1	16.99	12.63
Save Additional $2			(0.50)
Save $5			(2.50)
$10 off $100			(1.26)

139655	1	14.99	11.99
Save Additional $2			(0.50)
Save $5			(2.50)
Franciscan Cabernet Sauvignon			
334605	1	13.99	12.64
$10 off $100			(1.35)
Stark-Conde Cabernet Sauvignon			
559855	1	21.99	17.15
Save $6			(3.00)
$10 off $100			(1.84)
*** Block 725 Reserve Arroya Seco Pinot Noir**			
615955	1	16.99	15.35
$10 off $100			(1.64)
Tito's Handmade Vodka			
626902	1	29.99	29.99
Bacardi Superior Light Rum PET			
155402	1	20.99	20.99
Woodford Reserve Private Selection Single			
966512	1	69.99	69.99
Angel's Envy Bourbon			
100705	1	43.99	43.99
Four Roses Single Barrel Bourbon			
324805	1	44.99	44.99

Subtotal	434.79
Tax	28.26
Total	**463.05**

Visa Credit Card	463.05

**********5712
Auth #: 013385
Transaction Type: Sale
Entry Method:
Auth Time: 9:04 PM
APPROVALFLAG: true
MASKED_ACCOUNT_NUMBER: **********57
ORIG_EFTLINK_REQUEST_TYPE: PAYMENT
EFTLINK_TERMINAL_ID: 005

Change	0.00

****
You have saved 44.00
****

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Sold Item Count = 21

▫T11316D11416A6A4AYRMJ▫

Customer Copy

ALDI
Store #117
4897 Sun City Center Blvd.
Sun City Center, FL
833-547-4117
www.ALDI.us
Your cashier today was Zaria

007521 Belletti Prosecco 35.80 NB
4 @ 8.95
Debit 38.13
**********5712 PIN
03/14/25 19:56 Ref/Seq # 306056
Trace # 306056
Auth # 074863
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 00 EntryMode 07
++APPROVED++

SUBTOTAL 35.80
B-Taxable @6.500% 2.33
AMOUNT DUE 38.13
T O T A L $ 38.13
4 ITEMS
Debit Card $ 38.13

#0164 L757/003/018 03/14/25 07:55PM
****

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at home
The Home & Holiday Superstore

301NEW
6126 US 301
ELLENTON, FL 34222
United States
941-981-6301

Store: 301 Register: 23
Date: 3/14/25 Time: 12:21 PM
Ticket: 51
Cashier: 73175

Item	Qty	Price	Amount
WED SILV ROUND 3 TIER SERVER			
789112873107	1	24.99	24.99
WED SILV ROUND 3 TIER SERVER			
789112873107	1	24.99	24.99

Subtotal 49.98
Tax 3.50

Total 53.48

Visa 53.48
**********5712
Auth # 097639
Transaction Type: Sale
Auth Time: 12:21 PM

Customer Copy
Entry Method : INSERT
Card No. : 403623XXXXXX5712
Card Type : VISA
Trans Token : 1000000001661670
Trans Type : Purchase
Response : Transaction Approved
Trans Time : 03/14/2025 12:21 PM
Sequence No : 5160

Presto!®

03/15/25 16:12

9005 US HIGHWAY 301 NORTH
PARRISH FL

Card Number: **********5712
Record Number: 3335

US DEBIT
AID: A0000000980840
TVR: 8000040000
ARC: 3030

Withdrawal
From Checking

Amount	$200.00
Terminal Usage Fee	$3.25
Total Amount	$203.25

Publix.

Publix.

Parkwood Square
9005 US HWY 301 N
Parrish, FL 34219
Store Manager: Mike
941-776-8084

LOL HALF&HALF TRAD	3.83	F
LOL HALF&HALF TRAD	3.83	F
LOL HALF&HALF TRAD	3.83	F
Order Total	11.49	
Sales Tax	0.00	
Grand Total	11.49	
Credit Payment	11.49	
Change	0.00	

****
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*
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Publix.

Parkwood Square
9005 US HWY 301 N
Parrish, FL 34219
Store Manager: Mike
941-776-8084

OJ NP FL NAT	7.99	F
Order Total	7.99	
Sales Tax	0.00	
Grand Total	7.99	
Credit Payment	7.99	
Change	0.00	

Receipt ID: 1305 3FQ 741 453

PRESTO!
Trace #: 745585
Reference #: 1103217559
Acct #: XXXXXXXXXXXX5712
Purchase VISA
Amount: $7.99
Auth #: 054522

CREDIT CARD
A0000000980840 PURCHASE
Entry Method: US DEBIT
Mode: Chip Read
Issuer

Your cashier was Self-Checkout Lane 1

03/15/2025 12:31 S1305 R174 1453 C0774

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Silver Leaf Plaza
11245 US Highway 301 N
Parrish, FL 34219
Store Manager: Katie
941-776-8326

PUBLIX SPG 24-80Z		4.19 F
PUBLIX SPG 24-80Z		4.19 F
PUBLIX SPG 24-80Z		4.19 F
ICE 16 LB		4.29 T F
ICE 16 LB		4.29 T F
ICE 16 LB		4.29 T F
ICE 16 LB		4.29 T F
Order Total		29.73
Sales Tax		1.20
Grand Total		30.93
Credit	Payment	30.93
Change		0.00

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3/21/25

amazon.com

Details for Order #114-6214040-1081012

Order Placed: March 21, 2025
Amazon.com order number: 114-6214040-1081012
Order Total: $17.86

Not Yet Shipped	
Items Ordered	**Price**
1 of: *Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 32 Regular Rolls, Everyday Value with 150 Sheets per Rol*	$22.86
/	
Sold by: Amazon.com	
Condition: New	

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Standard Shipping

Payment information		
Payment Method:	Item(s) Subtotal:	$22.86
Visa | Last digits: 5712	Shipping & Handling:	$0.00
	Promotion applied:	-$5.00
Billing address		---
HELENA TEIXEIRA	Total before tax:	$17.86
3434 COLWELL AVE	**Estimated Tax:**	$0.00
TAMPA, FL 33614-8390		---
United States	**Grand Total:**	**$17.86**

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3/21/25

amazon.com

Details for Order #114-3793318-5053838

Order Placed: March 21, 2025
Amazon.com order number: 114-3793318-5053838
Order Total: $114.42

Not Yet Shipped

Items Ordered	Price
2 of: *Coastwide Professional CWJHT-WHT Hardwound Paper Towels, 1-Ply, 800 ft./Roll* Sold by: MyOfficeInnovations/Staples, Inc. (seller profile) Business Price Condition: New	$57.21

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$114.42
Shipping & Handling:	$0.00
Total before tax:	$114.42
Estimated Tax:	$0.00
Grand Total:	**$114.42**

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3/21/25

amazon.com

Details for Order #114-4781964-5371417

Order Placed: March 21, 2025
Amazon.com order number: 114-4781964-5371417
Order Total: $105.24

Not Yet Shipped

Items Ordered	Price
2 of: *Tork Jumbo Toilet Paper Roll White T1, Advanced, 2-ply, 6 x 1600 feet, 12021502, 6 Count (Pack of 1)* Sold by: Amazon (seller profile) Business Price Condition: New	$52.62

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$105.24
Shipping & Handling:	$0.00
Total before tax:	$105.24
Estimated Tax:	$0.00
Grand Total:	**$105.24**

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3/28/25
Easter - Event

Details for Order #114-5029868-9711421

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Order Placed: March 25, 2025
Amazon.com order number: 114-5029868-9711421
Order Total: $63.81

63.81

Not Yet Shipped

Items Ordered	Price
1 of: *LTLYH 10x8ft Easter Backdrop Easter Photo Decorations Background Easter Rabbit Colorful Eggs Fence Grass Wall Decor Photography Background 172...* Sold by: LTLYH (seller profile) Supplied by: Other Condition: New	$41.99
1 of: *Mr. Pen- Potato Sack Race Bags for Kids Adults, 38.2" x 23.5", 6 Pack with 6 Bunny Ears Headbands, Sacks for Sack Race, Easter Sack Race, Potato Sacks for Races, Easter Egg Fillers* Sold by: Mr. Pen (seller profile) Supplied by: Other **Business Price** Condition: New	$12.98
1 of: *Mr. Pen- Egg and Spoon Race Game Set, 6 Eggs and 6 Spoons, Easter Party Games for Kids, Easter Egg Hunt Games, Halloween Egg and Spoon Race Game Set, Easter Egg Fillers* Sold by: Mr. Pen (seller profile) Supplied by: Other **Business Price** Condition: New	$8.84

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
Visa ending in 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$63.81
Shipping & Handling:	$2.99
Free Shipping:	-$2.99

Total before tax:	$63.81
Estimated tax to be collected:	$0.00

Grand Total:	**$63.81**

To view the status of your order, return to Order Summary.

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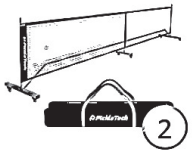
10:23 72

Search or ask a question



PICKLETECH Portable Pickleball Net with Wheels - 22 FT USAPA... $90.24

Qty: 2

Sold By: PickleTech

Business Price

Track shipment >

Buy it again >

Payment information

Payment method

Visa ending in 5712

Shipping address

Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Order Summary

Items:	$180.48
Shipping & Handling:	$0.00
Your Coupon Savings	-$20.00
Total Before Tax:	$160.48
Estimated Tax Collected:	$0.00
Order Total	**$160.48**

0

amazon.com

3/27/25
Easter supplies

Details for Order #114-2984285-7793053

Order Placed: March 27, 2025
Amazon.com order number: 114-2984285-7793053
Order Total: $192.70

Not Yet Shipped

Items Ordered	Price
2 of: *Preboun 8 Pcs Spring Easter Tablecloth for Party Decor Large 84 Inch Neon Round Plastic Disposable Tablecloth Assorted C olor Table Cover Circle Table Cloth for Easter Wedding Birthday Dining Banquet* Sold by: Lenchang (seller profile) Condition: New	$18.99
1 of: *6 Pack Easter Tablecloth Disposable, Easter Bunny Eggs Plastic Tablecloth for Rectangle Tables, Watercolor Spring Easter Table Cover for Home Kitchen Dining Room Indoor Party Decorations, 54 x 108Inch* Sold by: Soreal Online (seller profile) Business Price Condition: New	$15.89
1 of: *4 Pack Spring Summer Lavender Tulip Plastic Tablecloth, Blooming Floral Disposable Table Cloth, Watercolor Seasonal Holi day Table Cover for Easter Picnic Spring Summer Party Decorations, 54 x 108 Inch* Sold by: FeiPar (seller profile) Business Price Condition: New	$9.89
2 of: *10 Pieces Sunflower Honeycomb Centerpiece Table Toppers, Autumn Summer Spring Birthday Decor for Women Kids Office Class room Birthday Party Easter Butterfly Party Daisy Mother's Day Supplies* Sold by: Auzinm (seller profile) Condition: New	$9.99
1 of: *Spring Easter Backdrop 10x8ft Vinyl Happy Easter Photo Backdrop Lavender Field Photoshoot Backdrop Carrots Flower Lawn P hotography Background Easter Party Wedding Baby Shower Decorations Booth Props* Sold by: Chunmiao Trade (seller profile) Condition: New	$18.39
1 of: *Spring Easter Backdrop 10x10ft Colorful Eggs Flower Rabbit Under The Tree Easter Backdrops for Photography Background fo r Outdoor Birthday Party Decoration Baby Shower Photo Studio Props* Sold by: Lexfvpoo store (seller profile) Condition: New	$25.99
1 of: *Easter Backdrop 10x8ft Polyester Fabric Spring Garden Easter Party Photography Backdrops Happy Easter Banner Bunny Eggs Grassland House Enchanted Fairytale Forest Wonderland Background Photo Booth* Sold by: Nanyangshililijiajuyouxiangongsi (seller profile) Condition: New	$33.99
1 of: *Spring Easter Backdrop 10x8ft Polyester Fabric Garden Bunny Rabbit Eggs Grassland House Photography Backdrops Enchanted Fairytale Forest Wonderland Photo Background Happy Easter Banner Decorations*	$30.59

Sold by: Nanyangshililijiajuyouxiangongsi (seller profile)
Condition: New

3/27/25
Easter purple.

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$192.70
Shipping & Handling:	$0.00
Total before tax:	$192.70
Estimated Tax:	$0.00
Grand Total:	**$192.70**

To view the status of your order, return to Order Summary .

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3/27/25
Ryder

amazon.com

Details for Order #114-2849220-9878624

Order Placed: March 27, 2025
Amazon.com order number: 114-2849220-9878624
Order Total: $26.46

Not Yet Shipped

Items Ordered	Price
1 of: *Sterno Fuel Cans - 6-Hour Burn, Chafing Dish Fuel Can Burners for Food Warmer, Resealable Twist Chafer Fuel Canned Heat, Handy Wick - Pack of 12* Sold by: Amazon.com Condition: New	$26.46

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$26.46
Shipping & Handling:	$2.99
Promotion applied:	-$2.99

Total before tax:	$26.46
Estimated Tax:	$0.00

Grand Total:	**$26.46**

To view the status of your order, return to Order Summary .

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Publix

Southshore Village
5052 N. Highway 41
Apollo Beach, FL 33572
Store Manager: Alex
813-641-2377

1260 3RQ 073 261

ESTR 23" SIT BUNNY	14.99 T
ESTR SITTING BUNNY	16.99 T
ESTR SITTING BUNNY	16.99 T
ESTR L/U BUNNY/CHK	2.99 T
ESTR L/U BUNNY/CHK	2.99 T
ESTR L/U BUNNY/CHK	2.99 T
ESTR L/U BUNNY/CHK	2.99 T
ESTR L/U BUNNY/CHK	2.99 T

Order Total	63.92
Sales Tax	4.15
Grand Total	68.07
Credit Payment	68.07

Change	0.00

Receipt ID: 1260 3RQ 073 261

Thank You For Your Business!

Shipment Receipt: Page #1 of 1

THIS IS NOT A SHIPPING LABEL. PLEASE SAVE FOR YOUR RECORDS.

SHIP DATE:
Fri 21 Mar 2025

EXPECTED DELIVERY DATE:
MON 24 MAR 2025 EOD

SHIP FROM:
HELENA TEIXEIRA
420 MANNS HARBOR DR
Apollo Beach FL 33572
(813) 463-3515

SHIP TO:
RIZETTA & COMPANY
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390
Business

SHIPPED THROUGH:
The UPS Store #7561
PALMETTO,FL 34221-9478
(941) 842-3211

SHIPMENT INFORMATION:
UPS Ground Commercial
0 lb 2.0 oz actual wt
1.000 lb billable wt
15.00x12.00x0.75 in
E-mail Notification: Ship,Deliver

Tracking Number: 1z5RW3020319069034
Shipment ID: MM66NYT4YJEK0
Ship Ref 1: - -
Ship Ref 2: - -

DESCRIPTION OF GOODS:
DOCUMENTS

SHIPMENT CHARGES:

Ground Commercial	13.17
Service Options	0.00
CMS Processing Fee	0.22
Total	$13.39

COMPLETE ONLINE TRACKING: Enter this address in your web browser to track:
http://theupsstore.com (select Tracking, enter Shipment ID #) SHIPMENT QUESTIONS? Contact SHIPPED THROUGH above.
NEED PACKAGE HELP? (lost/damaged). Provide details so we can help:
https://online.upscapital.com/tccp

ShipmentID: MM66NYT4YJEK0

Powered by iShip(r)
03/21/2025 03:52 PM Pacific Time F

The UPS Store

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RECEIVED
03/14/25

HARRISON RANCH CDD
3/10/2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Julianne Giella		
Susan Walterick	✓	SW03/10/25
Tom Benton	✓	TB03/10/25
James Ritchey	✓	JR03/10/25
Victor Colombo	✓	VC03/10/25

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	6:13
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

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	$0.700
Mileage to Charge	$0.00

DM Signature: _____

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

RECEIVED 03/17/25

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 11776
Date: 03/12/2025
Due On: 04/11/2025

Harrison Ranch CDD
Rizzetta Company Address
9428 Camden Field Parkway
Riverview, Florida 33578

Harrison Ranch CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	PC	02/06/2025	Analysis of prior meeting notes to identify business items required for discussion at February meeting of the Board of Supervisors; Analysis of agenda for February meeting of the Board of Supervisors including District staff reports, District financial statements, quarterly website audit, and administrative matters in preparation for attendance at the meeting; Draft amendment to the agreement with CrossCreek environmental for pond bank restoration to include additional pond bank restoration and ditch clearing services; Draft correspondence to District Manager regarding request for copies of meeting minutes from January meeting of the Board of Supervisors.	1.50	$285.00	$427.50
Service	LG	02/07/2025	Review and revise Crosscreek amendment.	0.30	$330.00	$99.00
Service	PC	02/07/2025	Draft final revisions to amendment to the agreement with Crosscreek for pond restoration services including compilation of all exhibits; Correspond with District Manager and District Engineer regarding request for execution of the agreement with Crosscreek for pond restoration services.	0.30	$285.00	$85.50

Service	PC	02/10/2025	Confer with District staff regarding right-of-way maintenance agreement with the County and sunshine law considerations for matters not initially included in District Board of Supervisor meeting agenda.	0.30	$285.00	$85.50
Service	PC	02/10/2025	Correspond with District Engineer regarding timeline for performance of ditch clearing and pond restoration work; Attend 02/11/2025 meeting of the Board of Supervisors.	4.00	$285.00	$1,140.00
Expense	KB	02/10/2025	Travel: Mileage PC.	57.00	$0.67	$38.19
Expense	KB	02/10/2025	Travel: Tolls PC.	1.00	$2.32	$2.32
Service	LG	02/13/2025	Advise regarding completion of tax exemption applications.	0.20	$330.00	$66.00
Service	PC	02/13/2025	Draft additional service order for mulching and fire ant prevention services to be performed by LMP and transmit the same to District Manager.	0.50	$285.00	$142.50
Service	LG	02/14/2025	Review documentation regarding littering violation; confer with O'Nolan regarding same.	0.40	$330.00	$132.00
Service	JK	02/24/2025	Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents.	0.10	$330.00	$33.00
Service	LG	02/25/2025	Review and revise January minutes; review resolution setting hearing on amenity rates and rulemaking notices for same.	0.90	$330.00	$297.00
Service	PC	02/25/2025	Analysis of proposed agenda for March meeting of the Board of Supervisors; Correspond with District Manager regarding revisions to proposed agenda for March meeting of the Board of Supervisors; Draft resolution setting public hearing on adoption of amended amenity rental fees; Draft notice of rulemaking and rule development for amended amenity rental fees; Draft resolution adopting amended amenity rental fees; Correspond with District Manager regarding resolution setting public hearing on amended amenity rental rates.	1.40	$285.00	$399.00
Service	LG	02/26/2025	Respond to auditor letter request.	0.10	$330.00	$33.00

Service	KB	02/27/2025	Prepare auditor letter response; transmit same.	0.30	$185.00	$55.50
Non-billable entries						
Service	PC	02/03/2025	Analysis of correspondence from District Manager confirming no staff is needed at Board's scheduled workshop; Correspond with District Engineer regarding updated work order exhibits received from pond bank remediation contractor; Analysis of updated work order exhibits.	~~0.40~~	~~$285.00~~	~~$114.00~~
Service	LG	02/10/2025	Confer with Collins regarding board meeting.	~~0.40~~	~~$330.00~~	~~$132.00~~
Service	LG	02/11/2025	Provide goals and objectives memo; research sales tax requirements.	~~0.30~~	~~$330.00~~	~~$99.00~~
Service	PC	02/14/2025	Analysis of video and photo evidence of resident trash dumping occurrences provided by District Manager; Telephone conference with District Manager regarding potential actions to be taken in response to resident trash dumping occurrences.	~~0.40~~	~~$285.00~~	~~$114.00~~
					Total	**$3,036.01**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11776	04/11/2025	$3,036.01	$0.00	$3,036.01
			Outstanding Balance	**$3,036.01**
			Total Amount Outstanding	**$3,036.01**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 315251

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
02/12/25	3/14/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP February 2025	**$30,609.84**

Grand Total **$30,609.84**

RECEIVED
02/12/2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$62,069.92	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

RECEIVED 02/18/25

Invoice 316031

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
02/15/25	3/17/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$480.00

#322508 - Valve Replacement

Replace faulty irrigation valve.

Controller B - Zone 12

Control Components - 02/13/2025

Economy Ball Valve PVC 2 in. Solvent	1.00EA	$25.00	$25.00
Rain Bird PESB Industrial Scrubber Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	1.00EA	$455.00	$455.00

Grand Total **$480.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$62,549.92	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 317804

RECEIVED 02/28/25

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
02/28/25	3/30/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP	
Insect and Disease Control- IPM - 02/26/2025	*$850.25*
Insect and Disease Control- IPM - 02/21/2025	*$850.25*
Grand Total	**$1,700.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$33,640.59	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 320079

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
03/04/25

Date	Due Date
03/04/25	4/3/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP	
Feb ST Aug Fertilize Turf Additional Application #1 - 02/28/2025	*$3,034.00*
Feb Bahia Fertilize Turf Additional Application #1 - 02/28/2025	*$973.00*
March ST Aug Fertilize Turf Additional Application #2 - 02/25/2025	*$3,034.00*
Grand Total	**$7,041.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$70,441.17	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 320080

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
03/04/25

Date	Due Date
03/04/25	4/3/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP March 2025	**$30,609.83**

Grand Total **$30,609.83**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$70,441.17	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 320689

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED 03/06/25

Date	Due Date
03/06/25	4/5/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP	
Feb ST Aug Fertilize Turf Additional Application #1 - 02/28/2025	*$3,034.00*
Feb Bahia Fertilize Turf Additional Application #1 - 02/28/2025	*$973.00*

Grand Total **$4,007.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$67,407.17	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

RECEIVED
03/03/25

Manatee County Utilities		Invoice Date: 2/28/2025 Harrison Ranch -February 25		Credit Balances
		Service Dates: 01/23/25-02/22/25		
Account No.:	**Amount**	**Due**	**Address:**	
100135961	$ 898.21	3/21/2025	5755 Harrison Ranch Blvd-Fire Hydrant	
100136017	$ -	3/21/2025	5755 Harrison Ranch Blvd	
100136072	$ 2,036.63	3/21/2025	5755 Harrison Ranch Blvd-Reclaimed	
100136129	$ -	3/21/2025	4902 100th Dr E	
100136185	$ -	3/21/2025	9810 47th St E	
100136245	$ -	3/21/2025	9798 50th Street Cir E	
100136297	$ -	3/21/2025	5314 98th Ave E	
100136354	$ -	3/21/2025	9957 50th Street Cir E	
100136410	$ -	3/21/2025	10704 58th Ave E-Reclaimed	
100136468	$ 17.98	3/21/2025	10402 55th Lane East	
100136525	$ -	3/21/2025	5936 106th Terr E-Reclaimed	$ 3.85
100136581	$ -	3/21/2025	9715 54th Ct E	
100136638	$ -	3/21/2025	5305 105th Ter E	$ 8.18
100136693	$ -	3/21/2025	10720 55th Ct E	$ 8.02
100136749	$ -	3/21/2025	11220 58th Street Cir E- Reclaimed	$ 3.64
Grand Total	**$ 2,952.82**		**GL Code 001-53600-4301**	

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$898.21**
Please Pay By	**21-Mar-2025**
Account Number	**100135961**

Auto-pay is scheduled for 21-Mar-2025

Account Summary

Previous Amount Due	**$1,001.86**
Payments Received	**-$1,001.86**
Balance Forward	**$0.00**
Contract Charges	**$898.21**
Total Amount Due	**$898.21**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334174

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	2280	02/20	2580	30 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.
- A backflow on this property is due for annual testing within the next 60 days.

Charge Details — Service Period 01/23 - 02/22 (31 Days)

Master Metered Water Commercial (Meter # 61334174) (01/24 - 02/20)		
Water Base Rate	1 month(s) x $70.01	$70.01
Master Meter Water Commercial	30 kgal x $2.83	$84.90
Master Metered Sewer Commercial (01/24 - 02/20)		
Sewer Base Rate	1 month(s) x $197.93	$197.93
Master Metered Sewer Commercial	30 kgal x $6.27	$188.10
Commercial Rented Bins Service (01/23 - 02/22)		
4 Yard Rented Bin	1 month(s) x $325.69	$325.69
Gate Service (01/23 - 02/22)		
Gate Service	1 month(s) x $31.58	$31.58
Total New Charges		**$898.21**
Total Amount Due		**$898.21**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **89AX8778** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100135961
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$898.21

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

10013596120000089821000000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	$2,036.63
Please Pay By	21-Mar-2025
Account Number	100136072

Auto-pay is scheduled for 21-Mar-2025

Account Summary

Previous Amount Due	$1,575.87
Payments Received	-$1,575.87
Balance Forward	$0.00
Contract Charges	$2,036.63
Total Amount Due	$2,036.63

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70179894

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	867147	02/20	885495	1,834.8 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 70179894) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	1,834.8 kgal x $1.11	$2,036.63
Total New Charges		**$2,036.63**

Total Amount Due **$2,036.63**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **SMNEZJU9** (do not share this code)

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SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100136072
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$2,036.63

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
4902 100TH DR E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136129

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52632837

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	0	02/20	0	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 52632837) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

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SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	100136129
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
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CREDIT BALANCE Do Not Pay

ADDRESSEE:

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3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
9810 47TH ST E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136185

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 53764067

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	0	02/20	0	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 53764067) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

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SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	100136185
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$0.00

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CREDIT BALANCE Do Not Pay

ADDRESSEE:

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HARRISON RANCH CDD
9798 50TH STREET CIR E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136245

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 54639930

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	0	02/20	0	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 54639930) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

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SERVICE ADDRESS	9798 50TH STREET CIR E
ACCOUNT NUMBER	100136245
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
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CREDIT BALANCE Do Not Pay

ADDRESSEE:

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3434 COLWELL AVENUE 200
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HARRISON RANCH CDD
5314 98TH AVE E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136297

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 51039093

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	3	02/20	3	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 51039093) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

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SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	100136297
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$0.00

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CREDIT BALANCE Do Not Pay

ADDRESSEE:

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TAMPA, FL 33614

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HARRISON RANCH CDD
9957 50TH STREET CIR E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136354

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 51094880

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	0	02/20	0	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 51094880) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges $0.00

Total Amount Due $0.00

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **N5JMW5I2** (do not share this code)

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SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	100136354
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
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TAMPA, FL 33614

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Call: (941) 792-8811

HARRISON RANCH CDD
10704 58TH ST E UNIT RECLM

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136410

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60662922

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	2698	02/20	2698	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 60662922) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges $0.00

Total Amount Due $0.00

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SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	100136410
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

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HARRISON RANCH CDD
10402 55TH LN E

Amount Due	$17.98
Please Pay By	21-Mar-2025
Account Number	100136468

Auto-pay is scheduled for 21-Mar-2025

Account Summary

Previous Amount Due	$10.55
Payments Received	-$10.55
Balance Forward	$0.00
Contract Charges	$17.98
Total Amount Due	$17.98

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60660521

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	23791	02/20	23953	16.2 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Individual Residential Commercial Reclaim (Meter # 60660521) (01/24 - 02/20)

Individual Residential Commercial Reclaim Usage	16.2 kgal x $1.11	$17.98
Total New Charges		**$17.98**

Total Amount Due **$17.98**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **A49DOTYT** (do not share this code)

Manatee County FLORIDA

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SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	100136468
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$17.98

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
5936 106TH TER E

Amount Due	-$3.85
Do Not Pay	Credit Balance
Account Number	100136525

Account Summary

Previous Amount Due	-$3.85
Payments Received	$0.00
Balance Forward	-$3.85
Contract Charges	$0.00
Total Amount Due	-$3.85

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70301060

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	9523	02/20	9523	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Common Area Reclaim (Meter # 70301060) (01/24 - 02/20)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		**$0.00**
Balance Forward		-$3.85
Total Amount Due		**-$3.85**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **FW17USO2** (do not share this code)

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SERVICE ADDRESS	5936 106TH TER E
ACCOUNT NUMBER	100136525
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	-$3.85

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CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
9715 54TH CT E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136581

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70301638

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	651	02/20	651	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Common Area Reclaim (Meter # 70301638) (01/24 - 02/20)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		$0.00

Total Amount Due $0.00

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SERVICE ADDRESS	9715 54TH CT E
ACCOUNT NUMBER	100136581
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
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CREDIT BALANCE Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
5305 105TH TER E

Amount Due	-$8.18
Do Not Pay	Credit Balance
Account Number	100136638

Account Summary

Previous Amount Due	-$8.18
Payments Received	$0.00
Balance Forward	-$8.18
Contract Charges	$0.00
Total Amount Due	-$8.18

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52390486

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	0	02/20	0	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Common Area Reclaim (Meter # 52390486) (01/24 - 02/20)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		**$0.00**
Balance Forward		-$8.18
Total Amount Due		**-$8.18**

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SERVICE ADDRESS	5305 105TH TER E
ACCOUNT NUMBER	100136638
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	-$8.18

☐ CHANGE OF MAILING ADDRESS
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CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
10720 55TH CT E

Amount Due	-$8.02
Do Not Pay	Credit Balance
Account Number	100136693

Account Summary

Previous Amount Due	-$8.02
Payments Received	$0.00
Balance Forward	-$8.02
Contract Charges	$0.00
Total Amount Due	-$8.02

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52791474

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	2020	02/20	2020	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Common Area Reclaim (Meter # 52791474) (01/24 - 02/20)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		**$0.00**
Balance Forward		-$8.02
Total Amount Due		**-$8.02**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **AOA28K4X** (do not share this code)

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SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	100136693
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	-$8.02

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CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
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HARRISON RANCH CDD
11220 58TH STREET CIR E

Amount Due	-$3.64
Do Not Pay	Credit Balance
Account Number	100136749

Account Summary

Previous Amount Due	-$3.64
Payments Received	$0.00
Balance Forward	-$3.64
Contract Charges	$0.00
Total Amount Due	-$3.64

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70268634

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	16479	02/20	16479	0 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details — Service Period 01/24 - 02/20 (28 Days)

Common Area Reclaim (Meter # 70268634) (01/24 - 02/20)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		**$0.00**
Balance Forward		-$3.64
Total Amount Due		**-$3.64**

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SERVICE ADDRESS	11220 58TH STREET CIR E
ACCOUNT NUMBER	100136749
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	-$3.64

☐ CHANGE OF MAILING ADDRESS
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CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100136749Z00000003640000000

PEAC SOLUTIONS

PO Box 13604
Philadelphia PA 19101-3604

INVOICE

Address Service Requested

ATTN: ACCOUNTS PAYABLE
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

☐ Please check here if your address has changed.
Provide new address on reverse side.

Remittance Section

Customer Account Number:	1613410
Invoice Number:	21645484
Invoice Date:	02/07/2025
Invoice Due Date:	03/01/2025
Total Due:	**$258.80**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

RECEIVED 02/10/25

MARLIN LEASING CORPORATION
PO BOX 13604
PHILADELPHIA PA 19101-3604

0900100216454843000000258806 5

For faster processing, please remove the check skirt.
Keep lower portion for your records - Please return upper portion with your payment

Important Messages

Customer Connect

Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
1613410	02/07/2025	21645484	03/01/2025	02/01/2025 Thank You

CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1613410-002	Copystar CS 308ci Copier sn#RNH0Y01224						
	CONTRACT PAYMENT	212.96					212.96
	SALES/USE TAX	24.36					24.36
	INSURANCE FEE	20.08					20.08
	TAX ON INSURANCE FEE	1.40					1.40
	BALANCE DUE:	**258.80**					**258.80**

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 888-236-2409

Contract Numbers listed on invoice:

401-1613410-002

Have you moved or changed your phone number?

☐ **Billing Address Change** ☐ **Both**

☐ **Equipment location change**

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Effective Date: _____

Address: _____

City: _____ State:_____ Zip:_____

Telephone Number: _____

Fax Number: _____

Email Address: _____

Important Note:
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

Thank you for your business! Customer Service hours are M-F 9:00am to 5:00pm, Eastern.

- By Phone: 888-236-2409
- For Inquiries by mail: PO Box 637, Mount Laurel, NJ 08054
- For Payments by check: PO Box 13604, Philadelphia, PA 19101-3604
- For Inquiries online: www.peacsolutions.com

Information about charges that may appear on your invoice:

Contract Payment:
This is the regular monthly/quarterly/annual payment amount. If you (i) do not return the upper portion of this invoice with your payment, (ii) do not use the envelope provided, (iii) send multiple or folded checks, (iv) include cash, check skirts or extra correspondence and/or (v) include staples or paper clips the application of your payment to your account may be delayed and may result in the assessment of late fees.

Payment Application:
If you have any questions about how your payments are applied to your contract(s), please visit www.peacsolutions.com/help-center.

One-Time Documentation Fee:

We may charge a fee to compensate us for processing the documents and reimburse us for the fees incurred with filing UCC-1 financing statements that may be required.

Interim Rent:
After we confirm that the equipment has been delivered and we've received all of the required documents, your equipment supplier is paid. We then set up the contract on our billing system and an invoice is sent to you for the first payment due. This payment covers the following full 30-day period. Included on the first invoice is a charge for interim rent which covers the period between when we pay your vendor and when the first contract payment is due.

Insurance:
Your agreement requires the equipment to be insured against all liability and risks of loss. Our policy covers our financial interest in the equipment. If you already have coverage, please have your agent send us evidence of insurance listing us as the Loss Payee and Additional Insured. Your contract number must be on the certificate for identification purposes. The certificate can be faxed to 856-813-2880. Upon receipt of evidence of acceptable insurance maintained by your company, we will no longer bill you under our insurance program. For insurance questions, please call 877-733-4433.

Sales/Use Tax:
In most states and some local jurisdictions, we are required to collect sales/use tax on each monthly payment. Since the contract payment was calculated in advance, and tax rates can change periodically, this amount is billed separately. In certain states, the full amount of tax is due at the inception of the contract. In these situations, the tax is added to the equipment cost to calculate the monthly payment.

Property Tax:

For leases only: Many local jurisdictions assess an annual tax on tangible personal property. The lessor, as owner of the equipment, pays this tax to the appropriate taxing authority. (Our lease rate does not include this tax.) We pass this tax on to you on an annual basis. Again, these taxes change periodically and are not included in the calculation for the base monthly payment. We may bill you our estimate of the taxes, and reconcile your account when the actual tax figures are received from the applicable jurisdiction. The billed amount may also include an annual property tax administration fee of up to $25.

Late Charge:

If we receive your payment after the due date on the invoice, you may be assessed a late charge. The amount is calculated as a percentage of the invoice amount past due, less taxes, or may be a flat charge, depending on the terms of the contract you signed. You will receive a one-time waiver of the first late charge assessed if you call customer service at the number on the reverse side of this invoice and request it.

Returned Check Fee:

If your payment is returned from your bank for any reason, we may charge you a fee.

Convenience Fee:

If you choose to (1) make a payment over the phone, either through direct contact with a representative or through our Interactive Voice Response system (IVR), or (2) make a payment by credit card, either through direct contact with a Representative, IVR, or through your PEAC Connect account (formerly MyMarlin), then you may be assessed a convenience fee up to $20 to compensate us for costs incurred to process your payment. This fee will apply to all payments made over the phone or made by credit card.

PEAC™ SOLUTIONS

PO Box 13604
Philadelphia PA 19101-3604

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star|Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News | Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

HARRISON RANCH CDD
Attn: Accounts Payable
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

RECEIVED
03/04/25

FEBRUARY INVOICE	
Invoice No.:	289800
Invoice Date:	02/28/2025
Due Date:	03/30/2025
Bill-To Account:	21450
Sales Rep:	Legacy Support (Group)

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
02/28/2025 - 02/28/2025	640506	Print Legal Ad-IPL02199240 IPL0219924 PO: Harrison Ranch CDD Audit Committee	Service Fee Legal | Legals & Public Notices CLS	1 x 65 L	65 L	2	$112.20

February Summary	
Amount Due:	$112.20

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

FEBRUARY INVOICE	
Invoice No.:	289800
Account No.:	21450
Account Name:	HARRISON RANCH CDD
Amount Due:	$112.20

ADVERTISING INVOICE

HARRISON RANCH CDD
Attn: Accounts Payable
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

Pay online or contact the AR Team at mcclatchy.com/mars

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

0000021450 0000289800 000011220 3

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

RECEIVED
03/13/25

BILL TO
Harrison Ranch CDD
Matt O'Nolan
5755 Harrison Ranch Blvd
Parrish, Florida 34219
United States

monolan@rizzetta.com

SHIP TO
Florida
United States

Invoice Number: HRCDD171
Invoice Date: March 13, 2025
Payment Due: March 28, 2025
Amount Due (USD): **$800.00**

Pay Securely Online

Items	Quantity	Price	Amount
Clubhouse Facility Cleaning: Services: Vacuuming/Sweeping, Dusting, Mopping, Entryway, Office, Bathroom (Sanitizing all sinks toilets, stalls, and floors). Gym (Sanitizing all equipment, clean all entry doors and rental areas) Purchasing (reimbursement by CDD) and maintaining clubhouse supplies including paper towels, toilet paper, hand soap and garbage bags Removal of all outside garbage in pool area, tennis area and playgroud area. (3) times a week service Billed Monthly 800.00	1	$800.00	$800.00

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

Total:	$800.00
Amount Due (USD):	**$800.00**

Pay Securely Online

link.waveapps.com/2tggc5-k9n7jq

Notes / Terms
Housekeeping for February 2025

Thank You for Your Business!

Powered by wave

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 26021560
Invoice Date 1/14/2025
Completed Date 2/4/2025
Payment Term Due Upon Receipt
Due Date 1/14/2025

Billing Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Job Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Description of work

January Inspection
Pole #20 found bad lamp and ballast retrofit to new Harrison ranch led lamp 2700k 1/28/25
Pole #61 found bad lamp and ballast. Retrofit to new Harrison ranch led lamp 2700k 1/25/25
Pole #82 same pole that has missing fixture top. 1/25/25
Pole #89 found bad lamp and ballast. Retrofit to new Harrison Ranch led lamp 2700k 1/25/25
Pole #97 found bad lamp and ballast. Retrofit to new Harrison ranch led lamp 2700k 1/25/25
Pole #100 found bad lamp and ballast. Retrofit to new Harrison ranch led lamps 2700k 1/25/25
Pole #375 entrance side found bad lamp and ballast. R&R to new tested ad pole is working. 1/25/25

REPORTED BY MANAGEMENT
Street light out at 5814 110th AVE E , upon inspection found pole 218 working properly 1/28/25
Street Light out on the corner of 58th Street Circle E and 110TH AVE E upon inspection found pole #235 to be working properly 1/28/2025
Light out on 57th Court East, upon inspection found pole #186 to have a bad photocell at base. R&R to new tested and found pole still not working. Found bad lamp and ballast retrofit to new Harrison ranch led 2700k 1/28/25

While Onsite for Repairs
Found pole 220 to be staying on 24/7. Removed old photocell and replaced with new. Tested and working. 1/28/25
Found pole 266 to be flashing. Removed old photocell and replaced with new tested and still flashing retrofit to Harrison ranch 2700k led 1/28/25
Found Poles on string running from 100th Dr. E and 50th one to be on 24/7. Removed and replaced with new screw-in style photocell at panel tested and working. 1/28/25

2/4/2025- Remove broken post from Tennis Court Area.
At clubhouse dug up and removed existing broken fiberglass pole base from ground and installed new hand hole in same location as well as safed off wires inside handhole. Walked shell path at clubhouse and found 3 broken and damaged bollard fixtures. Removed and installed new j box to concrete bases and safed off wires.

Service #	Description	Quantity	Your Price	Total
INSPECT-Community	Perform inspection of lighting and/or electrical equipment per agreed upon schedule. Provide detailed inspection report.	1.00	$390.00	$390.00
BT-Retro-Pole-250W MOG	75-250W Fixture Retrofit with LED Lamp, MOGUL BASE	8.00	$525.00	$4,200.00
BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician	3.00	$225.00	$675.00
LBR-5.00 SVC	5 Labor Hours - Service Technician	1.00	$1,237.50	$1,237.50
M-HID-HPS-6	50W - 150W, 120V/multi-tap, HPS ballast 1/25/25	1.00	$0.00	$0.00
M-HID-HPS-1	35W - 150W, medium base, HPS lamp 1/25/25	1.00	$0.00	$0.00

RECEIVED
03/21/2025

Sub-Total	$6,502.50
Tax	$0.00
Total	$6,502.50
Payment	$0.00
Balance Due	$6,502.50

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 32324657
Invoice Date 3/18/2025
Completed Date 3/18/2025
Payment Term Due Upon Receipt
Due Date 3/18/2025

Billing Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

RECEIVED
03/19/25

Job Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Description of work

Check all 3 aerators at 3 different locations for power.
First location: 11131 58th power and pump is working.
2nd location: 5806 58th, replaced GFI. after GFI replacement, pump is working.
Last location power verified pump not good.

Service #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel.	1.00	$99.00	$99.00
LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	$165.00	$165.00
M-GFI-2	20A GFI / GFCI Receptacle, 120V, WP & TP	1.00	$87.50	$87.50

Sub-Total	$351.50
Tax	$0.00
Total	$351.50
Payment	$0.00
Balance Due	$351.50

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Presidential Electrical Services Inc.
EC13007633
8374 Market Street #170
Bradenton, FL 34202
+19412388675
info@presidentialelectric.com
www.LightsandElectric.com

RECEIVED
03/17/25

INVOICE

BILL TO
Harrison Ranch Community Development District
5755 Harrison Ranch Blvd
Parrish, FL 342194401 USA

SHIP TO
Harrison Ranch Community Development District
5755 Harrison Ranch Blvd
Parrish, FL 342194401 USA

INVOICE # 4298
DATE 11/28/2024
DUE DATE 11/28/2024

DESCRIPTION	QTY
36" Deluxe Oregon Fir Wreath With LED Lights 4- at 301 entrance mounted on monuments next to Harrison Ranch lettering on (2) on each side 2- at Erie Rd. entrance on monument next to Harrison Ranch lettering 2- at Clubhouse entrance on monuments	8
Wrap Warm White LED Lights on Palm Tree and Fronds at 301 entrance (5) on each side	10
Installation and removal of pre lit LED Garland at Erie Rd. entrance on monument	1
48" Deluxe Oregon Fir Wreath With LED Lights at Clubhouse	1
LED Snowflake Warm White- 42" at 301 entrance (5) on each side	10
Installation and removal of fully decorated 12' Christmas Tree in clubhouse for the Holiday season.	1
Wrap Warm White LED Lights on Palm Tree & Green LED Fronds (Center Island of Clubhouse)	1
Installation & Removal Included	1
Wrap Mini Warm White Lights on (8) Crepe Myrtle Tree Trunk (Lining driveway)	1
Wrap Mini Warm White Lights on (8) Oak Tree Trunk (Around circular driveway)	1
Wrap Mini Warm White Lights on (2) Crepe Myrtle Tree Trunk (Clubhouse doorway entrance)	1
(2) 36" Deluxe Oregon Fir Wreath with LED Lights and Deluxe Red Bow (Arched windows)	1
Wrap Mini Warm White Lights on Tree Trunk (Trees to the left of the clubhouse) *Option to choose how many trees you want to wrap. Recommended a minimum of 8 tree trunks in that area.	8
Installation of Lit LED Garland Around Columns at Clubhouse.	1

DESCRIPTION	QTY

Final 50% Invoice

Includes Installation done by November 29th and Removal by January 31st.
**Presidential is not responsible for tripped GFCI outlets and will educate client on how to reset GFCI outlets in the event of the outlet tripping. We ask our clients to run the irrigation systems during the day to avoid tripping GFCI outlets. ** Presidential will return to service any issues related to the installation or light/product related defects at no additional cost to the client. All decorations are property of Presidential Electrical Services and must be returned in working condition. Presidential is not responsible for vandalism, theft or negligence of decorations and will charge the client for the cost to replace any damaged decorations if any vandalism, theft or negligence makes decorations inoperable.

SUBTOTAL	11,608.00
DISCOUNT	-830.80
TAX	0.00
TOTAL	10,777.20
BALANCE DUE	**$10,777.20**

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

Invoice

Date	Invoice #
3/2/2025	INV0000097423

Bill To:

HARRISON RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00362

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,785.33	$1,785.33
Administrative Services	1.00	$517.67	$517.67
General Management & Oversight	1.00	$750.00	$750.00
Email Accounts, Admin & Maintenance	5.00	$20.00	$100.00
Financial & Revenue Collections	1.00	$468.67	$468.67
Management Services	1.00	$2,404.17	$2,404.17
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,125.84
Total	$6,125.84

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

Invoice

Date	Invoice #
2/28/2025	INV0000097525

RECEIVED
03/03/25

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00062

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$7,053.11	$7,053.11

Subtotal	$7,053.11
Total	$7,053.11

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

Invoice

Date	Invoice #
3/1/2025	INV0000097602

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
03/12/25

Services for the month of	Terms	Client Number
February	Upon Receipt	00062

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00

Subtotal	$100.00
Total	$100.00

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

Invoice

Date	Invoice #
3/14/2025	INV0000097621

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
03/14/25

Services for the month of	Terms	Client Number
March	Upon Receipt	00062

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,100.00	$1,100.00
Personnel Reimbursement	1.00	$6,809.96	$6,809.96

Subtotal	$7,909.96
Total	$7,909.96

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

Invoice

Date	Invoice #
3/28/2025	INV0000098224

RECEIVED
03/27/25

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00062

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$7,235.79	$7,235.79

Subtotal	$7,235.79
Total	$7,235.79

13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

RECEIVED
02/25/25

Invoice

Bill To	Ship To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA	Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219 USA

Date	Invoice #	P.O. No.	Terms	Due Date
2/25/2025	19673		Net 30	3/27/2025

QTY	Description
1	Securitron 600lb MagLock
1	Service Labor (Job #: 13977 Job Status: Completed Service request on: 02/11/25, 11:15 AM Requested by:Helena Teixeira Community Affiliation: SafeTouch Representative Location:Front door Original Request: From <Hteixeira@rizzetta.com> Helena Teixeira (Clubhouse Manager) @ 941-776-9725 Ext. 100 on 02/10/2025 @ 3:50 P.M. email: Our front door is not locking at all. We tried everything its still not closing shut. Please help Now we have three doors that are not locking. Locked in programming. It is likely a lock issue. Work Performed: inspected all locks inspected all doors main lock needs replacing)

Subtotal	$681.44
Sales Tax (0.0%)	$0.00
Total	$681.44
Payments/Credits	$0.00
Balance Due	$681.44

Securiteam is now part of Safetouch Security!

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
3/5/2025	2827

RECEIVED
03/10/25

Bill To
Harrison Ranch CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Terms	Project
	CDD Engineering Services

Serviced	Description	Quantity	Rate	Amount
2/3/2025	Coordinate with contractor for ditch clearing adjacent to The Gardens community. Site meeting with commercial developer for updates on projects and restoration efforts. Revise change order for bank repairs and send to attorney for review.	3.25	175.00	568.75
2/10/2025	Update with commercial developer, prep work for upcoming CDD meeting. Prepare photo summary of ditch clearing efforts adjacent to The Gardens.	2.25	175.00	393.75
2/11/2025	Review invoice for ditch clearing and forward to Rizzetta for payment.	0.25	175.00	43.75
2/24/2025	Respond to CDD manager regarding sprinkler system requirements.	0.25	175.00	43.75

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total $1,050.00

Signarama

4259 14th Street West
Bradenton, FL 34205
(941) 747-7746

www.bradentonsigns.com

INVOICE
INV-6641

RECEIVED 03/24/25

Created Date: 3/24/2025

DESCRIPTION: sports court rules

Bill To: Harrison Ranch CDD
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
US

Pickup At: Signarama
4259 14th Street West
Bradenton, FL 34205
US

Ordered By: H Teixeira
Email: hteixeira@rizzetta.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**sport court rules**	1	$125.00	$0.00	$125.00
1.1	**Aluminum White .080" -** **Part Qty:** 1 **Width:** 24.00" **Height:** 36.00" **Sides:** 1				

We appreciate the opportunity to serve you.

Subtotal:	$125.00
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$125.00
Amount Paid:	$0.00
BALANCE DUE:	$125.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Harrison Ranch CDD
Rizzetta & company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Harrison Ranch CDD
Rizzetta & company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

RECEIVED
03/03/25

Invoice details
Invoice no.: 9605-B
Terms: Net 30
Invoice date: 03/01/2025
Due date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance-51 Waterways	1	$5,664.00	$5,664.00

Total **$5,664.00**

Spectrum BUSINESS

February 18, 2025
Invoice Number: 2144984021825
Account Number: **8337 12 013 2144984**
Security Code:
Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Auto Pay Notice

RECEIVED 02/26/25

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

Summary

Service from 02/18/25 through 03/17/25 details on following pages

Previous Balance	91.11
Payments Received -Thank You!	-91.11
Remaining Balance	**$0.00**
Spectrum Business™ TV	57.49
Other Charges	25.75
Taxes, Fees and Charges	7.87
Current Charges	$91.11
YOUR AUTO PAY WILL BE PROCESSED 03/05/25	
Total Due by Auto Pay	**$91.11**

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE
At Spectrum Business, we value your loyalty and continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Due to continued rising programming fees charged by the TV Networks we carry, their increases will be passed through to our customers.

Effective with your next statement, the following pricing will change:

- Spectrum Business Receiver(s) will increase by $1.50 per month each

- Broadcast TV Surcharge will increase by $2.25 per month

- In line with our commitment to clear and simple pricing, Spectrum Business Internet, TV, and/or Voice will increase by $0.01 per month each

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 18 02192025 NNNNNNNN 01 995791

Harrison Ranch
rosette and company
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

February 18, 2025

Harrison Ranch

Invoice Number: 2144984021825
Account Number: 8337 12 013 2144984
Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Total Due by Auto Pay **$91.11**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712013214498400091116

February 18, 2025

Harrison Ranch
Invoice Number: 2144984021825
Account Number: 8337 12 013 2144984
Security Code:

Spectrum BUSINESS

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

8633 2390 NO RP 18 02192025 NNNNNNN 01 995791

Charge Details

Previous Balance		91.11
EFT Payment	02/04	-91.11
Remaining Balance		**$0.00**

Payments received after 02/18/25 will appear on your next bill.

Service from 02/18/25 through 03/17/25

Spectrum Business™ TV

Spectrum Business TV	44.99
Spectrum Receiver	12.50
	$57.49
Spectrum Business™ TV Total	$57.49

Other Charges

Broadcast TV Surcharge	25.75
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$25.75

Taxes, Fees and Charges

State and Local Sales Tax	0.88
Communications Services Tax	6.99
Taxes, Fees and Charges Total	$7.87

Current Charges	**$91.11**
Total Due by Auto Pay	**$91.11**

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page....

Harrison Ranch
Invoice Number: 2144984021825
Account Number: 8337 12 013 2144984
Security Code:

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

8633 2390 NO RP 18 02192025 NNNNNNNN 01 995791

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.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

February 18, 2025

Harrison Ranch
Invoice Number: 2144984021825
Account Number:: 8337 12 013 2144984
Security Code:

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

8633 2390 NO RP 18 02192025 NNNNNNNN 01 995791

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
May 2025
For Board Approval

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

The total items being presented: **$117,989.08**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Broadway Catering, Inc.	300118	049515	Event -Easter Party Breakfast 04/25	$ 450.00
Charter Communications	250507-01	2144984041825 04/25 ACH	Cable Services -Gym 04/25	$ 95.19
Cooper Pools Inc.	300131	2025-509	Pool Service Call 04/25	$ 1,255.22
Cooper Pools Inc.	300139	2025-536	Monthly Pool Services 05/25	$ 5,280.00
DEX Imaging, LLC	300132	AR13326574	Connectivity Agreement 05/25	$ 22.00
FitRev, Inc.	300133	34770	Fitness Equipment Maintenance 05/25	$ 175.00
Florida Department of Health in Manatee County	300143	41-BID-7909599	Pool Permit # 41-60-00878 05/25	$ 250.00
Florida Department of Revenue	250515-01	51-8015668220-6 04/25 ACH	Sales Tax 04/25	$ 15.04
Florida Power & Light Company	300140	FPL Electric Summary 05/25	FPL Electric Summary 05/25	$ 5,310.81
Frontier Florida, LLC	250502-02	941-776-3095-090719-5 04/25 ACH	941-776-3095-090719-5 04/25	$ 644.86

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Harrison Ranch CDD	DC 050725	DC 050725	Debit Card Replenishment	$ 2,320.74
James R. Parent	300120	1222	Event Community Holiday Party on 5/24/25	$ 500.00
James T. Ritchey	300122	JR042325	Board of Supervisor Meeting 04/23/25	$ 200.00
James T. Ritchey	300122	JR051225	Board of Supervisor Meeting 05/12/25	$ 200.00
Julianne Giella	300123	JG051225	Board of Supervisor Meeting 05/12/25	$ 200.00
Kilinski | Van Wyk, PLLC	300134	12293	Legal Services 04/25	$ 936.00
Landscape Maintenance Professionals, Inc.	300141	329166	Turf Application 05/25	$ 25,760.00
Landscape Maintenance Professionals, Inc.	300141	331459	Monthly Maintenance 05/25	$ 30,609.84
Landscape Maintenance Professionals, Inc.	300141	331935	Insect and Disease Control 04/25	$ 850.25
Manatee County Utilities Department	250523-01	MCUD Water Bill Summary 04/25 ACH	MCUD Water Bill Summary 04/25	$ 4,717.56

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Marlin Business Bank	250502-01	21721682 ACH	Copystar Copier - Account # 1613410 04/25	$ 393.80
Michael Valentino	300135	1002	Event - Dance Party 05/25	$ 390.97
Nick Knows LLC	300129	HRCDD182	Disposal all Poolside Furniture and Trash Removal 04/25	$ 500.00
Nick Knows LLC	300130	HRCDD191	Clubhouse Monthly Cleaning Services 05/25	$ 800.00
Owens Electric, Inc.	300136	32629812	Service Call 04/25	$ 10,596.76
Owens Electric, Inc.	300136	32828594	Service Call 04/25	$ 351.50
Owens Electric, Inc.	300144	33050962	Service Call 05/25	$ 642.30
Rizzetta & Company, Inc.	300119	INV0000098893	District Management Fees 5/25	$ 6,125.84
Rizzetta & Company, Inc.	300121	INV0000099005	Cell Phone Reimbursement 05/25	$ 100.00
Rizzetta & Company, Inc.	300128	INV0000099028	Amenity Management & Oversight and Personnel Reimbursement 05/25	$ 7,667.15

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
SafeTouch, LLC	300137	20004	Quarterly Remote Video Monitoring 05/25	$ 2,515.00
Schappacher Engineering, LLC	300138	2861	Engineering Services 04/25	$ 218.75
Sharkys Events and Inflatables	300124	43358072	Event Pool Party - Balance from deposit event on 6/21/25	$ 1,030.50
Sitex Aquatics, LLC	300142	9952-B	Monthly Lake Maintenance 05/25	$ 5,664.00
Susan Walterick	300125	SW042325	Board of Supervisor Meeting 04/23/25	$ 200.00
Susan Walterick	300125	SW051225	Board of Supervisor Meeting 05/12/25	$ 200.00
Thomas Benton	300126	TB042325	Board of Supervisor Meeting 04/23/25	$ 200.00
Thomas Benton	300126	TB051225	Board of Supervisor Meeting 05/12/25	$ 200.00
Victor G Colombo	300127	VC042325	Board of Supervisor Meeting 04/23/25	$ 200.00
Victor G Colombo	300127	VC051225	Board of Supervisor Meeting 05/12/25	$ 200.00
Report Total				**$ 117,989.08**

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRIC

Distric Office . Riverview, Florida . (813) 553-2914

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

RECEIVED
04/29/25

Check Request

Amount	$450.00
Daterequested:	4/28/25
Event Date	4/19/24
Payable to:	Broadway Catering
Address:	5755 Harrison Ranch Blvd, Parrish Florida 34219
Description:	Easter Party Breakfast
Requester:	Helena Teixeira
Special instruction:	Please send the check to Harrison Ranch

Approved by Matt O'Nolan

Matt O'Nolan, District Manager

Easter Breakfast 4/19/25

049515

BROADWAY CATERING
405 WILLOW OAK CIRCLE BRANDON FL

Invoice

SOLD TO	SHIPPED TO	VIA
ADDRESS	ADDRESS	
CITY, STATE, ZIP HELENA	CITY, STATE, ZIP	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
8134633575				4/19/25

EASTER PARTY

150 COOKIES, PASTRIES, DONUTS, DANISHES

$450.00

Thank you

Angie Smith

April 18, 2025
Invoice Number: 2144984041825
Account Number: **8337 12 013 2144984**
Security Code:
Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Auto Pay Notice

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

Summary

Service from 04/18/25 through 05/17/25 details on following pages

Previous Balance	95.19
Payments Received -Thank You!	-95.19
Remaining Balance	**$0.00**
Spectrum Business™ TV	59.00
Other Charges	28.00
Taxes, Fees and Charges	8.19
Current Charges	$95.19
YOUR AUTO PAY WILL BE PROCESSED 05/05/25	
Total Due by Auto Pay	**$95.19**

NEWS AND INFORMATION

NEW FASTER SPEEDS! Now you can experience fast business-grade Internet speeds starting at 500 Mbps with Business Internet. Need more speed? Dedicated Fiber Internet with speeds up to 100 Gbps is also available. Call 1-844-982-0382 for details.

Stay connected to your customers and employees with Advanced Business Voice! Call 1-866-953-8634 today.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 18 04192025 NNNNNNNN 01 995655

Harrison Ranch
rosette and company
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

April 18, 2025

Harrison Ranch

Invoice Number: 2144984041825
Account Number: 8337 12 013 2144984
Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Total Due by Auto Pay $95.19

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712013214498400095190

April 18, 2025

Harrison Ranch
Invoice Number: 2144984041825
Account Number: 8337 12 013 2144984
Security Code:

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

8633 2390 NO RP 18 04192025 NNNNNNNN 01 995655

Charge Details

Previous Balance		95.19
EFT Payment	04/05	-95.19
Remaining Balance		**$0.00**

Payments received after 04/18/25 will appear on your next bill.

Service from 04/18/25 through 05/17/25

Spectrum Business™ TV

Spectrum Business TV	45.00
Spectrum Receiver	14.00
	$59.00
Spectrum Business™ TV Total	$59.00

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$28.00

Taxes, Fees and Charges

State and Local Sales Tax	0.98
Communications Services Tax	7.21
Taxes, Fees and Charges Total	$8.19

Current Charges	**$95.19**
Total Due by Auto Pay	**$95.19**

Billing Information

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

Continued on the next page....

April 18, 2025

Harrison Ranch
Invoice Number: 2144984041825
Account Number: 8337 12 013 2144984
Security Code:

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

8633 2390 NO RP 18 04192025 NNNNNNNN 01 995655

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.

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April 18, 2025

Harrison Ranch
Invoice Number: 2144984041825
Account Number:: 8337 12 013 2144984
Security Code:

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 NO RP 18 04192025 NNNNNNNN 01 995655

Spectrum BUSINESS

Flexible packages to meet the needs of your business

SELECT THE INTERNET SPEED THAT'S RIGHT FOR YOU

500 Mbps	750 Mbps	1 Gig
$50 / month for 1 year	$80 / month for 1 year	$100 / month for 1 year

The Fastest, Most Reliable Internet

Need more speed?
We have Dedicated Fiber Internet with speeds up to 100 Gbps available!

WE'RE COMMITTED TO KEEPING YOU CONNECTED • 100% OF THE TIME •

Call 855-492-8137
or visit spectrum.com/business to get started

Fastest Speeds claim based on Broadband Download Speed among the top 5 national providers in Opensignal USA: Fixed Broadband Experience Report – National View, May 2024. Most reliable Internet claim based on Broadband Reliability Experience among top 5 national providers in Opensignal USA: Fixed Broadband Reliability Report – National View, August 2024. ©2024 Opensignal Limited.

Limited-time offer; subject to change. Offer valid for qualified customers who have not subscribed to applicable services w/in the last 30 days & have no outstanding obligation to Charter. A monthly $5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **INTERNET:** Speed based on download speed on wired connection. Actual speeds (including wireless) may vary and are not guaranteed. Internet taxes are extra in Texas. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, Inc.

SA3PF00Y BAP -2502-INT

INVOICE

Cooper Pools, CP Leak Detection, CP Remodeling/Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Harrison Ranch

Bill to
Harrison Ranch
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Harrison Ranch
5755 Harrison Ranch Blvd
Parrish, FL 34219

RECEIVED
04/29/25

Invoice details
Invoice no.: 2025-509
Terms: Net 30
Invoice date: 04/29/2025
Due date: 05/29/2025

Technician: Bob

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**PENTAIR EQ Series Impeller Assembly 10HP**	PENTAIR EQ Series Impeller Assembly 10HP	1	$769.73	$769.73
2.		**EQ SERIES DIFFUSER ORING**	EQ SERIES DIFFUSER ORING	1	$35.49	$35.49
3.		**COMMERCIAL SERVICE CALL / INSTALLATION**	COMMERCIAL SERVICE CALL / INSTALLATION	2.5	$180.00	$450.00
4.			Technician advised that if the diffuser is not used, then the price will be reduced by $1134.91.			

Total **$1,255.22**

Ways to pay

View and pay

INVOICE

Cooper Pools, CP Leak Detection, CP Remodeling/Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Harrison Ranch

Bill to
Harrison Ranch
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Harrison Ranch
5755 Harrison Ranch Blvd
Parrish, FL 34219

Invoice details
Invoice no.: 2025-536
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance May 2025	1	$5,280.00	$5,280.00

RECEIVED
05/01/25

Total **$5,280.00**

Ways to pay

View and pay

Post Office Box 17299 Clearwater, FL 33762-0299
P: (800) 995-4468 F: (813) 288-0223

CONTRACT INVOICE

Invoice Number: AR13326574
Invoice Date: 5/19/2025

Bill To: Harrison Ranch Community Development District
5755 Harrison Ranch Blvd
Parrish, FL 34219-4401
US

Customer: Harrison Ranch Community Development District
5755 Harrison Ranch Blvd
Parrish, FL 34219-4401

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
HARRISONRANCH-GBS	Due Upon Receipt	5/19/2025	$22.00	**$22.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28093-RD-CPC-GBS-01		$22.00		9/21/2022	5/20/2026

Contract Remarks

Summary:

Contract base rate charge for this billing period	$0.00
Contract overage charge for the 4/21/2025 to 5/20/2025 overage period	$0.00 **
Remote Diagnostic, Connectivity Agreement	$22.00
**See overage details below	$22.00

Detail:

Equipment included under this contract

5755 Harrison Ranch Bl
clubhouse

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
760409	RNH0Y01224	$0.00	Harrison Ranch Community Development District 5755 Harrison Ranch Blvd Parrish, FL 34219-4401 clubhouse

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	B/W	34,668	34,727	59	1,000	0	0.011000	$0.00
Color	COLOR	88,004	88,764	760	2,500	0	0.066100	$0.00
								$0.00

RECEIVED 05/19/2025

Did you know you can place your supply order online?
Try http://www.deximaging.com and click on "Order Supplies".

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged $22.66 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	$22.00
Tax:	$0.00
Invoice Total	$22.00
Balance Due:	**$22.00**

7823 N Dale Mabry Hwy., STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
5/9/2025	34770

Bill To	Ship To
Harrison RanchCDD 3434 Colwell Ave STE 200 Tampa, Fl 33614 813-514-0400	Harrison Ranch CDD 5755 Harrison Ranch Blvd Parrish, FL 34219

S.O. No.	P.O. No.	Terms	Rep
34565		Due on receipt	ZH

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				175.00	175.00

RECEIVED
05/13/2025

Subtotal	$175.00
Sales Tax (0.0%)	$0.00
Total	$175.00
Payments/Credits	$0.00
Balance Due	$175.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

Florida HEALTH MAY 22 2025

Florida Department of Health in Manatee County
Notification of Fees Due

41-BID-7909599

Permit Number
41-60-00878

Fee Amount: $250.00
Previous Balance: $0.00
Total Amount Due: $250.00

Payment Due Date: 06/30/2025 or Upon Receipt

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Mail To: Harrison Ranch Community Dev District
3434 Colwell Avenue
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Harrison Ranch
Location: 5755 Harrison Ranch Boulevard
Parrish, FL 34219

Pool Volume: 159,605 gallons
Bathing Load: 177
Flow Rate: 885

Owner Information:
Name: Harrison Ranch Community Dev District
Address: 3434 Colwell Avenue
(Location) Tampa, FL 33614
Home Phone: ()
Work Phone: (813) 933-5571

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **41-60-00878** Bill ID: **41-BID-7909599**

Billing Questions call DOH-Manatee at: (941) 748-0747
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Manatee County
410 6th Avenue E
Bradenton, FL 34208

Signature **Date**

[Please RETURN invoice with your payment] Batch Billing ID:91397

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Florida HEALTH

State of Florida
Department of Revenue

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 51-8015668220-6

Confirmation Number: 250513842814

Click Here for Survey

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
51-8015668220-6	04/2025	05/13/2025 09:50:53 AM ET

Surtax Rate: 0.0100

RECEIVED 05/13/25

Location Address

5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

HARRISON RANCH COMMUNITY
DEVELOPMENT DIS
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information	
Name	Eric Kanjirathingal
Phone	(813) 533 - 2950
Email	ekanjirathingal@rizzetta.com

Debit Date:	5/14/2025
Amount for Check:	$15.04
Bank Routing Number:	
Bank Account Number:	
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	HARRISON RANCH COMMUNITY DEVELOPMENT DIS

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Eric Kanjirathingal
Phone Number:	295-295-2950
EMail Address:	ekanjirathingal@rizzetta.com

1. Gross Sales (Do not include tax)	$	229.86
2. Exempt Sales (Include these in Gross Sales, Line 1)	$	0.00
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	$	229.86

Discretionary Sales Surtax Information

A.	Taxable Sales and Purchases **Not** Subject to Discretionary Sales Surtax	$	0.00
B.	Total Discretionary Sales Surtax Due	$	2.29

4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	$	15.04
5. Less Lawful Deductions	$	0.00
6. Less DOR Credit Memo	$	0.00
7. Net Tax Due	$	15.04
8. a. **Less (-)** Collection Allowance; or if Late,	$	0.00
8. b. **Plus (+)** Penalty and Interest	$	0.00
9. Amount Due With Return	$	15.04

You have chosen not to donate your collection allowance to education.

Payment you have authorized 15.04

Harrison Ranch CDD FPL Electric Summary
Account # 79909-28017 Invoice Date: 05/16/2025
Service Dates: 04/14/2025-05/14/2025
Due: 06/06/2025

RECEIVED
05/21/25

Account	Service	Service Address	Code		Amount
02865-79362	UTILITY SERVICES	4605 Harrison Ranch Blvd-Main Entrance	001 53100 4301	$	60.68
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	$	68.65
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	$	77.37
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	$	46.12
14123-45298	STREET LIGHTS	5756 99th Avenue Cri E	001 53100 4307	$	94.47
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	$	49.41
23025-48272	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Perimeter	001 53100 4304	$	29.44
23843-37065	UTILITY SERVICES	11049 58th Street Cir E	001 53100 4301	$	27.23
29090-55432	UTILITY SERVICES	10402 55th Ln E #Sign	001 53100 4301	$	27.62
29678-78196	UTILITY SERVICES	10202 57th Ct E	001 53100 4301	$	28.66
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	$	30.53
30037-27066	UTILITY SERVICES	11131 58th Street Cir E #Unit 1	001 53100 4301	$	25.66
30797-37064	UTILITY SERVICES	5808 110th Ave E	001 53100 4301	$	33.23
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	$	41.05
36260-99109	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	$	25.81
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	$	34.98
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	$	43.71
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	$	82.05
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	$	56.00
59381-21463	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	$	1,532.48
67960-61205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	$	72.18
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	$	42.07
71480-20378	UTILITY SERVICES	5026 Harrison Ranch Blvd Entrance	001 53100 4301	$	28.55
73725-36180	STREET LIGHTS	Street Lights & Harrison Rnc	001 53100 4307	$	1,557.73
75284-20461	STREET LIGHTS	5821 100th Ave E #Lts	001 53100 4307	$	48.13
76568-88273	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	$	615.96
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	$	26.58
77871-91514	UTILITY SERVICES	10609 48th St E	001 53100 4301	$	25.66
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	$	83.19
79950-70468	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Landscape	001 53100 4304	$	121.15
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	$	71.29
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	$	53.20
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	$	65.22
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	$	37.89
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	$	46.86
		TOTAL		**$**	**5,310.81**

	Summary		
UTILITY SERVICES	**001 53100 4301**	**$**	**328.87**
RECREATIONAL FACILITIES	**001 53100 4304**	**$**	**2,324.84**
STREET LIGHTS	**001 53100 4307**	**$**	**2,657.10**
	Total	**$**	**5,310.81**

Summary Bill Statement
Statement Date: May 16, 2025
Master Account #: 79909-28017
Total Number of Subordinates: 35

CURRENT BILL

$5,310.81
TOTAL AMOUNT YOU OWE

Jun 6, 2025
NEW CHARGES DUE BY

05/19/25

HARRISON RANCH CDD

SUMMARY BILL

Total kWh	43,580
Total accounts billed	35
Total accounts not billed	0

For Summary Billing inquiries, please email SUMB@FPL.com

Please return the coupon below with payment for the Total Amount You Owe.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 27 9012799092801711801350000

SUMMARY BILL MASTER
79909-28017

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL Summary Bill
P.O. BOX 524013
MIAMI, FL 33152-4013

79909-28017	$5,310.81	Jun 6, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
02865-79362	4605 HARRISON RANCH BLVD # MAIN ENTRANCE	AC13668	2025-05-14 30	375 / 0	$60.68	
05365-28037	9918 100TH DR E # LTS	ACD9904	2025-05-14 30	438 / 0	$68.65	
05462-88259	9782 50TH STREET CIR E # LTS	AC13499	2025-05-14 30	507 / 0	$77.37	
10034-50200	9881 50TH STREET CIR E # LTS	AC13677	2025-05-14 30	260 / 0	$46.12	
14123-45298	5756 99TH AVENUE CIR E # LTS	AC13476	2025-05-14 30	642 / 0	$94.47	
21023-16292	9908 59TH ST E # LTS	AC13475	2025-05-14 30	286 / 0	$49.41	
23025-48272	5755 HARRISON RANCH BLVD # PERIMETER LIG	AE05816	2025-05-14 30	73 / 0	$29.44	
23843-37065	11049 58TH STREET CIR E	ACD5445	2025-05-14 30	30 / 0	$27.23	
29090-55432	10402 55TH LN E # SIGN	ACD4023	2025-05-14 30	38 / 0	$27.62	
29678-78196	10202 57TH CT E	ACD0427	2025-05-14 30	58 / 0	$28.66	
29683-69252	10016 58TH ST E	AC13541	2025-05-14 30	94 / 0	$30.53	
30037-27066	11131 58TH STREET CIR E #UNIT 1	ACD5378	2025-05-14 30	0 / 0	$25.66	
30797-37064	5808 110TH AVE E	ACD1469	2025-05-14 30	146 / 0	$33.23	
31255-79270	10515 48TH CT E # ENTRANCE	AC45138	2025-05-14 30	220 / 0	$41.05	
36260-99109	5755 HARRISON RANCH BLVD # IRR	KLJ3465	2025-05-14 30	3 / 0	$25.81	
38549-29274	9935 52ND ST E # LTS	AC13500	2025-05-14 30	172 / 0	$34.98	
46128-19252	5838 100TH AVE E # LTS	AC13544	2025-05-14 30	241 / 0	$43.71	
46298-57030	9712 46TH CT E # LTS	AC73195	2025-05-14 30	544 / 0	$82.05	
56720-86294	9737 50TH STREET CIR E # LTS	AC13496	2025-05-14 30	338 / 0	$56.00	
59381-21463	5755 HARRISON RANCH BLVD # POOL	KLL6997	2025-05-14 30	12529 / 52	$1,532.48	
67960-61205	5323 98TH AVE E # LTS	AC13472	2025-05-14 30	466 / 0	$72.18	
69576-29360	9805 47TH ST E # LTS	AC13607	2025-05-14 30	228 / 0	$42.07	
71480-20378	5026 HARRISON RANCH BLVD # ENTRANCE	AC13495	2025-05-14 30	56 / 0	$28.55	
73725-36180	STREET LIGHTS # HARRISON RNC		2025-05-14 30	16832 / 0	$1,557.73	
75284-20461	5821 100TH AVE E # LTS	AC45137	2025-05-14 30	276 / 0	$48.13	

Continue on next page

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
76568-88273	5755 HARRISON RANCH BLVD	KLL6998	2025-05-14 30	5375 / 18	$615.96	
77678-60393	STREET LIGHTS # HARRISON RCH		2025-05-12 32	300 / 0	$26.58	
77871-91514	10609 48TH ST E	ACD3197	2025-05-14 30	0 / 0	$25.66	
78604-78036	5009 99TH AVE E # LTS	AC13479	2025-05-14 30	553 / 0	$83.19	
79950-70468	5755 HARRISON RANCH BLVD # LANDSCAPE	KL83325	2025-05-14 30	853 / 0	$121.15	
80171-39109	5735 99TH AVENUE CIR E # LTS	AC13473	2025-05-14 30	459 / 0	$71.29	
93846-48250	5769 99TH AVENUE CIR E # LTS	AC13474	2025-05-14 30	316 / 0	$53.20	
95166-90204	5221 100TH DR E # LTS	AC13542	2025-05-14 30	411 / 0	$65.22	
96273-49039	4728 100TH DR E # LTS	AC13606	2025-05-14 30	195 / 0	$37.89	
97013-08257	5012 100TH DR E # LTS	ACD1823	2025-05-14 30	266 / 0	$46.86	
			TOTAL AMOUNT OF BILL		**$5,310.81**	

Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 02865-79362
Service Address:
4605 HARRISON RANCH BLVD # MAIN ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$60.68
TOTAL AMOUNT YOU OWE

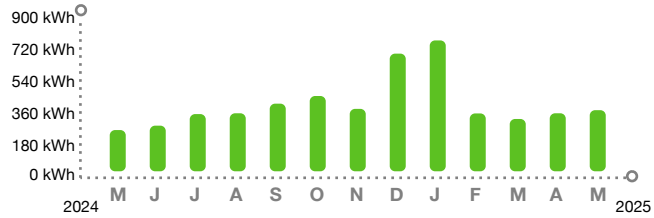
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	58.27
Payments received	-58.27
Balance before new charges	0.00
Total new charges	60.68
Total amount you owe	**$60.68**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:		Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	Summary Bill Coordinator 1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

02865-79362	$60.68	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		58.27
Payment received - Thank you		–58.27
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$36.05	
Fuel: *($0.027180 per kWh)*	$10.19	
Electric service amount	59.11	
Gross receipts tax (State tax)	1.52	
Taxes and charges	1.52	
Regulatory fee (State fee)	0.05	
Total new charges		$60.68
Total amount you owe		**$60.68**

METER SUMMARY

Meter reading - Meter AC13668. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	87018		86643		375

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	375	356	253
Service days	30	31	30
kWh/day	13	11	8
Amount	$60.68	$58.27	$42.17

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 05365-28037
Service Address:
9918 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$68.65
TOTAL AMOUNT YOU OWE

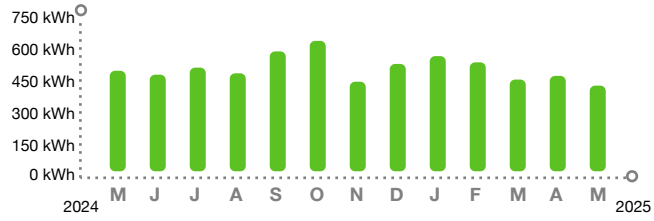
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	74.96
Payments received	-74.96
Balance before new charges	0.00
Total new charges	68.65
Total amount you owe	**$68.65**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

05365-28037	$68.65	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		74.96
Payment received - Thank you		–74.96
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$42.10	
Fuel: *($0.027180 per kWh)*	$11.90	
Electric service amount	66.87	
Gross receipts tax (State tax)	1.72	
Taxes and charges	1.72	
Regulatory fee (State fee)	0.06	
Total new charges		$68.65
Total amount you owe		**$68.65**

METER SUMMARY

Meter reading - Meter ACD9904. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	03704		03266		438

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	438	488	514
Service days	30	31	30
kWh/day	15	16	17
Amount	$68.65	$74.96	$72.16

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 05462-88259
Service Address:
9782 50TH STREET CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$77.37
TOTAL AMOUNT YOU OWE

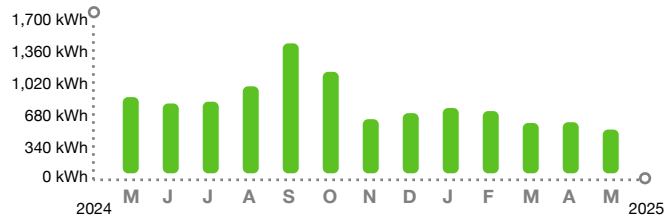
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	88.12
Payments received	-88.12
Balance before new charges	0.00
Total new charges	77.37
Total amount you owe	**$77.37**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

05462-88259	$77.37	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		88.12
Payment received - Thank you		–88.12
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$48.72	
Fuel: *($0.027180 per kWh)*	$13.78	
Electric service amount	75.37	
Gross receipts tax (State tax)	1.93	
Taxes and charges	1.93	
Regulatory fee (State fee)	0.07	
Total new charges		$77.37
Total amount you owe		**$77.37**

METER SUMMARY

Meter reading - Meter AC13499. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	49563		49056		507

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	507	592	883
Service days	30	31	30
kWh/day	17	19	29
Amount	$77.37	$88.12	$114.57

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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FPL.com/MobileApp

Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 10034-50200
Service Address:
9881 50TH STREET CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$46.12
TOTAL AMOUNT YOU OWE

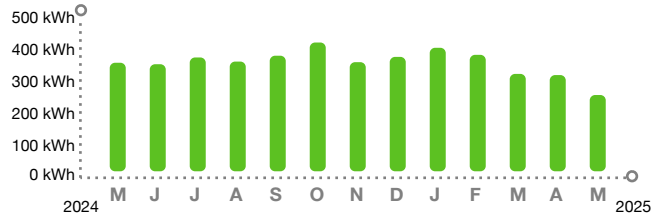
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	54.72
Payments received	-54.72
Balance before new charges	0.00
Total new charges	46.12
Total amount you owe	**$46.12**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

10034-50200	$46.12	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		54.72
Payment received - Thank you		–54.72
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$12.87
Non-fuel: *($0.096100 per kWh)*		$24.99
Fuel: *($0.027180 per kWh)*		$7.07
Electric service amount		44.93
Gross receipts tax (State tax)		1.15
Taxes and charges		1.15
Regulatory fee (State fee)		0.04
Total new charges		$46.12
Total amount you owe		**$46.12**

METER SUMMARY

Meter reading - Meter AC13677. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	79904		79644		260

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	260	328	370
Service days	30	31	30
kWh/day	9	11	12
Amount	$46.12	$54.72	$55.63

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 14123-45298
Service Address:
5756 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$94.47
TOTAL AMOUNT YOU OWE

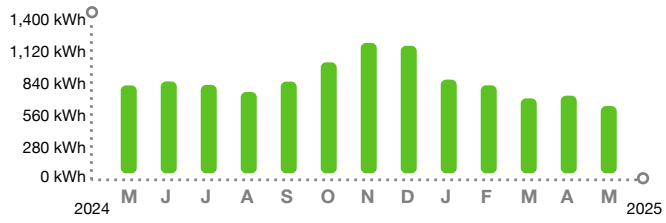
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	106.97
Payments received	-106.97
Balance before new charges	0.00
Total new charges	94.47
Total amount you owe	**$94.47**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

14123-45298	$94.47	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		106.97
Payment received - Thank you		–106.97
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$61.71	
Fuel: *($0.027180 per kWh)*	$17.45	
Electric service amount	92.03	
Gross receipts tax (State tax)	2.36	
Taxes and charges	2.36	
Regulatory fee (State fee)	0.08	
Total new charges		$94.47
Total amount you owe		**$94.47**

METER SUMMARY

Meter reading - Meter AC13476. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	33381		32739		642

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	642	741	839
Service days	30	31	30
kWh/day	21	24	28
Amount	$94.47	$106.97	$109.50

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 21023-16292
Service Address:
9908 59TH ST E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$49.41
TOTAL AMOUNT YOU OWE

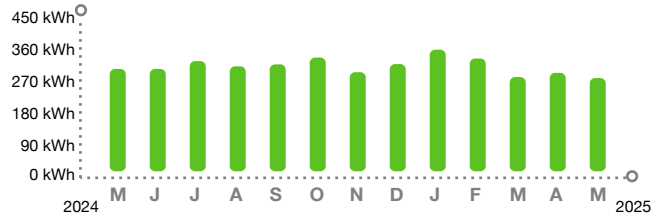
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	51.43
Payments received	-51.43
Balance before new charges	0.00
Total new charges	49.41
Total amount you owe	**$49.41**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:		Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	Summary Bill Coordinator 1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

21023-16292	$49.41	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		51.43
Payment received - Thank you		–51.43
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$27.49	
Fuel: *($0.027180 per kWh)*	$7.77	
Electric service amount	48.13	
Gross receipts tax (State tax)	1.24	
Taxes and charges	1.24	
Regulatory fee (State fee)	0.04	
Total new charges		$49.41
Total amount you owe		**$49.41**

METER SUMMARY

Meter reading - Meter AC13475. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	69635		69349		286

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	286	302	314
Service days	30	31	30
kWh/day	10	10	10
Amount	$49.41	$51.43	$49.18

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 23025-48272
Service Address:
5755 HARRISON RANCH BLVD # PERIMETER LIG
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$29.44
TOTAL AMOUNT YOU OWE

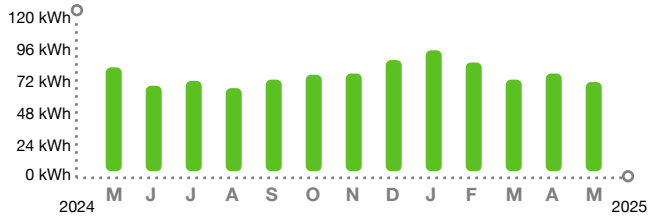
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	29.79
Payments received	-29.79
Balance before new charges	0.00
Total new charges	29.44
Total amount you owe	**$29.44**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

23025-48272	$29.44	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		29.79
Payment received - Thank you		–29.79
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$6.81	
Non-fuel: *($0.096100 per kWh)*	$7.02	
Fuel: *($0.027180 per kWh)*	$1.98	
Electric service amount	28.68	
Gross receipts tax (State tax)	0.74	
Taxes and charges	0.74	
Regulatory fee (State fee)	0.02	
Total new charges		$29.44
Total amount you owe		**$29.44**

METER SUMMARY

Meter reading - Meter AE05816. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	13815		13742		73

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	73	80	85
Service days	30	31	30
kWh/day	2	3	3
Amount	$29.44	$29.79	$29.11

KEEP IN MIND

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 23843-37065
Service Address:
11049 58TH STREET CIR E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$27.23
TOTAL AMOUNT YOU OWE

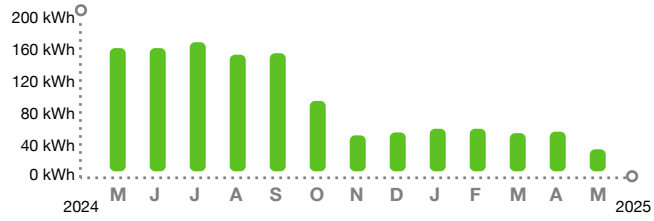
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	28.45
Payments received	-28.45
Balance before new charges	0.00
Total new charges	27.23
Total amount you owe	**$27.23**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

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

23843-37065	$27.23	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		28.45
Payment received - Thank you		–28.45
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$9.95	
Non-fuel: *($0.096100 per kWh)*	$2.89	
Fuel: *($0.027180 per kWh)*	$0.82	
Electric service amount	26.53	
Gross receipts tax (State tax)	0.68	
Taxes and charges	0.68	
Regulatory fee (State fee)	0.02	
Total new charges		$27.23
Total amount you owe		**$27.23**

METER SUMMARY

Meter reading - Meter ACD5445. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06893		06863		30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	30	54	168
Service days	30	31	30
kWh/day	1	2	6
Amount	$27.23	$28.45	$32.48

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 29090-55432
Service Address:
10402 55TH LN E # SIGN
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$27.62
TOTAL AMOUNT YOU OWE

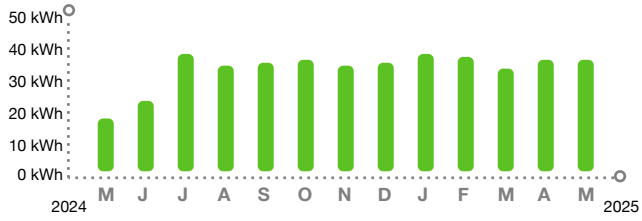
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	27.62
Payments received	-27.62
Balance before new charges	0.00
Total new charges	27.62
Total amount you owe	**$27.62**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

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

29090-55432	$27.62	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		27.62
Payment received - Thank you		–27.62
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$9.36	
Non-fuel: *($0.096100 per kWh)*	$3.65	
Fuel: *($0.027180 per kWh)*	$1.03	
Electric service amount	26.91	
Gross receipts tax (State tax)	0.69	
Taxes and charges	0.69	
Regulatory fee (State fee)	0.02	
Total new charges		$27.62
Total amount you owe		**$27.62**

METER SUMMARY

Meter reading - Meter ACD4023. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	09109		09071		38

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	38	38	18
Service days	30	31	30
kWh/day	1	1	1
Amount	$27.62	$27.62	$26.39

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 29678-78196
Service Address:
10202 57TH CT E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$28.66
TOTAL AMOUNT YOU OWE

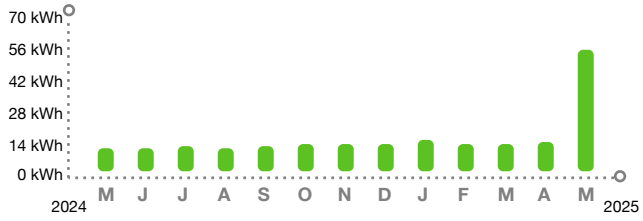
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.39
Payments received	-26.39
Balance before new charges	0.00
Total new charges	28.66
Total amount you owe	**$28.66**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

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

29678-78196	$28.66	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		26.39
Payment received - Thank you		–26.39
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$7.91	
Non-fuel: *($0.096100 per kWh)*	$5.56	
Fuel: *($0.027180 per kWh)*	$1.58	
Electric service amount	27.92	
Gross receipts tax (State tax)	0.72	
Taxes and charges	0.72	
Regulatory fee (State fee)	0.02	
Total new charges		$28.66
Total amount you owe		**$28.66**

METER SUMMARY

Meter reading - Meter ACD0427. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	17258		17200		58

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	58	14	11
Service days	30	31	30
kWh/day	2	0	0
Amount	$28.66	$26.39	$26.10

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 29683-69252
Service Address:
10016 58TH ST E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$30.53
TOTAL AMOUNT YOU OWE

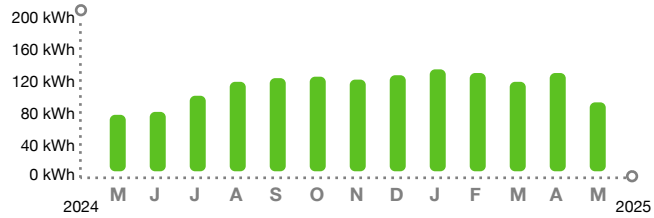
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.61
Payments received	-32.61
Balance before new charges	0.00
Total new charges	30.53
Total amount you owe	**$30.53**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

29683-69252	$30.53	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.61
Payment received - Thank you		–32.61
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$5.28	
Non-fuel: *($0.096100 per kWh)*	$9.04	
Fuel: *($0.027180 per kWh)*	$2.55	
Electric service amount	29.74	
Gross receipts tax (State tax)	0.76	
Taxes and charges	0.76	
Regulatory fee (State fee)	0.03	
Total new charges		$30.53
Total amount you owe		**$30.53**

METER SUMMARY

Meter reading - Meter AC13541. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	27466		27372		94

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	94	134	77
Service days	30	31	30
kWh/day	3	4	3
Amount	$30.53	$32.61	$28.78

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 30037-27066
Service Address:
11131 58TH STREET CIR E #UNIT 1
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

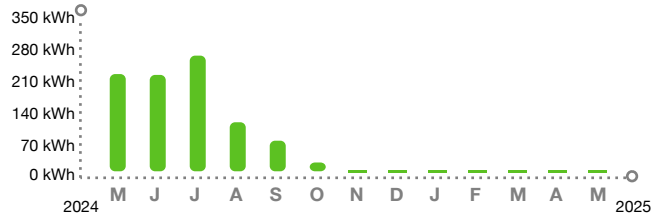
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

30037-27066	$25.66	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$12.13	
Non-fuel energy charge:		
$0.096100 per kWh		
Fuel charge: $0.027180 per kWh		
Electric service amount	25.00	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		$25.66
Total amount you owe		**$25.66**

METER SUMMARY

Meter reading - Meter ACD5378. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16732		16732		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	0	0	232
Service days	30	31	30
kWh/day	0	0	8
Amount	$25.66	$25.66	$39.77

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 30797-37064
Service Address:
5808 110TH AVE E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$33.23
TOTAL AMOUNT YOU OWE

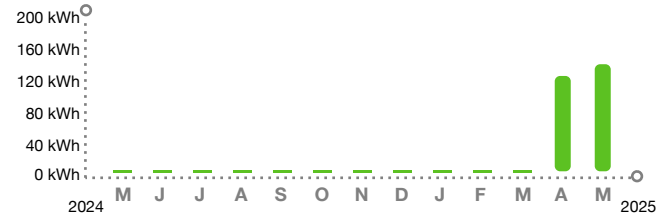
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.40
Payments received	-32.40
Balance before new charges	0.00
Total new charges	33.23
Total amount you owe	**$33.23**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

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

30797-37064	$33.23	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.40
Payment received - Thank you		–32.40
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$1.50	
Non-fuel: *($0.096100 per kWh)*	$14.03	
Fuel: *($0.027180 per kWh)*	$3.97	
Electric service amount	32.37	
Gross receipts tax (State tax)	0.83	
Taxes and charges	0.83	
Regulatory fee (State fee)	0.03	
Total new charges		$33.23
Total amount you owe		**$33.23**

METER SUMMARY

Meter reading - Meter ACD1469. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	03802		03656		146

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	146	130	0
Service days	30	31	30
kWh/day	5	4	0
Amount	$33.23	$32.40	$25.66

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 31255-79270
Service Address:
10515 48TH CT E # ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$41.05
TOTAL AMOUNT YOU OWE

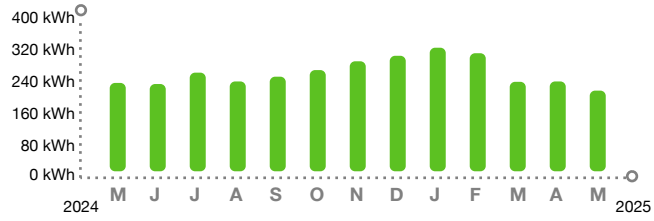
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	44.23
Payments received	-44.23
Balance before new charges	0.00
Total new charges	41.05
Total amount you owe	**$41.05**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

31255-79270	$41.05	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		44.23
Payment received - Thank you		–44.23
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$21.14	
Fuel: *($0.027180 per kWh)*	$5.98	
Electric service amount	39.99	
Gross receipts tax (State tax)	1.03	
Taxes and charges	1.03	
Regulatory fee (State fee)	0.03	
Total new charges		$41.05
Total amount you owe		**$41.05**

METER SUMMARY

Meter reading - Meter AC45138. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04125		03905		220

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	220	245	241
Service days	30	31	30
kWh/day	7	8	8
Amount	$41.05	$44.23	$40.79

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 36260-99109
Service Address:
5755 HARRISON RANCH BLVD # IRR
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.81
TOTAL AMOUNT YOU OWE

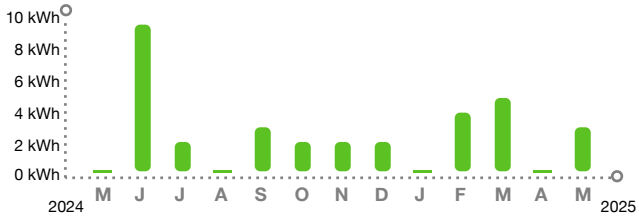
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.81
Total amount you owe	**$25.81**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

36260-99109	$25.81	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$11.91	
Non-fuel: *($0.096100 per kWh)*	$0.28	
Fuel: *($0.027180 per kWh)*	$0.08	
Electric service amount	25.14	
Gross receipts tax (State tax)	0.65	
Taxes and charges	0.65	
Regulatory fee (State fee)	0.02	
Total new charges		$25.81
Total amount you owe		**$25.81**

METER SUMMARY

Meter reading - Meter KLJ3465. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	21511		21508		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	3	0	0
Service days	30	31	30
kWh/day	0	0	0
Amount	$25.81	$25.66	$25.66

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 38549-29274
Service Address:
9935 52ND ST E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$34.98
TOTAL AMOUNT YOU OWE

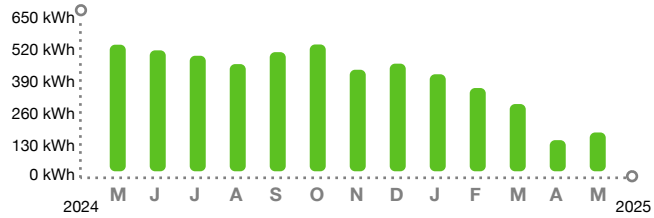
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.82
Payments received	-32.82
Balance before new charges	0.00
Total new charges	34.98
Total amount you owe	**$34.98**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

38549-29274	$34.98	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.82
Payment received - Thank you		–32.82
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$16.54	
Fuel: *($0.027180 per kWh)*	$4.67	
Electric service amount	34.08	
Gross receipts tax (State tax)	0.87	
Taxes and charges	0.87	
Regulatory fee (State fee)	0.03	
Total new charges		$34.98
Total amount you owe		**$34.98**

METER SUMMARY

Meter reading - Meter AC13500. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06651		06479		172

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	172	138	561
Service days	30	31	30
kWh/day	6	4	19
Amount	$34.98	$32.82	$77.58

KEEP IN MIND

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 46128-19252
Service Address:
5838 100TH AVE E # LTS
PARRISH, FL 34219

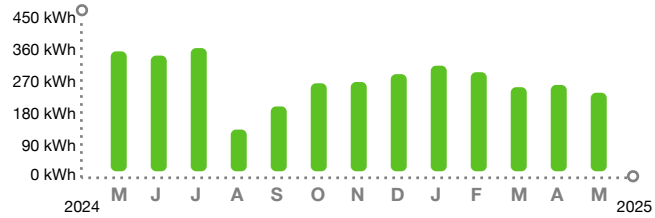
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$43.71
TOTAL AMOUNT YOU OWE

Jun 6, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	46.74
Payments received	-46.74
Balance before new charges	0.00
Total new charges	43.71
Total amount you owe	**$43.71**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

46128-19252	$43.71	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		46.74
Payment received - Thank you		–46.74
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$23.16	
Fuel: *($0.027180 per kWh)*	$6.55	
Electric service amount	42.58	
Gross receipts tax (State tax)	1.09	
Taxes and charges	1.09	
Regulatory fee (State fee)	0.04	
Total new charges		$43.71
Total amount you owe		**$43.71**

METER SUMMARY

Meter reading - Meter AC13544. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	89005		88764		241

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	241	265	368
Service days	30	31	30
kWh/day	8	9	12
Amount	$43.71	$46.74	$55.39

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 46298-57030
Service Address:
9712 46TH CT E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$82.05
TOTAL AMOUNT YOU OWE

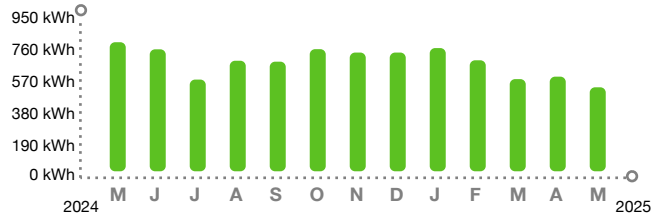
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	90.78
Payments received	-90.78
Balance before new charges	0.00
Total new charges	82.05
Total amount you owe	**$82.05**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

46298-57030	$82.05	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		90.78
Payment received - Thank you		–90.78
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$52.27	
Fuel: *($0.027180 per kWh)*	$14.79	
Electric service amount	79.93	
Gross receipts tax (State tax)	2.05	
Taxes and charges	2.05	
Regulatory fee (State fee)	0.07	
Total new charges		$82.05
Total amount you owe		**$82.05**

METER SUMMARY

Meter reading - Meter AC73195. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	58830		58286		544

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	544	613	836
Service days	30	31	30
kWh/day	18	20	28
Amount	$82.05	$90.78	$109.16

KEEP IN MIND

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 56720-86294
Service Address:
9737 50TH STREET CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$56.00
TOTAL AMOUNT YOU OWE

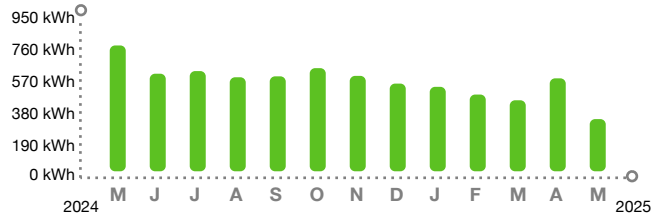
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	89.38
Payments received	-89.38
Balance before new charges	0.00
Total new charges	56.00
Total amount you owe	**$56.00**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

56720-86294	$56.00	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		89.38
Payment received - Thank you		–89.38
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$32.49	
Fuel: *($0.027180 per kWh)*	$9.19	
Electric service amount	54.55	
Gross receipts tax (State tax)	1.40	
Taxes and charges	1.40	
Regulatory fee (State fee)	0.05	
Total new charges		$56.00
Total amount you owe		**$56.00**

METER SUMMARY

Meter reading - Meter AC13496. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	25837		25499		338

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	338	602	815
Service days	30	31	30
kWh/day	11	19	27
Amount	$56.00	$89.38	$106.75

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 59381-21463
Service Address:
5755 HARRISON RANCH BLVD # POOL
PARRISH, FL 34219

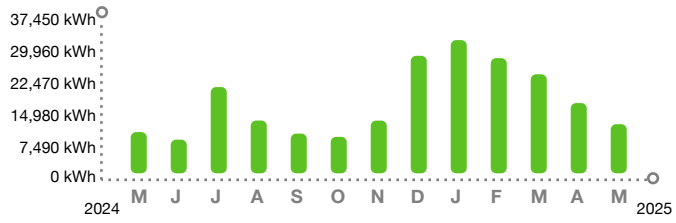
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$1,532.48
TOTAL AMOUNT YOU OWE

Jun 6, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,885.02
Payments received	-1,885.02
Balance before new charges	0.00
Total new charges	1,532.48
Total amount you owe	**$1,532.48**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

59381-21463	$1,532.48	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,885.02
Payment received - Thank you		–1,885.02
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$30.41	
Non-fuel: *($0.033890 per kWh)*	$424.60	
Fuel: *($0.027180 per kWh)*	$340.54	
Demand: *($13.41 per KW)*	$697.32	
Electric service amount	1,492.87	
Gross receipts tax (State tax)	38.31	
Taxes and charges	38.31	
Regulatory fee (State fee)	1.30	
Total new charges		$1,532.48
Total amount you owe		**$1,532.48**

METER SUMMARY

Meter reading - Meter KLL6997. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	60152		47623		12529
Demand KW	52.14				52

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	12529	17933	10516
Service days	30	31	30
kWh/day	417	578	350
Amount	$1,532.48	$1,885.02	$1,244.13

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 67960-61205
Service Address:
5323 98TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$72.18
TOTAL AMOUNT YOU OWE

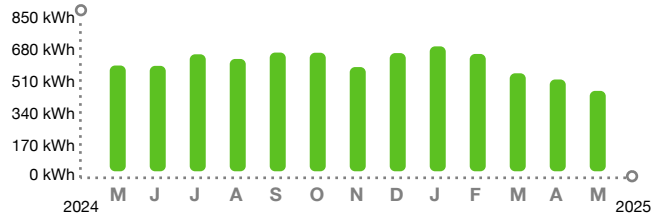
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	80.53
Payments received	-80.53
Balance before new charges	0.00
Total new charges	72.18
Total amount you owe	**$72.18**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

67960-61205	$72.18	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		80.53
Payment received - Thank you		–80.53
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$44.78	
Fuel: *($0.027180 per kWh)*	$12.67	
Electric service amount	70.32	
Gross receipts tax (State tax)	1.80	
Taxes and charges	1.80	
Regulatory fee (State fee)	0.06	
Total new charges		$72.18
Total amount you owe		**$72.18**

METER SUMMARY

Meter reading - Meter AC13472. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	37781		37315		466

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	466	532	613
Service days	30	31	30
kWh/day	16	17	20
Amount	$72.18	$80.53	$83.53

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 69576-29360
Service Address:
9805 47TH ST E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$42.07
TOTAL AMOUNT YOU OWE

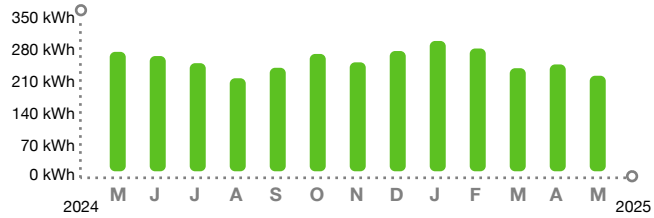
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	45.48
Payments received	-45.48
Balance before new charges	0.00
Total new charges	42.07
Total amount you owe	**$42.07**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

69576-29360	$42.07	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		45.48
Payment received - Thank you		–45.48
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$21.91	
Fuel: *($0.027180 per kWh)*	$6.20	
Electric service amount	40.98	
Gross receipts tax (State tax)	1.05	
Taxes and charges	1.05	
Regulatory fee (State fee)	0.04	
Total new charges		$42.07
Total amount you owe		**$42.07**

METER SUMMARY

Meter reading - Meter AC13607. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50603		50375		228

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	228	255	285
Service days	30	31	30
kWh/day	8	8	10
Amount	$42.07	$45.48	$45.87

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 71480-20378
Service Address:
5026 HARRISON RANCH BLVD # ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$28.55
TOTAL AMOUNT YOU OWE

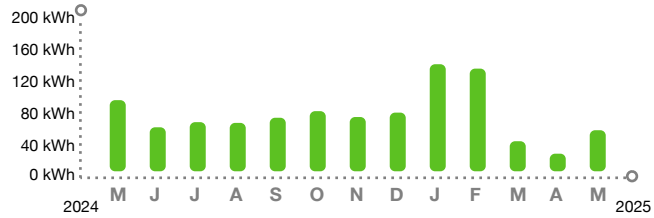
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.90
Payments received	-26.90
Balance before new charges	0.00
Total new charges	28.55
Total amount you owe	**$28.55**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

71480-20378	$28.55	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		26.90
Payment received - Thank you		–26.90
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$8.05	
Non-fuel: *($0.096100 per kWh)*	$5.38	
Fuel: *($0.027180 per kWh)*	$1.52	
Electric service amount	27.82	
Gross receipts tax (State tax)	0.71	
Taxes and charges	0.71	
Regulatory fee (State fee)	0.02	
Total new charges		$28.55
Total amount you owe		**$28.55**

METER SUMMARY

Meter reading - Meter AC13495. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	19066		19010		56

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	56	24	97
Service days	30	31	30
kWh/day	2	1	3
Amount	$28.55	$26.90	$29.60

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 73725-36180
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$1,557.73
TOTAL AMOUNT YOU OWE

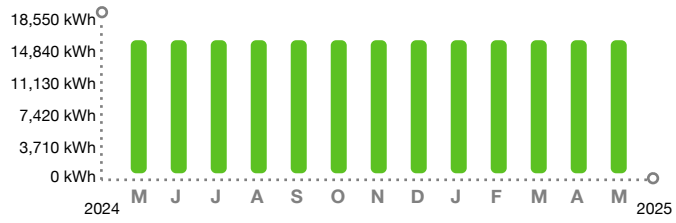
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	1,557.73
Payments received	-1,557.73
Balance before new charges	0.00
Total new charges	1,557.73
Total amount you owe	**$1,557.73**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

73725-36180	$1,557.73	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,557.73
Payment received - Thank you		–1,557.73
Balance before new charges		$0.00
New Charges		
Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	1,519.15	
Gross receipts tax (State tax)	37.26	
Taxes and charges	37.26	
Regulatory fee (State fee)	1.32	
Total new charges		$1,557.73
Total amount you owe		**$1,557.73**

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	$0.059770 per kWh
Fuel charge:	$0.026470 per kWh

METER SUMMARY

Next bill date Jun 13, 2025.

Usage Type	**Usage**
Total kWh used	16832

ENERGY USAGE COMPARISON

	This Month	**Last Month**	**Last Year**
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	16832	16832	16832
Service days	30	31	30
kWh/day	561	543	561
Amount	$1,557.73	$1,557.73	$1,188.49

KEEP IN MIND

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For: 04-14-2025 to 05-14-2025 (30 days)
kWh/Day: 561
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
60 KWH			E	92		5,520	
Energy					2.080000		191.36
116 KWH			E	82		9,512	
Energy					4.010000		328.82
HPS0150	150	16000	R	30		1,800	
Energy					2.080000		62.40
Non-energy							
Relamp					2.240000		67.20

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

For: 04-14-2025 to 05-14-2025 (30 days)
kWh/Day: 561
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		582.58
					Non-energy sub total		67.20
					Sub total	16,832	649.78
					Energy conservation cost recovery		6.56
					Capacity payment recovery charge		1.18
					Environmental cost recovery charge		8.25
					Storm restoration recovery charge		348.76
					Transition rider credit		–34.84
					Storm protection recovery charge		93.92
					Fuel charge		445.54
					Electric service amount		**1,519.15**
					Gross receipts tax (State tax)		37.26
					Regulatory fee (State fee)		1.32
					Total	**16,832**	**1,557.73**

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 75284-20461
Service Address:
5821 100TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$48.13
TOTAL AMOUNT YOU OWE

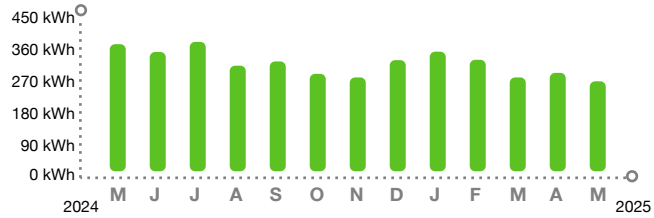
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	51.43
Payments received	-51.43
Balance before new charges	0.00
Total new charges	48.13
Total amount you owe	**$48.13**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

75284-20461	$48.13	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		51.43
Payment received - Thank you		–51.43
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$26.52	
Fuel: *($0.027180 per kWh)*	$7.50	
Electric service amount	46.89	
Gross receipts tax (State tax)	1.20	
Taxes and charges	1.20	
Regulatory fee (State fee)	0.04	
Total new charges		$48.13
Total amount you owe		**$48.13**

METER SUMMARY

Meter reading - Meter AC45137. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05401		05125		276

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	276	302	390
Service days	30	31	30
kWh/day	9	10	13
Amount	$48.13	$51.43	$57.92

KEEP IN MIND

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 76568-88273
Service Address:
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$615.96
TOTAL AMOUNT YOU OWE

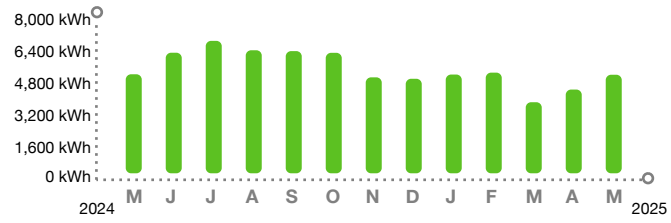
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	592.83
Payments received	-592.83
Balance before new charges	0.00
Total new charges	615.96
Total amount you owe	**$615.96**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

76568-88273	$615.96	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		592.83
Payment received - Thank you		–592.83
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$30.41	
Non-fuel: *($0.033890 per kWh)*	$182.16	
Fuel: *($0.027180 per kWh)*	$146.09	
Demand: *($13.41 per KW)*	$241.38	
Electric service amount	600.04	
Gross receipts tax (State tax)	15.40	
Taxes and charges	15.40	
Regulatory fee (State fee)	0.52	
Total new charges		$615.96
Total amount you owe		**$615.96**

METER SUMMARY

Meter reading - Meter KLL6998. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	97879		92504		5375
Demand KW	17.66				18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	5375	4567	5401
Service days	30	31	30
kWh/day	179	147	180
Amount	$615.96	$592.83	$605.96

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 10, 2025 to May 12, 2025 (32 days)
Statement Date: May 12, 2025
Account Number: 77678-60393
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$26.58
TOTAL AMOUNT YOU OWE

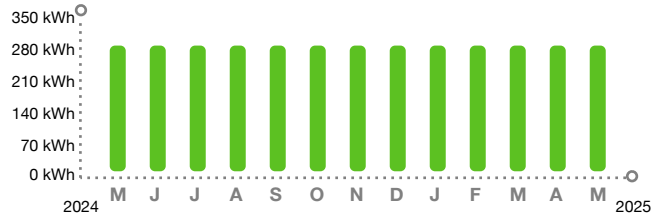
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.58
Payments received	-26.58
Balance before new charges	0.00
Total new charges	26.58
Total amount you owe	**$26.58**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

77678-60393	$26.58	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		26.58
Payment received - Thank you		–26.58
Balance before new charges		$0.00
New Charges		
Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	25.90	
Gross receipts tax (State tax)	0.66	
Taxes and charges	0.66	
Regulatory fee (State fee)	0.02	
Total new charges		$26.58
Total amount you owe		**$26.58**

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	$0.059770 per kWh
Fuel charge:	$0.026470 per kWh

METER SUMMARY

Next bill date Jun 11, 2025.

Usage Type	**Usage**
Total kWh used	300

ENERGY USAGE COMPARISON

	This Month	**Last Month**	**Last Year**
Service to	May 12, 2025	Apr 10, 2025	May 13, 2024
kWh Used	300	300	300
Service days	32	29	32
kWh/day	9	10	9
Amount	$26.58	$26.58	$19.98

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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For: 04-10-2025 to 05-12-2025 (32 days)
kWh/Day: 9
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
60 KWH Energy			E	5	2.080000	300	10.40

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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

For: 04-10-2025 to 05-12-2025 (32 days)
kWh/Day: 9
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		10.40
					Sub total	300	10.40
					Energy conservation cost recovery		0.12
					Capacity payment recovery charge		0.02
					Environmental cost recovery charge		0.15
					Storm restoration recovery charge		6.22
					Transition rider credit		–0.62
					Storm protection recovery charge		1.67
					Fuel charge		7.94
					Electric service amount		**25.90**
					Gross receipts tax (State tax)		0.66
					Regulatory fee (State fee)		0.02
					Total	**300**	**26.58**

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 77871-91514
Service Address:
10609 48TH ST E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

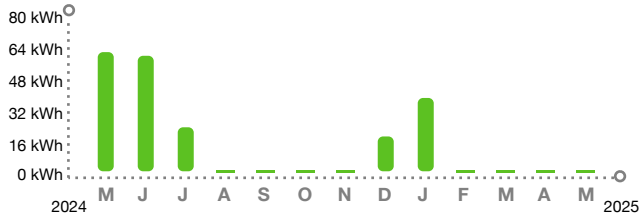
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

77871-91514	$25.66	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$12.13	
Non-fuel energy charge:		
$0.096100 per kWh		
Fuel charge: $0.027180 per kWh		
Electric service amount	25.00	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		$25.66
Total amount you owe		**$25.66**

METER SUMMARY

Meter reading - Meter ACD3197. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05126		05126		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	0	0	65
Service days	30	31	30
kWh/day	0	0	2
Amount	$25.66	$25.66	$28.30

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 78604-78036
Service Address:
5009 99TH AVE E # LTS
PARRISH, FL 34219

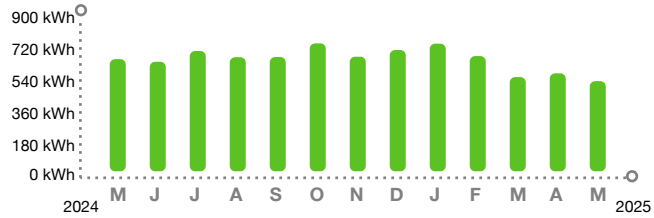
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$83.19
TOTAL AMOUNT YOU OWE

Jun 6, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	89.27
Payments received	-89.27
Balance before new charges	0.00
Total new charges	83.19
Total amount you owe	**$83.19**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

78604-78036	$83.19	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		89.27
Payment received - Thank you		–89.27
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$53.14	
Fuel: *($0.027180 per kWh)*	$15.03	
Electric service amount	81.04	
Gross receipts tax (State tax)	2.08	
Taxes and charges	2.08	
Regulatory fee (State fee)	0.07	
Total new charges		$83.19
Total amount you owe		**$83.19**

METER SUMMARY

Meter reading - Meter AC13479. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	35834		35281		553

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	553	601	688
Service days	30	31	30
kWh/day	18	19	23
Amount	$83.19	$89.27	$92.15

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 79950-70468
Service Address:
5755 HARRISON RANCH BLVD # LANDSCAPE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$121.15
TOTAL AMOUNT YOU OWE

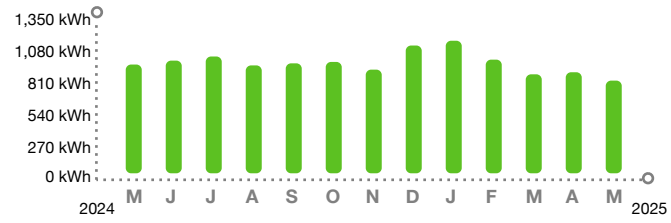
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	130.90
Payments received	-130.90
Balance before new charges	0.00
Total new charges	121.15
Total amount you owe	**$121.15**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

79950-70468	$121.15	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		130.90
Payment received - Thank you		–130.90
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$81.97	
Fuel: *($0.027180 per kWh)*	$23.18	
Electric service amount	118.02	
Gross receipts tax (State tax)	3.03	
Taxes and charges	3.03	
Regulatory fee (State fee)	0.10	
Total new charges		$121.15
Total amount you owe		**$121.15**

METER SUMMARY

Meter reading - Meter KL83325. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	78586		77733		853

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	853	930	1001
Service days	30	31	30
kWh/day	28	30	33
Amount	$121.15	$130.90	$128.10

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 80171-39109
Service Address:
5735 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$71.29
TOTAL AMOUNT YOU OWE

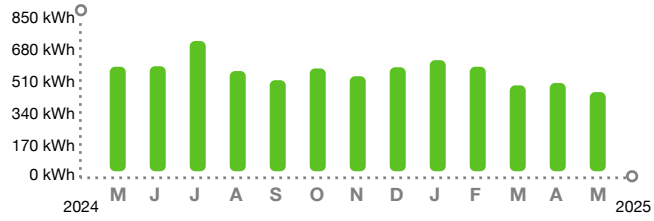
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	78.01
Payments received	-78.01
Balance before new charges	0.00
Total new charges	71.29
Total amount you owe	**$71.29**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

80171-39109	$71.29	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		78.01
Payment received - Thank you		–78.01
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$44.10	
Fuel: *($0.027180 per kWh)*	$12.48	
Electric service amount	69.45	
Gross receipts tax (State tax)	1.78	
Taxes and charges	1.78	
Regulatory fee (State fee)	0.06	
Total new charges		$71.29
Total amount you owe		**$71.29**

METER SUMMARY

Meter reading - Meter AC13473. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	34350		33891		459

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	459	512	606
Service days	30	31	30
kWh/day	15	17	20
Amount	$71.29	$78.01	$82.74

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 93846-48250
Service Address:
5769 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$53.20
TOTAL AMOUNT YOU OWE

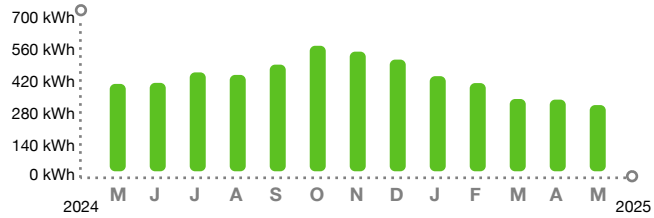
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	56.48
Payments received	-56.48
Balance before new charges	0.00
Total new charges	53.20
Total amount you owe	**$53.20**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

93846-48250	$53.20	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		56.48
Payment received - Thank you		–56.48
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$30.36	
Fuel: *($0.027180 per kWh)*	$8.59	
Electric service amount	51.82	
Gross receipts tax (State tax)	1.33	
Taxes and charges	1.33	
Regulatory fee (State fee)	0.05	
Total new charges		$53.20
Total amount you owe		**$53.20**

METER SUMMARY

Meter reading - Meter AC13474. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	95359		95043		316

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	316	342	417
Service days	30	31	30
kWh/day	11	11	14
Amount	$53.20	$56.48	$61.04

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 95166-90204
Service Address:
5221 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$65.22
TOTAL AMOUNT YOU OWE

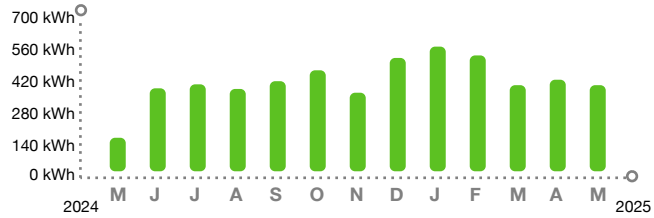
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	68.51
Payments received	-68.51
Balance before new charges	0.00
Total new charges	65.22
Total amount you owe	**$65.22**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

95166-90204	$65.22	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		68.51
Payment received - Thank you		–68.51
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$39.49	
Fuel: *($0.027180 per kWh)*	$11.17	
Electric service amount	63.53	
Gross receipts tax (State tax)	1.63	
Taxes and charges	1.63	
Regulatory fee (State fee)	0.06	
Total new charges		$65.22
Total amount you owe		**$65.22**

METER SUMMARY

Meter reading - Meter AC13542. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	29760		29349		411

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	411	437	160
Service days	30	31	30
kWh/day	14	14	5
Amount	$65.22	$68.51	$32.16

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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FPL.com/MobileApp

Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 96273-49039
Service Address:
4728 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$37.89
TOTAL AMOUNT YOU OWE

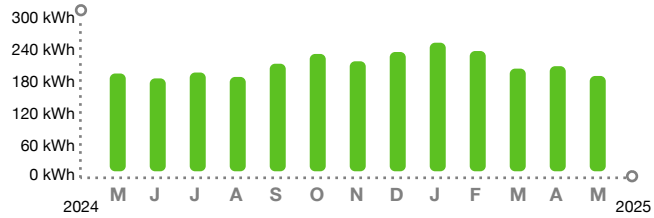
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	40.41
Payments received	-40.41
Balance before new charges	0.00
Total new charges	37.89
Total amount you owe	**$37.89**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

96273-49039	$37.89	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		40.41
Payment received - Thank you		–40.41
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$18.74	
Fuel: *($0.027180 per kWh)*	$5.30	
Electric service amount	36.91	
Gross receipts tax (State tax)	0.95	
Taxes and charges	0.95	
Regulatory fee (State fee)	0.03	
Total new charges		$37.89
Total amount you owe		**$37.89**

METER SUMMARY

Meter reading - Meter AC13606. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50585		50390		195

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	195	215	200
Service days	30	31	30
kWh/day	7	7	7
Amount	$37.89	$40.41	$36.10

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Apr 14, 2025 to May 14, 2025 (30 days)
Statement Date: May 14, 2025
Account Number: 97013-08257
Service Address:
5012 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$46.86
TOTAL AMOUNT YOU OWE

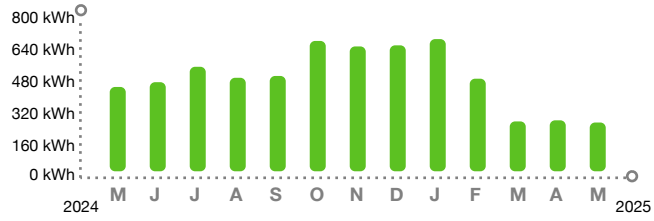
Jun 6, 2025
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	48.39
Payments received	-48.39
Balance before new charges	0.00
Total new charges	46.86
Total amount you owe	**$46.86**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 07, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service:		Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	Summary Bill Coordinator 1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

97013-08257	$46.86	Jun 6, 2025	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		48.39
Payment received - Thank you		–48.39
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$12.87
Non-fuel: *($0.096100 per kWh)*		$25.55
Fuel: *($0.027180 per kWh)*		$7.23
Electric service amount	45.65	
Gross receipts tax (State tax)	1.17	
Taxes and charges	1.17	
Regulatory fee (State fee)	0.04	
Total new charges		$46.86
Total amount you owe		**$46.86**

METER SUMMARY

Meter reading - Meter ACD1823. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04184		03918		266

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2025	Apr 14, 2025	May 15, 2024
kWh Used	266	278	460
Service days	30	31	30
kWh/day	9	9	15
Amount	$46.86	$48.39	$65.98

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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FPL.com/MobileApp

FRONTIER

HARRISON RANCH CDD OFFICE

Account Number:
941-776-3095-090719-5

PIN:

Billing Date:
Apr 07, 2025

Billing Period:
Apr 07 - May 06, 2025

Hi HARRISON RANCH CDD OFFICE,

04/10/25

Notice anything different? Your bill has a new look and feel. Simpler. Clearer. Easier to understand.

Total balance
$644.86
Auto Pay is scheduled
May 01

Bill history

Previous balance	$644.61
Payment received by Apr 07, thank you	-$644.61

Service summary

	Current month
Bundle	$581.77
Other	$3.49
Taxes and Fees	$59.60
Total services	**$644.86**
Total balance	**$644.86**

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FRONTIER

P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 07 04082025 NNNNNNNN 01 001568 0008

HARRISON RANCH CDD OFFICE
C/O RIZZETTA & CO.
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

07300494177630950907190000000000000644865

FRONTIER

HARRISON RANCH CDD OFFICE

Account Number:
941-776-3095-090719-5

PIN:

Billing Date:
Apr 07, 2025

Billing Period:
Apr 07 - May 06, 2025

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Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

FRONTIER

HARRISON RANCH CDD OFFICE

Account Number:
941-776-3095-090719-5

PIN:

Billing Date:
Apr 07, 2025

Billing Period:
Apr 07 - May 06, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

04.07-05.06	(2)	FiberOptic Internet 300 Dynamic IP	$321.96
	(2)	Valued Customer Fiber 500 Upgrade	$0.00
	(2)	OneVoice Nationwide	$219.98
		OneVoice Long Distance Intra	
		OneVoice Long Distance Inter	
		OneVoice Features	
	(2)	Multi-Line Federal Subscriber Line Charge	$18.40
		Federal Primary Carrier Multi Line Charge	$14.99
	(2)	Access Recovery Charge Multi-Line Business	$6.44
Bundle Total			**$581.77**

Other Charges

Monthly Charges

04.07-05.06		Printed Bill Fee	$3.49
Other Charges Total			**$3.49**

Taxes and Fees

		FCA Long Distance - Federal USF Surcharge	$20.13
		Federal USF Recovery Charge	$9.10
		Federal Excise Tax	$0.76
		Federal Taxes	**$29.99**
		FL State Communications Services Tax	$14.23
		County Communications Services Tax	$7.06
		FL State Gross Receipts Tax	$5.56
		FL State Sales Tax	$1.20
	(2)	Manatee Co 911 Surcharge	$0.80
		FL State Gross Receipts Tax	$0.40
		County Sales Tax	$0.20
	(2)	FL Telecommunications Relay Service	$0.16
		State Taxes	**$29.61**
Taxes and Fees Total			**$59.60**

Total current month charges **$644.86**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $318.01 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning April 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.3% to 36.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.

FRONTIER

HARRISON RANCH CDD OFFICE

Account Number:
941-776-3095-090719-5

PIN:

Billing Date:
Apr 07, 2025

Billing Period:
Apr 07 - May 06, 2025

Harrison Ranch CDD Debit Card
Account Ending in #9935
5/7/2025

Date	Vendor	Description	GL Code		Amount
4/4/2025	Amazon	Easter Event	57200-4731	$	(106.67)
4/4/2025	Amazon	Easter event / mop pads	57200-4731	$	(273.81)
4/11/2025	Amazon	wine Tasting Event	57200-4731	$	(65.85)
4/16/2025	Walmart	Easter Items	57200-4731	$	(48.15)
4/21/2025	Lowes	Toilet Part Replacement	57200-4705	$	(86.26)
4/21/2025	Lowes	Cleaning Supplies	57200-4705	$	(43.95)
4/21/2025	Walmart	Easter Event	57200-4731	$	(100.95)
4/23/2025	Nextiva	Recurring	57200-4731	$	(116.36)
4/23/2025	FH SARASOTA Helicopter	Easter Egg Drops	57200-4731	$	(500.00)
4/25/2025	Amazon	Paper Towels	57200-4707	$	(58.98)
4/25/2025	Amazon	CDD Board Nameplates	57200-5101	$	(41.41)
4/28/2025	Amazon	Mothers Day Décor/Wet Wipes	57200-4731	$	(176.68)
4/30/2025	HomeGoods	Mothers Day Decor	57200-4731	$	(213.70)
4/30/2025	Flea	Mothers Day Decor	57200-4731	$	(93.03)
5/1/2025	Goodwill	Mothers Day Decor	57200-4731	$	(31.93)
5/2/2025	Amazon	Mothers Day Items	57200-4731	$	(27.98)
5/5/2025	Amazon	Mothers Day Items	57200-4731	$	(335.03)

Total debit card expenses to be replenished	**001-10123**	**$**	**2,320.74**

Matt O'Nolan — *District Manager*

5.7.25 — *Date*

Debit card limit is $3,000

amazon.com

Final Details for Order #114-1238382-6457057

Order Placed: April 2, 2025
Amazon.com order number: 114-1238382-6457057
Order Total: $106.67

Shipped on April 3, 2025

Items Ordered	Price
1 of: *600 WristCo Tyvek Wristbands for Events, 6-Color Variety Pack - Tamper-Proof Design Prevents Reuse - Premium-Grade Brace lets for Hospital & Medical ID, Party, VIP Identification* Sold by: Wristco (seller profile) Condition: New	$8.88
10 of: *Simplebrand White Sheer Curtains 84 inches Length 2 Panels Set, Sheer White Curtains Light Filtering Rod Pocket Window S heer Curtain Panels, Elegant Curtains & Drapes for Bedroom(White, 42" W x 84" L)* Sold by: Simplebrand (seller profile) Business Price Condition: New	$8.78
1 of: *Teenitor 50 PCS Stainless Steel Curtain Hooks Curtain Clips with Hook, Curtain Rod Hooks, S Hooks for Hanging Curtain, P hotos, Home Decoration Outdoor Christmas Party Wire Holder* Sold by: Teenitor (seller profile) Condition: New	$9.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$106.67
Shipping & Handling:	$2.99
Free Shipping:	-$2.99

Total before tax:	$106.67
Sales Tax:	$0.00

Total for This Shipment:	**$106.67**

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$106.67
Shipping & Handling:	$2.99
Promotion applied:	-$2.99

Total before tax:	$106.67
Estimated Tax:	$0.00

Grand Total:	**$106.67**

Credit Card transactions — Visa ending in 5712: April 3, 2025: $106.67

To view the status of your order, return to Order Summary .

amazon.com

Final Details for Order #114-8002620-0017835

Order Placed: April 1, 2025
Amazon.com order number: 114-8002620-0017835
Order Total: $273.81

Shipped on April 1, 2025

Items Ordered	Price
2 of: *7 Count Reusable Mop Pads for Swiffer PowerMop -MEXERRIS Microfiber Wet Mops Refills PowerMop Pads Refills Machine Washa ble Hard Floor Mop Pads Replacement for 13"-15" Spray Floor Mops* Sold by: USTHAIRSON (seller profile) Condition: New	$9.99
3 of: *BESTVIP 100PCS Silver Plastic Plate, 7 Inch Disposable Dessert Plate Party with Silver Rim, Heavy Duty Disposable Plasti c Plates for Party, Wedding and Birthday* Sold by: BESTVIP DIRECT (seller profile) Condition: New	$29.99
1 of: *ASkinds 5Pcs Artificial Grapes Vines Leaves Hanging Grapes Rattan Leaves Fruit Grapevines Rattan Artificial Greenery Gar land for Home Garden Wedding Party Decoration* Sold by: ruoheng enze (seller profile) Condition: New	$11.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$121.94
Shipping & Handling:	$0.00

Total before tax:	$121.94
Sales Tax:	$0.00

Total for This Shipment:	**$121.94**

Shipped on April 2, 2025

Items Ordered	Price
2 of: *Baocicco 12x8ft Sunset Glow France Vineyard Backdrop French Grapery Backdrop Wedding Lover Couple Photography Background Green Field Landscape Honeymoon Anniversary Birthday Decor Props* Sold by: bocnar (seller profile) Condition: New	$52.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$105.98
Shipping & Handling:	$0.00

Total before tax:	$105.98
Sales Tax:	$0.00

Total for This Shipment:	**$105.98**

Shipped on April 4, 2025

Items Ordered	**Price**
1 of: *Loccor 10x8ft Fabric Italy Vineyard Backdrop Tuscany Countryside Vineyard Sunset Landscape Photography Background Weddin g Celebration Birthday Party Baby Shower Photo Props* Sold by: Loccor (seller profile) Condition: New	$45.89

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$45.89
Shipping & Handling:	$0.00
Total before tax:	$45.89
Sales Tax:	$0.00
Total for This Shipment:	**$45.89**

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$273.81
Shipping & Handling:	$0.00
Total before tax:	$273.81
Estimated Tax:	$0.00
Grand Total:	**$273.81**

Credit Card transactions — Visa ending in 5712: April 4, 2025: $273.81

To view the status of your order, return to Order Summary .

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Final Details for Order #114-1796335-1282620

Order Placed: April 10, 2025
Amazon.com order number: 114-1796335-1282620
Order Total: $65.85

Shipped on April 10, 2025

Items Ordered	Price
3 of: *Franmara Wine Tasting Bucket - Stainless Steel #15569* Sold by: Diversified Pack Products, Inc. (seller profile) Condition: New	$21.95

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$65.85
Shipping & Handling:	$2.99
Free Shipping:	-$2.99

Total before tax:	$65.85
Sales Tax:	$0.00

Total for This Shipment:	**$65.85**

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$65.85
Shipping & Handling:	$2.99
Promotion applied:	-$2.99

Total before tax:	$65.85
Estimated Tax:	$0.00

Grand Total:	**$65.85**

Credit Card transactions — Visa ending in 5712: April 10, 2025: $65.85

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you! ID #:7VPOBS15HC67 survey.walmart.com

Walmart

WM Supercenter
941-723-2199 Mgr. JEFFERY
508 10TH ST E
PALMETTO FL 34221
ST# 03370 OP# 009048 TE# 48 TR# 04385

ITEMS SOLD 3
TC# 1100 4982 6008 1156 9292

BASKET	752041679060	15.00 X
BASKET	752041679060	15.00 X
BASKET	752041679060	15.00 X
SUBTOTAL		45.00
TAX1	7.0000 %	3.15
TOTAL		48.15
VISA TEND		48.15
CHANGE DUE		0.00

US DEBIT- 5712 I 0 APPR#046759
48.15 TOTAL PURCHASE
REF # U074Qj063548
TRANS ID - 465105620902776
VALIDATION - D546
PAYMENT SERVICE - E
AID A0000000980840

4/18/25

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LOWE'S HOME CENTERS, LLC
8740 US 301 NORTH
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: S3453WX5 5221785 TRANS#: 892909394 04-18-25

5508602 PS CORN BROOM	16.96
306042 18-IN ETTORE PRO GRIP SQU	14.98
337476 RCP BLENDED DUST MOP REFI	29.96
2 @ 14.98	
307985 PS 8.5IN STAINLESS STEEL	3.98
805805 DELUXE MAID CADDY	10.48
1319102 PONY 1IN METAL SPRING CLA	9.90
10 @ 0.99	

SUBTOTAL:	86.26
TOTAL TAX:	0.00
INVOICE 97575 TOTAL:	86.26
VISA:	86.26

VISA: XXXXXXXXXXX5712 AMOUNT: 86.26 AUTHCD: 083836
TAP REFID:345315575797 04/18/25 11:14:50

4/18/25

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8740 US 301 NORTH
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: S3453WX5 5221785 TRANS#: 898101788 04-18-25

27796 18-30 MICRO ALLRGEN 2-CT	22.97
795250 FLDMST PERFORMAX 3-IN FLA	20.98

SUBTOTAL:	43.95
TOTAL TAX:	0.00
INVOICE 97662 TOTAL:	43.95
VISA:	43.95

VISA: XXXXXXXXXXX5712 AMOUNT: 43.95 AUTHCD: 067529
TAP REFID:345315662607 04/18/25 11:23:30
CUSTOMER CODE: na
TVR : 0000000000

4/18/25

Give us feedback @ survey.walmart.com
Thank you! ID #:7VP0M515H815

Walmart

WM Supercenter
941-723-2199 Mgr. JEFFERY
508 10TH ST E
PALMETTO FL 34221
ST# 03370 OP# 000128 TE# 08 TR# 01345

ITEMS SOLD 28
TC# 7238 9849 6779 9221 5369 6

KAJ 30PK TRP	043000063710	F	7.42 N
KAJ 30PK TRP	043000063710	F	7.42 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
ZH 8OZ12PK	073430008010	F	2.68 N
KAJ GRAPE	043000028280	F	2.57 N
KAJ BLU RASP	043000028220	F	2.57 N
PD 48CT CHAL	695219272935		3.88 N
WONKA 12CT	079200494440	F	8.12 N
WONKA 12CT	079200494440	F	8.12 N
WONKA 12CT	079200494440	F	8.12 N
EASTEREGGS	768395572190	F	9.94 N
EASTEREGGS	768395572190	F	9.94 N
7 24CT PLT	011179886070		0.97 N
PLATES	011179324040		0.97 N
PLATES	011179324040		0.97 N
PLT	011179334340		0.97 N
PLT	011179334340		0.97 N
24CT 7 RD	011179886140		0.97 N
24CT 7 RD	011179886140		0.97 N
PLATES	011179332140		0.97 N
PLATES	011179332140		0.97 N

SUBTOTAL	100.95
TOTAL	100.95
VISA TEND	100.95
CHANGE DUE	0.00

Outlook

[EXTERNAL]Your receipt from Sarasota Helicopter Tours By Bear & Dog

From Sarasota Helicopter Tours By Bear & Dog <messages@fareharbor.com>
Date Tue 4/22/2025 12:58 PM
To Helena Teixeira <HTeixeira@rizzetta.com>

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

(941) 800-1515 • bearanddogllc@icloud.com • sarasotahelicoptertour.com

Your payment has been processed

The following payments have been processed. Thank you!

$500.00
Visa 5712
4/22/2025 at 12:56 pm

Will appear on your statement as "FH* Sarasota Helicopte".

Booking #265005090 View full info »

Private Flight & Tour • Sarasota
Saturday, April 19, 2025 at 10:30 am
1 30 Minute Scenic Tour

Add to your calendar:
Google Calendar
Apple Calendar
Yahoo Calendar
Outlook Calendar

Helena Teixeira	hteixeira@rizzetta.com	(941) 776-9725
CONTACT NAME	EMAIL	PHONE

Cancellations

Customers will receive a full refund or credit with 24 hours notice of cancellation. Customers will also receive a full refund or credit in case of operator cancellation due to weather or other unforeseen circumstances. Contact us by phone to cancel or inquire about a cancellation. No-shows will be charged the full price.

Credit card charges: Charges will appear on your statement as "FH* Sarasota Helicopte".

About this email: You are receiving this email because you provided us with your email address for updates. You can unsubscribe from all future emails.

Sarasota Helicopter Tours By Bear & Dog
(941) 800-1515
bearanddogllc@icloud.com
sarasotahelicoptertour.com

All prices in US dollars

Reservations and payments powered by FareHarbor

amazon.com

Final Details for Order #114-6713953-4549010

Order Placed: April 23, 2025
Amazon.com order number: 114-6713953-4549010
Seller's order number: 6104211376
Order Total: $58.98

Shipped on April 24, 2025

Items Ordered	**Price**
1 of: *Staples Coastwide Professional CWJHT-WHT Hardwound Paper Towels, 1-Ply, 800 ft./Roll* Sold by: MyOfficeInnovations/Staples, Inc. (seller profile) Business Price Condition: New	$58.98

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$58.98
Shipping & Handling:	$0.00
Total before tax:	$58.98
Sales Tax:	$0.00
Total for This Shipment:	**$58.98**

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$58.98
Shipping & Handling:	$0.00
Total before tax:	$58.98
Estimated Tax:	$0.00
Grand Total:	**$58.98**

Credit Card transactions — Visa ending in 5712: April 24, 2025: $58.98

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #114-6360186-8854661

Order Placed: April 23, 2025
Amazon.com order number: 114-6360186-8854661
Order Total: $41.41

Shipped on April 23, 2025

Items Ordered	Price
1 of: *2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plates Colors Silver, White, Black, Holders are Optional* Sold by: SINYUDUN (seller profile) Condition: New	$8.98
1 of: *2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plates Colors Silver, White, Black, Holders are Optional* Sold by: SINYUDUN (seller profile) Condition: New	$8.98
1 of: *2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plates Colors Silver, White, Black, Holders are Optional* Sold by: SINYUDUN (seller profile) Condition: New	$8.98
1 of: *2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plates Colors Silver, White, Black, Holders are Optional* Sold by: SINYUDUN (seller profile) Condition: New	$8.98

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$35.92
Shipping & Handling:	$5.49
Total before tax:	$41.41
Sales Tax:	$0.00
Total for This Shipment:	**$41.41**

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$35.92
Shipping & Handling:	$5.49
Total before tax:	$41.41
Estimated Tax:	$0.00
Grand Total:	**$41.41**

Credit Card transactions — Visa ending in 5712: April 24, 2025: $41.41

To view the status of your order, return to Order Summary.

amazon.com

Final Details for Order #114-1726297-5936256

Order Placed: April 23, 2025
Amazon.com order number: 114-1726297-5936256
Order Total: $176.68

Shipped on April 25, 2025

Items Ordered	Price
2 of: *WOLADA Spring Flower Backdrop Ink Painting Fresh Flower Shop Backdrop 7x5FT FW87* Sold by: Wu Liu (seller profile) Condition: New	$13.99
1 of: *Spring Flower Backdrop 10x8ft Blue Vintage Shop Bike Blooming Floral Photography Background Wedding Portrait Birthday Te* *a Party Backdrop Decorations Photo Studio Props* Sold by: Nanyangjinjinmaoyiyouxianzerengongsi (seller profile) Condition: New	$28.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$56.97
Shipping & Handling:	$0.00
Total before tax:	$56.97
Sales Tax:	$0.00
Total for This Shipment:	**$56.97**

Shipped on April 27, 2025

Items Ordered	Price
1 of: *Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dis* *penser Ideal For Public Use* Sold by: Innovent Inc (seller profile) Business Price Condition: New	$89.82

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$89.82
Shipping & Handling:	$0.00
Total before tax:	$89.82
Sales Tax:	$0.00
Total for This Shipment:	**$89.82**

Shipped on April 27, 2025

Items Ordered	Price
1 of: *Renaiss 10x7ft Rustic Flower Shop Backdrop for Photoshoot Kids Adults Portrait Green Vines Leaves Pink Blossoms Wood Doo r Florist Photography Background Wedding Birthday Party Decors Photo Booth Props* Sold by: Renaiss Decor (seller profile) Business Price Condition: New	$29.89

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$29.89
Shipping & Handling:	$0.00

Total before tax:	$29.89
Sales Tax:	$0.00

Total for This Shipment:	**$29.89**

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$176.68
Shipping & Handling:	$0.00

Total before tax:	$176.68
Estimated Tax:	$0.00

Grand Total:	**$176.68**

Credit Card transactions — Visa ending in 5712: April 27, 2025: $176.68

To view the status of your order, return to Order Summary .

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HomeGoods

CREEKSIDE COMMONS
8820 US 301 N
PARRISH, FL 34219
United States
941-776-8990

Customer: Helena Teixeira
Company: Harrison Ranch Community Developm

REGULAR SALE

40 - SEAS STATIONER	502996	$4.99	n
40 - SEAS STATIONER	502996	$4.99	n
40 - SEAS STATIONER	503006	$4.99	n
40 - SEAS STATIONER	503008	$4.99	n
40 - SEAS STATIONER	502991	$4.99	n
40 - SEAS STATIONER	503008	$4.99	n
40 - SEAS STATIONER	502991	$4.99	n
40 - SEAS STATIONER	502996	$4.99	n
40 - SEAS STATIONER	503010	$4.99	n
40 - SEAS STATIONER	503008	$4.99	n
40 - SEAS STATIONER	504878	$5.99	n
- SEAS STATIONER	503006	$4.99	n
- SEAS STATIONER	503006	$4.99	n
- SEAS STATIONER	503006	$4.99	n
- SEAS STATIONER	503006	$4.99	n
40 - SEAS STATIONER	503006	$4.99	n
40 - SEAS STATIONER	503006	$4.99	n
40 - SEAS STATIONER	504886	$5.99	n
40 - SEAS STATIONER	504881	$5.99	n
40 - SEAS STATIONER	504888	$5.99	n
40 - SEAS STATIONER	504888	$5.99	n
40 - SEAS STATIONER	504899	$5.99	n
40 - SEAS STATIONER	504878	$5.99	n
40 - SEAS STATIONER	504878	$5.99	n
45 - FLORALS	850402	$12.99	n
45 - FLORALS	850402	$12.99	n
45 - FLORALS	857064	$16.99	n
45 - FLORALS	850402	$12.99	n
45 - FLORALS	850402	$12.99	n
45 - FLORALS	857064	$16.99	n

Subtotal	$213.70
FL 7.000% Sales Tax	$0.00
Total	$213.70

VISA $213.70

TRANSACTION RECORD

ENTERPRISE FLEA MARKET
2408 US HWY 301 N
ELLENTON FL 34222
941-723-9424

04/29/2025 15:13

Sale

Trans:5 **Batch:702**

VISA TAP
**********5712 **/**

AMOUNT: **$93.03**
Discount $0.00

TOTAL: **$93.03**

Resp: APPROVAL 072504
Code: 072504
Ref#: 511919499533
App Name: VISA DEBIT
AID: A0000000031010

Cardholder acknowledges
receipt of goods and
obligations set forth
by the cardholder's
agreement with issuer.

CUSTOMER COPY

Thank You

Powered By ValorPay(v1.1.14)

1407 US Hwy 301 S
Tampa, Florida 33619
(813) 542-8100

Store:149 Term:149-REG1 Drawer:1
Cashier:Ruby894
Order: 1012-23-2677-49537 04/30/25 02:47 P
M

To ensure you Lowest prices:
NO REFUNDS and NO EXCHANGES
"All Items Sold As Is"
THANKS for shopping GOODWILL!

Item	Qty	Price	Total
A CEF1016800BB60EF60801	1.00	29.98	29.98

Small Furniture
Tag color: PURPLE
Net Value 29.98

Sub-Total	$	29.98
Discounts	$	0.00-
Taxes	$	1.95
Total	**$**	**31.93**

Purchased:	1
Returned:	0
Voided:	0

Tax Breakdown:	
A @ 6.50%	$1.95

Credit	$	31.93-
VISA 5712		19015

CARDHOLDER/VISA

Thank you for shopping at Goodwill.
Your purchases support employment services

locally
Learn more at www.goodwill-suncoast.org
Find more online at shopgoodwill.com

1012-23-2677-49537

amazon.com

Final Details for Order #114-1737806-3738605

Order Placed: April 30, 2025
Amazon.com order number: 114-1737806-3738605
Order Total: $27.98

Shipped on May 1, 2025

Items Ordered	Price
1 of: *3 Pieces 60s Hippie Paper Candy Car 60s Hippie Peace Bus Centerpiece Groovy Retro Party Decoration Groovy Decorations fo r Birthday Party, Tie Dye or Hippy Theme* Sold by: DeehieiWen (seller profile) Condition: New	$13.99
1 of: *ZCPTZ 12 Pcs 1950's Rock and Roll Honeycomb Centerpieces 50's Party Decorations 50s Retro Table Toppers Table Centerpieces for 50's 60's Theme Music Party Supplies Favors* Sold by: ZCPTZ (seller profile) Condition: New	$13.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$27.98
Shipping & Handling:	$2.99
Free Shipping:	-$2.99

Total before tax:	$27.98
Sales Tax:	$0.00

Total for This Shipment:	**$27.98**

Payment information

Payment Method:
Visa | Last digits: 5712

Billing address
HELENA TEIXEIRA
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	$27.98
Shipping & Handling:	$2.99
Promotion applied:	-$2.99

Total before tax:	$27.98
Estimated Tax:	$0.00

Grand Total:	**$27.98**

Credit Card transactions — Visa ending in 5712: May 1, 2025: $27.98

To view the status of your order, return to Order Summary .

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amazon.com

Details for Order #114-0346023-0873800

Order Placed: April 30, 2025
Amazon.com order number: 114-0346023-0873800
Order Total: $335.03

Not Yet Shipped

Items Ordered	Price
1 of: *Cardboard People 70's Dance Couple Stand-in Life Size Cardboard Cutout Standup* Sold by: SPLG Products (seller profile) Business Price Condition: New	$49.45

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Not Yet Shipped

Items Ordered	Price
1 of: *BELECO 10x8ft Fabric Cozy Coffee Restaurant Bar Backdrop for Photography Coffee Shop Interior Vintage Brick Wall Wooden Counter Background for Party Decorations Photo Booth Studio Props Wallpaper* Sold by: BELECO (seller profile) Condition: New	$45.89
1 of: *WOLADA Spring Flower Backdrop Ink Painting Fresh Flower Shop Backdrop 7x5FT FW87* Sold by: Wu Liu (seller profile) Condition: New	$13.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$59.88
Shipping & Handling:	$0.00
Promotion applied:	-$4.59

Total before tax:	$55.29
Sales Tax:	$0.00

Total for This Shipment:	**$55.29**

Shipped on April 30, 2025

Items Ordered	Price
1 of: *Happy Mother's Day Porch Banner Decorations,Mothers Day Porch Sign Pink Heart Flowers Mother's Day Indoor Outd*	$14.99

oor Hanging Banner for Best Mom Ever,Mothers Day Birthday Party Decor
Sold by: Aidehua (seller profile)
Condition: New

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$14.99
Shipping & Handling:	$0.00

Total before tax:	$14.99
Sales Tax:	$0.00

Total for This Shipment:	**$14.99**

Shipped on April 30, 2025

Items Ordered	**Price**
1 of: *Alltten 10x8FT Disco Backdrop 70s Backdrops for Party Let's Boogie Backdrop Disco Theme Party Supplies F124* Sold by: Fanmeng Store (seller profile) Condition: New	$44.99
1 of: *Nezyo 12 Pcs Tie Dye Hippie Party Honeycomb Centerpieces Decorations 60's 70s Themed Table Topper Decor Retro Flowe* *r Cutout Peace Sign for Hippie Groovy Birthday* Sold by: Auzinm (seller profile) Condition: New	$9.99
1 of: *3 Pcs Groovy 60's Party Supplies Hippie Party Wooden Centerpieces for Tables Decorations Peace Sign Table Tie Dye P* *arty Table Topper Centerpiece Sign for 60s 70s Hippy Birthday Party, 7.87 x 4.72 Inch* Sold by: Zjue (seller profile) Condition: New	$10.99
1 of: *ZCPTZ 12 Pcs 80s Party Decorations Retro Honeycomb Centerpieces Back to The 80s Party Table Centerpieces for 1980s Theme* *d Nostalgic Birthday Party Favors Supplies* Sold by: ZCPTZ (seller profile) Condition: New	$12.39
3 of: *3 Tier 1950's Rock and Roll Music Party Decorations Record Cupcake Stand Vinyl Record Cupcake Holder Music Not Stop Dessert Tower for 50s Retro Theme Music Party Supplies* Sold by: Nosleeping (seller profile) Condition: New	$9.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$108.33
Shipping & Handling:	$0.00

Total before tax:	$108.33
Sales Tax:	$0.00

Total for This Shipment:	**$108.33**

Shipped on April 30, 2025

Items Ordered	Price
1 of: *10x8ft Disco Backdrop Retro Dance Party 70s 80s 90s Theme Vintage Stage Dance Background, Disco Party Decoration Disco B all Banner Music Backdrop for Birthday Party Prom Portrait Photo Props* Sold by: BSRAMZ (seller profile) Condition: New	$37.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$37.99
Shipping & Handling:	$0.00

Total before tax:	$37.99
Sales Tax:	$0.00

Total for This Shipment:	**$37.99**

Not Yet Shipped

Items Ordered	Price
1 of: *LTDKAEN 80s Party Backdrop Back to The 80's Photography Banner Hip Hop Graffiti Brick Wall Party Decoration 1980s D isco Music Photo Decor(10×8FT)* Sold by: Kaen LTD (seller profile) Condition: New	$39.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$39.99
Shipping & Handling:	$0.00

Total before tax:	$39.99
Sales Tax:	$0.00

Total for This Shipment:	**$39.99**

Not Yet Shipped

Items Ordered	Price
1 of: *Spring Flower Backdrop 10x8ft Blue Vintage Shop Bike Blooming Floral Photography Background Wedding Portrait Birthday Te a Party Backdrop Decorations Photo Studio Props* Sold by: Nanyangjinjinmaoyiyouxianzerengongsi (seller profile) Condition: New	$28.99

Shipping Address:
Helena Teixeira
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$28.99
Shipping & Handling:	$0.00

Total before tax:	$28.99
Sales Tax:	$0.00

Total for This Shipment:	**$28.99**

Payment information	
Payment Method: Visa | Last digits: 5712 **Billing address** HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Item(s) Subtotal: $339.62 Shipping & Handling: $0.00 Promotion applied: -$4.59 ----- Total before tax: $335.03 Estimated Tax: $0.00 ----- **Grand Total: $335.03**

To view the status of your order, return to Order Summary .

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RECEIVED
04/30/25

Invoice Nr: 1222

30 April 2025

All That Productions
9927 59TH st east
Parrish Fl 34219

Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parrish Fl 34221

500.00

Dance Party
5/24/25 6:00 pm - 10:00 pm
Harrison Ranch clubhouse

balance due 500.00

ALLTHATPRODUCTIONS.COM
djjimp@allthatproductions.com

HARRISON RANCH CDD
4/23/2025

SUPERVISOR PAY REQUEST

RECEIVED
05/14/25

Name of Board Supervisor	Check if Paid
Julianne Giella	
Susan Walterick	✓
Tom Benton	✓
James Ritchey	✓
Victor Colombo	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	8:09
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

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	$0.700
Mileage to Charge	$0.00

DM Signature: _____

HARRISON RANCH CDD
5/12/2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Julianne Giella	✓	JG051225
Susan Walterick	✓	SW051225
Tom Benton	✓	TB051225
James Ritchey	✓	JR051225
Victor Colombo	✓	VC051225

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
05/14/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	8:57
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

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	$0.700
Mileage to Charge	$0.00

DM Signature: _____

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 12293
Date: 05/18/2025
Due On: 06/17/2025

Harrison Ranch CDD
Rizzetta Company Address
9428 Camden Field Parkway
Riverview, Florida 33578

RECEIVED 05/19/25

Harrison Ranch CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	PC	04/07/2025	Correspond with District Manager regarding public hearing on adoption of revised amenity rental rates at the May meeting of the Board of Supervisors.	0.10	$285.00	$28.50
Service	PC	04/09/2025	Analysis of final agenda for the 04/14 meeting of the Board of Supervisors including review of prior meeting minutes, District financial statements, administrative matters, staff reports, and vendor proposals in preparation for attendance at the meeting; Correspond with District Manager regarding meeting minutes for the February meeting of the Board of Supervisors.	0.80	$285.00	$228.00
Service	LG	04/09/2025	Prepare budget approval resolution.	0.40	$330.00	$132.00
Service	LG	04/14/2025	Review correspondence regarding meeting cancellation and update travel schedule regarding same.	0.30	$330.00	$99.00
Service	LG	04/16/2025	Confer with district manager regarding timing for rescheduled meeting.	0.30	$330.00	$99.00
Service	LG	04/22/2025	Confer with Rizzetta regarding budget plans.	0.20	$330.00	$66.00
Service	LG	04/29/2025	Review draft agenda and confer with District staff regarding budget plans; send budget resolution.	0.40	$330.00	$132.00

Service	PC	04/29/2025	Analysis of District Manager's notes from budget workshop including proposed assessment increases.	0.30	$285.00	$85.50
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	$330.00	$66.00
Non-billable entries						
Service	LG	04/02/2025	Prepare form of parking permit application.	~~0.40~~	~~$330.00~~	~~$132.00~~
Service	PC	04/14/2025	Analysis of correspondence from District Manager regarding cancellation and rescheduling of 04/14/2025 meeting of the Board of Supervisors.	~~0.10~~	~~$285.00~~	~~$28.50~~
Service	PC	04/17/2025	Correspond with District Manager regarding cancellation of 04/23/2025 meeting of the Board of Supervisors.	~~0.10~~	~~$285.00~~	~~$28.50~~
Service	PC	04/28/2025	Analysis of tentative agenda for May meeting of the Board of Supervisors.	~~0.20~~	~~$285.00~~	~~$57.00~~
					Total	**$936.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12293	06/17/2025	$936.00	$0.00	$936.00
			Outstanding Balance	**$936.00**
			Total Amount Outstanding	**$936.00**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 329166

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
04/28/25	5/28/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#316711 - Application of Arena to all of the turf *Chemical - 04/23/2025*	**$25,760.00**

RECEIVED 04/28/25

Subtotal	**$25,760.00**
Less Payments/Credits	**($0.00)**
Balance Due	**$25,760.00**

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
941-556-9404

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 331459

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
05/01/25	5/31/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP May 2025	**$30,609.84**

RECEIVED 05/02/25

Grand Total **$30,609.84**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$56,369.84	($7,041.00)	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 331935

RECEIVED 05/02/25

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
04/30/25	5/30/2025
Account Owner	**PO#**
Ryan Eberly	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP	
Insect and Disease Control- IPM - 04/25/2025	*$850.25*

Subtotal	**$850.25**
Less Payments/Credits	**($0.00)**
Balance Due	**$850.25**

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

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RECEIVED
05/02/25

Manatee County Utilities		Invoice Date: 4/30/2025 Harrison Ranch -April 25		Credit Balances
		Service Dates: 03/21/25-04/22/25		
Account No.:	**Amount**	**Due**	**Address:**	
100135961	$ 1,052.00	5/21/2025	5755 Harrison Ranch Blvd-Fire Hydrant	
100136017	$ 26.65	5/21/2025	5755 Harrison Ranch Blvd	
100136072	$ 3,627.48	5/21/2025	5755 Harrison Ranch Blvd-Reclaimed	
100136129	$ -	5/21/2025	4902 100th Dr E	
100136185	$ -	5/21/2025	9810 47th St E	
100136245	$ -	5/21/2025	9798 50th Street Cir E	
100136297	$ -	5/21/2025	5314 98th Ave E	
100136354	$ -	5/21/2025	9957 50th Street Cir E	
100136410	$ -	5/21/2025	10704 58th Ave E-Reclaimed	
100136468	$ 11.43	5/21/2025	10402 55th Lane East	
100136525	$ -	5/21/2025	5936 106th Terr E-Reclaimed	$ 3.85
100136581	$ -	5/21/2025	9715 54th Ct E	
100136638	$ -	5/21/2025	5305 105th Ter E	$ 8.18
100136693	$ -	5/21/2025	10720 55th Ct E	$ 8.02
100136749	$ -	5/21/2025	11220 58th Street Cir E- Reclaimed	$ 3.64
Grand Total	**$ 4,717.56**		**GL Code 001-53600-4301**	

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$1,052.00**
Please Pay By	**21-May-2025**
Account Number	**100135961**

Auto-pay is scheduled for 21-May-2025

Account Summary

Previous Amount Due	**$873.64**
Payments Received	**-$873.64**
Balance Forward	**$0.00**
Contract Charges	**$1,052.00**
Total Amount Due	**$1,052.00**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334174

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	2853	04/22	3322	46.9 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Master Metered Water Commercial (Meter # 61334174) (03/21 - 04/22)		
Water Base Rate	1 month(s) x $70.01	$70.01
Master Meter Water Commercial	46.9 kgal x $2.83	$132.73
Master Metered Sewer Commercial (03/21 - 04/22)		
Sewer Base Rate	1 month(s) x $197.93	$197.93
Master Metered Sewer Commercial	46.9 kgal x $6.27	$294.06
Commercial Rented Bins Service (03/23 - 04/22)		
4 Yard Rented Bin	1 month(s) x $325.69	$325.69
Gate Service (03/23 - 04/22)		
Gate Service	1 month(s) x $31.58	$31.58
Total New Charges		**$1,052.00**
Total Amount Due		**$1,052.00**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **89AX8778** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100135961
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$1,052.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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PO BOX 25350
BRADENTON FL 34206-5350

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BRADENTON, FL 34206-5010

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Call: (941) 792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$26.65**
Please Pay By	**22-May-2025**
Account Number	**100136017**

Auto-pay is scheduled for 22-May-2025

Account Summary

Previous Amount Due	**$52.41**
Payments Received	**-$52.41**
Balance Forward	**$0.00**
Contract Charges	**$26.65**
Total Amount Due	**$26.65**

Usage Profile (Consumption x 1000 = GAL)

No usage this period

Important Information

- Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

Charge Details — Service Period 03/30 - 04/29 (31 Days)

Unmetered Fireline Service (03/30 - 04/29)

Unmetered Fireline Base Rate	1 month(s) x $26.65	$26.65
Total New Charges		**$26.65**
Total Amount Due		**$26.65**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **GQGKLOOI** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100136017
BILLING DATE	01-May-2025
DUE DATE	22-May-2025
TOTAL AMOUNT DUE	$26.65

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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PO BOX 25350
BRADENTON FL 34206-5350

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BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$3,627.48**
Please Pay By	**21-May-2025**
Account Number	**100136072**

Auto-pay is scheduled for 21-May-2025

Account Summary

Previous Amount Due	**$2,750.03**
Payments Received	**-$2,750.03**
Balance Forward	**$0.00**
Contract Charges	**$3,627.48**
Total Amount Due	**$3,627.48**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70179894

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	910270	04/22	942950	3,268 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Individual Residential Commercial Reclaim (Meter # 70179894) (03/21 - 04/22)

Individual Residential Commercial Reclaim Usage	3,268 kgal x $1.11	$3,627.48
Total New Charges		**$3,627.48**
Total Amount Due		**$3,627.48**

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MANATEE COUNTY UTILITIES DEPARTMENT
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SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100136072
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$3,627.48

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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BRADENTON FL 34206-5350

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BRADENTON, FL 34206-5010

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Call: (941) 792-8811

HARRISON RANCH CDD
4902 100TH DR E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136129

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52632837

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	0	04/22	0	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Individual Residential Commercial Reclaim (Meter # 52632837) (03/21 - 04/22)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **6439B3TE** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	100136129
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
9810 47TH ST E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136185

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 53764067

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	0	04/21	0	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/21 (32 Days)

Individual Residential Commercial Reclaim (Meter # 53764067) (03/21 - 04/21)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

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MANATEE COUNTY UTILITIES DEPARTMENT
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SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	100136185
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

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3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
9798 50TH STREET CIR E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136245

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 54639930

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	0	04/21	0	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/21 (32 Days)

Individual Residential Commercial Reclaim (Meter # 54639930) (03/21 - 04/21)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **XDWFNBGL** (do not share this code)

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BRADENTON, FL 34206-5010

SERVICE ADDRESS	9798 50TH STREET CIR E
ACCOUNT NUMBER	100136245
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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BRADENTON, FL 34206-5010

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HARRISON RANCH CDD
5314 98TH AVE E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136297

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 51039093

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/20	3 *	04/20	3 *	0 kgal

* Indicates an estimated read

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/20 - 04/20 (32 Days)

Individual Residential Commercial Reclaim (Meter # 51039093) (03/20 - 04/20)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00
Total New Charges		$0.00

Total Amount Due $0.00

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **XOPFX6OZ** (do not share this code)

Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	100136297
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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BRADENTON FL 34206-5350

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P. O. BOX 25010
BRADENTON, FL 34206-5010

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Call: (941) 792-8811

HARRISON RANCH CDD
9957 50TH STREET CIR E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136354

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 51094880

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	0	04/21	0	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/21 (32 Days)

Individual Residential Commercial Reclaim (Meter # 51094880) (03/21 - 04/21)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges	$0.00
Total Amount Due	$0.00

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **N5JMW5I2** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5010

SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	100136354
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
10704 58TH ST E UNIT RECLM

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136410

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60662922

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	2698	04/22	2698	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Individual Residential Commercial Reclaim (Meter # 60662922) (03/21 - 04/22)

Individual Residential Commercial Reclaim Usage	0 kgal x $1.11	$0.00

Total New Charges $0.00

Total Amount Due $0.00

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MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	100136410
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD
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HARRISON RANCH CDD
10402 55TH LN E

Amount Due	**$11.43**
Please Pay By	**21-May-2025**
Account Number	**100136468**

Auto-pay is scheduled for 21-May-2025

Account Summary

Previous Amount Due	**$22.42**
Payments Received	**-$22.42**
Balance Forward	**$0.00**
Contract Charges	**$11.43**
Total Amount Due	**$11.43**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60660521

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	24155	04/22	24258	10.3 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Individual Residential Commercial Reclaim (Meter # 60660521) (03/21 - 04/22)

Individual Residential Commercial Reclaim Usage	10.3 kgal x $1.11	$11.43
Total New Charges		**$11.43**

Total Amount Due **$11.43**

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Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	100136468
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$11.43

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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HARRISON RANCH CDD
5936 106TH TER E

Amount Due	-$3.85
Do Not Pay	Credit Balance
Account Number	100136525

Account Summary

Previous Amount Due	-$3.85
Payments Received	$0.00
Balance Forward	-$3.85
Contract Charges	$0.00
Total Amount Due	-$3.85

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70301060

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	9523	04/22	9523	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Common Area Reclaim (Meter # 70301060) (03/21 - 04/22)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		$0.00
Balance Forward		-$3.85
Total Amount Due		-$3.85

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **FW17USO2** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	5936 106TH TER E
ACCOUNT NUMBER	100136525
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	-$3.85

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100136525Z00000003850000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
9715 54TH CT E

Amount Due	$0.00
Do Not Pay	Credit Balance
Account Number	100136581

Account Summary

Previous Amount Due	$0.00
Payments Received	$0.00
Balance Forward	$0.00
Contract Charges	$0.00
Total Amount Due	$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70301638

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	651	04/21	651	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/21 (32 Days)

Common Area Reclaim (Meter # 70301638) (03/21 - 04/21)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		$0.00

Total Amount Due $0.00

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **IKQDY4T8** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	9715 54TH CT E
ACCOUNT NUMBER	100136581
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	$0.00

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100136581Z0000000000000000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
5305 105TH TER E

Amount Due	-$8.18
Do Not Pay	Credit Balance
Account Number	100136638

Account Summary

Previous Amount Due	-$8.18
Payments Received	$0.00
Balance Forward	-$8.18
Contract Charges	$0.00
Total Amount Due	-$8.18

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52390486

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	0	04/22	0	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Common Area Reclaim (Meter # 52390486) (03/21 - 04/22)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		**$0.00**
Balance Forward		-$8.18
Total Amount Due		**-$8.18**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **1IH25LXK** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	5305 105TH TER E
ACCOUNT NUMBER	100136638
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	-$8.18

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100136638Z0000000818000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
10720 55TH CT E

Amount Due	-$8.02
Do Not Pay	Credit Balance
Account Number	100136693

Account Summary

Previous Amount Due	-$8.02
Payments Received	$0.00
Balance Forward	-$8.02
Contract Charges	$0.00
Total Amount Due	-$8.02

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52791474

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	2020	04/22	2020	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Common Area Reclaim (Meter # 52791474) (03/21 - 04/22)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		**$0.00**
Balance Forward		-$8.02
Total Amount Due		**-$8.02**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **AOA28K4X** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	100136693
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	-$8.02

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

10013669320000000802000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARRISON RANCH CDD
11220 58TH STREET CIR E

Amount Due	-$3.64
Do Not Pay	Credit Balance
Account Number	100136749

Account Summary

Previous Amount Due	-$3.64
Payments Received	$0.00
Balance Forward	-$3.64
Contract Charges	$0.00
Total Amount Due	-$3.64

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70268634

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	16479	04/22	16479	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details — Service Period 03/21 - 04/22 (33 Days)

Common Area Reclaim (Meter # 70268634) (03/21 - 04/22)

Reclaim Usage	0 kgal x $0.45	$0.00
Total New Charges		**$0.00**
Balance Forward		-$3.64
Total Amount Due		**-$3.64**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **3W7S4QU5** (do not share this code)

Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11220 58TH STREET CIR E
ACCOUNT NUMBER	100136749
BILLING DATE	30-Apr-2025
DUE DATE	21-May-2025
TOTAL AMOUNT DUE	-$3.64

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

CREDIT BALANCE — Do Not Pay

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100136749Z00000003640000000

PEAC SOLUTIONS

PO Box 13604
Philadelphia PA 19101-3604

INVOICE

Address Service Requested

RECEIVED 04/10/25

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
ATTN: ACCOUNTS PAYABLE
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

☐ Please check here if your address has changed.
Provide new address on reverse side.

Remittance Section

Customer Account Number:	1613410
Invoice Number:	21721682
Invoice Date:	04/09/2025
Invoice Due Date:	05/01/2025
Total Due:	**$393.80**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORPORATION
PO BOX 13604
PHILADELPHIA PA 19101-3604

0900100217216829000000393801 8

For faster processing, please remove the check skirt.
Keep lower portion for your records - Please return upper portion with your payment

Important Messages

Customer Connect

Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
1613410	04/09/2025	21721682	05/01/2025	04/01/2025 Thank You

CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1613410-002	Copystar CS 308ci Copier sn#RNH0Y01224						
	CONTRACT PAYMENT	347.96					347.96
	SALES/USE TAX	24.36					24.36
	INSURANCE FEE	20.08					20.08
	TAX ON INSURANCE FEE	1.40					1.40
	BALANCE DUE:	**393.80**					**393.80**

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 888-236-2409

Contract Numbers listed on invoice:

401-1613410-002

Have you moved or changed your phone number?

☐ **Billing Address Change** ☐ **Both**

☐ **Equipment location change**

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Effective Date: _____

Address: _____

City: _____ State:_____ Zip:_____

Telephone Number: _____

Fax Number: _____

Email Address: _____

Important Note:
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

Thank you for your business! Customer Service hours are M-F 9:00am to 5:00pm, Eastern.

- By Phone: 888-236-2409
- For Inquiries by mail: PO Box 637, Mount Laurel, NJ 08054
- For Payments by check: PO Box 13604, Philadelphia, PA 19101-3604
- For Inquiries online: www.peacsolutions.com

Information about charges that may appear on your invoice:

Contract Payment:
This is the regular monthly/quarterly/annual payment amount. If you (i) do not return the upper portion of this invoice with your payment, (ii) do not use the envelope provided, (iii) send multiple or folded checks, (iv) include cash, check skirts or extra correspondence and/or (v) include staples or paper clips the application of your payment to your account may be delayed and may result in the assessment of late fees.

Payment Application:
If you have any questions about how your payments are applied to your contract(s), please visit www.peacsolutions.com/help-center.

One-Time Documentation Fee:

We may charge a fee to compensate us for processing the documents and reimburse us for the fees incurred with filing UCC-1 financing statements that may be required.

Interim Rent:
After we confirm that the equipment has been delivered and we've received all of the required documents, your equipment supplier is paid. We then set up the contract on our billing system and an invoice is sent to you for the first payment due. This payment covers the following full 30-day period. Included on the first invoice is a charge for interim rent which covers the period between when we pay your vendor and when the first contract payment is due.

Insurance:
Your agreement requires the equipment to be insured against all liability and risks of loss. Our policy covers our financial interest in the equipment. If you already have coverage, please have your agent send us evidence of insurance listing us as the Loss Payee and Additional Insured. Your contract number must be on the certificate for identification purposes. The certificate can be faxed to 856-813-2880. Upon receipt of evidence of acceptable insurance maintained by your company, we will no longer bill you under our insurance program. For insurance questions, please call 877-733-4433.

Sales/Use Tax:
In most states and some local jurisdictions, we are required to collect sales/use tax on each monthly payment. Since the contract payment was calculated in advance, and tax rates can change periodically, this amount is billed separately. In certain states, the full amount of tax is due at the inception of the contract. In these situations, the tax is added to the equipment cost to calculate the monthly payment.

Property Tax:

For leases only: Many local jurisdictions assess an annual tax on tangible personal property. The lessor, as owner of the equipment, pays this tax to the appropriate taxing authority. (Our lease rate does not include this tax.) We pass this tax on to you on an annual basis. Again, these taxes change periodically and are not included in the calculation for the base monthly payment. We may bill you our estimate of the taxes, and reconcile your account when the actual tax figures are received from the applicable jurisdiction. The billed amount may also include an annual property tax administration fee of up to $25.

Late Charge:

If we receive your payment after the due date on the invoice, you may be assessed a late charge. The amount is calculated as a percentage of the invoice amount past due, less taxes, or may be a flat charge, depending on the terms of the contract you signed. You will receive a one-time waiver of the first late charge assessed if you call customer service at the number on the reverse side of this invoice and request it.

Returned Check Fee:

If your payment is returned from your bank for any reason, we may charge you a fee.

Convenience Fee:

If you choose to (1) make a payment over the phone, either through direct contact with a representative or through our Interactive Voice Response system (IVR), or (2) make a payment by credit card, either through direct contact with a Representative, IVR, or through your PEAC Connect account (formerly MyMarlin), then you may be assessed a convenience fee up to $20 to compensate us for costs incurred to process your payment. This fee will apply to all payments made over the phone or made by credit card.

PEAC™ SOLUTIONS

PO Box 13604
Philadelphia PA 19101-3604

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

RECEIVED
05/16/25

Amount: $390.97

Date: 5/16/2025

Payable to: Valentino Pizzeria Trattoria

Address: 4406 53rd Ave. East, Bradenton, FL. 34219

Description: 50's 60's 70's Dance Party

Requestor: Helena Teixeira

Approved by: Matt O'Nolan
Matt O'Nolan, District Manager

Valentino Pizzeria Trattoria
4406 53rd Ave. East, Bradenton Fl 34203
Phone 941-405-4131
www.valentinopizzeria.com

VALENTINO
Trattoria • Pizzeria • Catering

INVOICE NO. 1002 DATE 5/24/25

CUSTOMER	DELIVERY ADDRESS	READY TIME / INSTRUCTIONS
Harrison Ranch Community Development District	5755 Harrison Ranch Blvd. Parish, FL. 34219	Delivery by 6pm

QUANTITY	DESCRIPTION / TRAYS	UNIT PRICE	TOTAL
3	Tomato Bruschetta Trays	49.00	147.00
3	Garlic Knot Trays	17.99	53.97
2	Chicken Tender Trays w/ Ranch	55.00	165.00
2	Square Cheese Pizzas cut into small squares	N/C	0.00

SUBTOTAL	365.97
DELIVERY FEE	25.00
SALES TAX	0.00
TOTAL DUE	$390.97

Thank you for your business!

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

RECEIVED
04/28/25

BILL TO
Harrison Ranch CDD
Matt O'Nolan
5755 Harrison Ranch Blvd
Parrish, Florida 34219
United States

monolan@rizzetta.com

SHIP TO
Florida
United States

Invoice Number:	HRCDD182
Invoice Date:	April 28, 2025
Payment Due:	May 13, 2025
Amount Due (USD):	**$500.00**

Pay Securely Online

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

Items	Quantity	Price	Amount
Furniture and Trash Removal This project involves the full removal and disposal of all poolside furniture, loose trash/debris, and metal poles located within the community disposal area. The goal is to leave the space clean, cleared, and ready for future use or renovation. Scope of Services: 1. Identify all items for removal: - Pool furniture (loungers, chairs, tables, umbrellas) - Metal poles (umbrella stands, fence remnants, fixtures) - General trash and debris 2. Furniture & Pole Removal - Carefully remove all designated pool furniture. - Remove metal poles - Disassemble oversized items for safe transport if required. 3. Trash and Debris Removal - Collect and remove all visible trash, litter, and loose debris from the pool deck and surrounding area. - Sweep or blow off hard surfaces as part of the cleanup. 4- Hauling & Disposal - Transport all removed materials off-site for proper disposal or recycling. - Dispose of all trash, furniture, and metal materials in accordance with local regulations. 5. Final Clean-Up - Clear the area of remaining debris, tools, or equipment. Ensure the site is left clean and hazard-free.	1	$500.00	$500.00

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

Total:	$500.00
Amount Due (USD):	**$500.00**

Pay Securely Online

link.waveapps.com/ene5qw-3uw76c

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Powered by wave

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
Harrison Ranch CDD
Matt O'Nolan
5755 Harrison Ranch Blvd
Parrish, Florida 34219
United States

monolan@rizzetta.com

SHIP TO
Florida
United States

Invoice Number:	HRCDD191
Invoice Date:	May 12, 2025
Payment Due:	May 27, 2025
Amount Due (USD):	**$800.00**

Pay Securely Online

Items	Quantity	Price	Amount
Clubhouse Facility Cleaning: Services: Vacuuming/Sweeping, Dusting, Mopping, Entryway, Office, Bathroom (Sanitizing all sinks toilets, stalls, and floors). Gym (Sanitizing all equipment, clean all entry doors and rental areas) Purchasing (reimbursement by CDD) and maintaining clubhouse supplies including paper towels, toilet paper, hand soap and garbage bags Removal of all outside garbage in pool area, tennis area and playgroud area. (3) times a week service Billed Monthly 800.00	1	$800.00	$800.00

RECEIVED
05/12/2025

Total:	$800.00
Amount Due (USD):	**$800.00**

INVOICE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

Pay Securely Online

link.waveapps.com/kxj5y3-gqgh9v

Notes / Terms
Housekeeping for May 2025

Thank You for Your Business!

Powered by wave

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 32629812
Invoice Date 5/8/2025
Completed Date 5/8/2025
Payment Term Due Upon Receipt
Due Date 5/8/2025

Billing Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Job Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Description of work

April Inspection Results
Pole# 61: Found bad lamp and ballast. Retrofit to LED and tested for operation.
Pole# 42 Found bad lamp and ballast. Retrofit to LED and tested for operation.
Pole# 44: Found bad lamp and ballast. Retrofit to LED and tested for operation.
Pole# 92: Found pole to previously be retrofit. Tested and found working.
Pole# 93: Found bad lamp and ballast. Retrofit to LED and tested for operation. The ballast caused breaker to trip causing string of lights to be out (91-101).
Pole# 95: Found pole to previously be retrofit. Tested and found working.
Pole# 97: Found pole to previously be retrofit. Tested and found working.
Pole# 99: Found pole to previously be retrofit. Tested and found working with string of lights.
Pole# 100: Found bad lamp and ballast. Retrofit to LED and tested for operation.
Pole# 101: Found bad lamp and ballast. Retrofit to LED and tested for operation.
Pole# 141: Retrofit to LED and replaced two bad fuses.
Pole# 186: Found pole to previously be retrofit. Tested and found photocell to be bad. Replaced with new and tested for operation.
Pole# 204: Retrofit to LED and found bad photocell. Replaced with new and tested for operation.
Pole# 281: Retrofit to LED. Tested for operation.
Pole# 315 (entrance side)
Pole# 363: Found bad lamp and ballast. Removed and replaced with new. Tested for operation.
Pole# 366 (exit side): Found bad lamp and ballast. Removed and replaced with new. Tested for operation.
Pole# 373 (exit side)
Pole #376 (exit side): Found bad lamp and ballast. Removed and replaced with new. Tested for operation.

Reported by Management:

Checked streetlight in front of 4859 107th Ave Cir E and one around 9914 50th St Cir E, Pole #386. Light is working, it was a part of the string of lights that were out.

Checked streetlight in between house numbers 5819/5823 106th Terr E. This is pole number 204 from inspection and working now.

Pole in front of 9914 50th St Ct E, reported out by homeowner. This will be pole number 386.

9723 50th St Cir E is reporting light pole in yard not working. This is pole #83. Found a bad lamp and ballast. Removed and retrofit to LED. Tested for proper operation.

9724 50th St Cir E is reporting light pole in front not working. This is pole# 84. This pole is the pole that is damaged and will need to be replaced. Estimate 20058040 was sent 7/26/2024 and has not been approved. We are unable to continue restoring power to this pole until replacement.

Items found onsite during repairs:

Pole #240: Found fixture head not secure. Resecured fixture head and tested for proper operation.

Found string of lights (poles #81- 94) on 24/7. Found photocell has failed. Removed and replaced photocell. Tested for proper operation.

At Pembroke entrance, found bad photocell for ground lights. Removed and replaced with new.

4859 107th Ave Cir E is pole #386. Found bad lamp. Retrofit to LED lamps and tested for operation.

9914 50th St Cir E is pole #50. Found a string of lights to be on 24/7. Removed the bad photocell and replaced with new. Tested for operation. Found ballast to be overheating causing the lamp to flash. Retrofit to LED.

Between house numbers 5819-5823 106th Terr E. is pole #204. It was previously retrofit to LED. Tested and found working.

Across the street at 5203 99th Ave E, which is pole 104. Found a bad lamp and ballast. Retrofit to LED and tested for

operation.

Found pole between 9811 & 9807 (Pole #153) to be on 24/7. Found bad photocell. Removed old photocell and replaced with new. Tested for operation.

Bradford entrance had ground lights on 24/7. Removed and replaced old photocell. Tested for operation.

Pole #375: Found bad lamp and ballast on entrance side. Removed and replaced with new. Tested for operation.

Pole #374: Found bad lamp and ballast on exit side. Removed and replaced with new. Tested for operation.

Found pole #225 to be on 24/7. Removed old photocell and replaced with new. Tested for operation.

Checked pole in front of 9832 not working. This is pole #152. Found pole light to be previously retrofit and working properly.

Service #	Description	Quantity	Your Price	Total
INSPECT-Community	Perform inspection of lighting and/or electrical equipment per agreed upon schedule. Provide detailed inspection report.	1.00	$390.00	$390.00
BT-Retro-Pole-250W MOG	75-250W Fixture Retrofit with LED Lamp, MOGUL BASE	6.00	$525.00	$3,150.00
BT-Retro-Pole-400W MOG	250-400W Fixture Retrofit with LED Lamp, MOGUL BASE	8.00	$525.00	$4,200.00
1HR BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician (5/6/25)	4.00	$225.00	$900.00
1HR BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician (5/8/25)	1.00	$225.00	$225.00
M-DEV-180	Photocell button style	7.00	$56.31	$394.17
M-DEV-190	Photocell with arm	1.00	$72.59	$72.59
HPS Lamp 50W - 150W mogul base	50W - 150W, mogul base, HPS lamp	4.00	$68.75	$275.00
HPS Ballast 50W - 150W 120V MT	50W - 150W, 120V/multi-tap, HPS ballast	4.00	$247.50	$990.00

Sub-Total	$10,596.76
Tax	$0.00
Total	$10,596.76
Payment	$0.00
Balance Due	$10,596.76

RECEIVED
05/13/2025

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 32828594
Invoice Date 4/29/2025
Completed Date 4/29/2025
Payment Term Due Upon Receipt
Due Date 4/29/2025

Billing Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

RECEIVED
04/30/25

Job Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Description of work

Troubleshot irrigation system GFCI receptacle. We also changed out the existing GFCI and tested it for proper operation. We plugged the cord back into the new GFCI we just installed, before we left.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	$99.00	$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	$165.00	$165.00
M-GFI-2	20A GFI / GFCI Receptacle, 120V, WP & TP	1.00	$87.50	$87.50

Sub-Total	$351.50
Tax	$0.00
Total	$351.50
Payment	$0.00
Balance Due	$351.50

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 33050962
Invoice Date 5/23/2025
Completed Date 5/23/2025
Payment Term Due Upon Receipt
Due Date 5/23/2025

Billing Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Job Address
Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Description of work

5/22/25: Removed the old broken PVC insert and then measured the opening. After I measured then I taped the old cover back to the floor. Until we can come back with the right insert ring and replacement brass cover.

5/23/25: Installed new insert ring and replacement brass cover.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	$99.00	$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	$165.00	$165.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	$165.00	$165.00
ELECMAT-0075	Brass Plate	1.00	$128.30	$128.30
ELECMAT-0050	Adaptor Ring	1.00	$85.00	$85.00

RECEIVED
05/27/25

Sub-Total	$642.30
Tax	$0.00
Total	$642.30
Payment	$0.00
Balance Due	$642.30

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

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

Invoice

Date	Invoice #
5/2/2025	INV0000098893

RECEIVED 04/29/25

Bill To:

HARRISON RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00362

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,785.33	$1,785.33
Administrative Services	1.00	$517.67	$517.67
General Management & Oversight	1.00	$750.00	$750.00
Email Accounts, Admin & Maintenance	5.00	$20.00	$100.00
Financial & Revenue Collections	1.00	$468.67	$468.67
Management Services	1.00	$2,404.17	$2,404.17
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,125.84
Total	$6,125.84

RECEIVED
05/08/25

Invoice

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

Date	Invoice #
5/8/2025	INV0000099005

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00062

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00

Subtotal	$100.00
Total	$100.00

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

Invoice

Date	Invoice #
5/9/2025	INV0000099028

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
05/13/25

Services for the month of	Terms	Client Number
May	Upon Receipt	00062

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,100.00	$1,100.00
Personnel Reimbursement	1.00	$6,567.15	$6,567.15

Subtotal	$7,667.15
Total	$7,667.15

Invoice

13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

RECEIVED
05/01/25

Bill To	Installation Address
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA	Harrison Ranch Clubhouse 5775 Harrison Ranch Blvd Parrish, FL 34219

P.O. No.	Date	Invoice #	Due Date	Acct #
	05/01/2025	20004	05/31/2025	VID1681

Qty	Description
3	Remote Video Monitoring ($6,600 per year) VID1681 **Interior Monitoring per Signed Addendum 3465
3	S2 Software Maintenance Agreement and Securiteam Remote Support Plan ($520 per year)
	Your Quarterly invoices are all billed as follows: December-February: 30 Day Terms invoice sent 11/1 March - May: 30 Day Terms invoice sent 2/1 June - August: 30 Day Terms invoice sent 5/1 September - November: 30 Day Terms invoice sent 8/1

Subtotal	$2,515.00
Sales Tax (0.0%)	$0.00
Total	$2,515.00
Balance Due	$2,515.00

Securiteam is now a part of Safetouch!

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
5/9/2025	2861

Bill To
Harrison Ranch CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Terms	Project
	CDD Engineering Services

Serviced	Description	Quantity	Rate	Amount
4/11/2025	Review SWFWMD deficiency on Water Use Permit and respond.	0.25	175.00	43.75
4/16/2025	Review e-mail from CDD manager on reported erosion behind home at 4826 100th Dr. E and respond.	0.25	175.00	43.75
4/21/2025	Respond to CDD manager regarding FDEP stormwater reporting requirements.	0.25	175.00	43.75
4/23/2025	Review files for phase 3 bank repairs and coordinate with CDD manager.	0.5	175.00	87.50

RECEIVED
05/12/2025

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total $218.75

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: $1,030.50

RECEIVED 05/15/25

Date: 5/12/2025

Payable to: Sharkys Events and Inflatables

Address: 5755 Harrison Ranch Blvd. Parrish, FL 34219

Description: Community Pool Party

Requestor: Helena Teixeira

Type text here

Approved by: Matt O'Nolan

Matt O'Nolan, District Manager

PLEASE SEND THE CHECK TO THE CLUBHOUSE.
5755 Harrison Ranch Blvd. Parrish, FL 34219

Invoice: 43358072
Order Date: 5/12/2025

Sharkys Events and Inflatables
1935 Barber Rd Sarasota, FL, 34240
Phone: (941) 787-4134

Event Location
Harrison Ranch Club
Helena Teixera
5755 Harrison Ranch Blvd
Parrish, FL 34219
Cell: (813) 463-3515

Start Date: 6/21/2025 10:00am
End Date: 6/21/2025 3:00pm
Delivery method: Drop-Off

Name	Qty	Total
25' Tiki Plunge Dual Extended Lane	1	$475.00
25' Tropic Hurricane Dual Extended Lane	1	$475.00
Small Generator	1	$90.00

Rentals subtotal		$1,040.00
Delivery Fee	E	$30.00
Early Delivery	E	$75.00
Sales Tax	Exempt 0%	$0.00
Total		**$1,145.00**
Deposit Due		$0.00
Amount Paid		$114.50
Balance Due		$1,030.50

Event 10-3
set up must be complete before 10 am
(early delivery approved $75)

generator needed (Sharkys will fill prior to delivery if addl gas is needed customer will supply the ethanol free gas)
customer has staff to monitor both units for safe and proper use

on grass stakes allowed
both units next to each other

customer has water source, splitters 7 hoses to reach both units

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Harrison Ranch CDD
Rizzetta & company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Harrison Ranch CDD
Rizzetta & company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

RECEIVED
05/01/25

Invoice details
Invoice no.: 9952-B
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance-51 Waterways	1	$5,664.00	$5,664.00

Total **$5,664.00**

Tab 7

Rizzetta & Company

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

May 31, 2025

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 05/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	208,735	0	994	209,730	0	0
Investments	774,621	585,419	127,762	1,487,801	0	0
Accounts Receivable	7,943	0	1,268	9,212	0	0
Prepaid Expenses	883	0	0	882	0	0
Refundable Deposits	12,992	0	0	12,993	0	0
Due From Other	912	0	0	911	0	0
Fixed Assets	0	0	0	0	14,398,304	0
Amount Available in Debt Service	0	0	0	0	0	130,024
Amount To Be Provided Debt Service	0	0	0	0	0	2,789,976
Total Assets	1,006,086	585,419	130,024	1,721,529	14,398,304	2,920,000
Liabilities						
Accounts Payable	60,733	0	0	60,733	0	0
Accrued Expenses	5,700	0	0	5,700	0	0
Other Current Liabilities	59	0	0	59	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,920,000
Total Liabilities	66,492	0	0	66,492	0	2,920,000
Fund Equity & Other Credits						
Beginning Fund Balance	598,831	450,343	120,419	1,169,592	0	0
Investment In General Fixed Assets	0	0	0	0	14,398,304	0
Net Change in Fund Balance	340,762	135,076	9,605	485,445	0	0
Total Fund Equity & Other Credits	939,593	585,419	130,024	1,655,037	14,398,304	0
Total Liabilities & Fund Equity	1,006,086	585,419	130,024	1,721,529	14,398,304	2,920,000

362 General Fund

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Month Ending 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	10,000	6,667	2,231	9,016	2,349
Special Assessments					
Tax Roll	1,646,509	1,646,509	0	1,663,531	17,023
Other Misc. Revenues					
Clubhouse Rentals	5,000	3,333	374	2,666	(668)
Community Activity Revenue	4,000	2,667	374	1,563	(1,103)
Events & Sponsorships	3,000	2,000	0	0	(2,000)
Key/Access/Transponder Revenue	1,000	666	0	304	(363)
Lease Revenue	1,200	800	98	2,116	1,315
Miscellaneous Revenue	3,000	2,000	0	5,000	3,000
Total Revenues	1,673,709	1,664,642	3,077	1,684,196	19,553
Expenditures					
Legislative					
Supervisor Fees	14,000	9,333	800	7,200	2,134
Total Legislative	14,000	9,333	800	7,200	2,134
Financial & Administrative					
Accounting Services	21,424	14,283	1,786	14,283	0
Administrative Services	6,212	4,141	517	4,141	0
Assessment Roll	5,624	5,624	0	5,624	0
Auditing Services	3,600	0	0	0	0
Bank Fees	250	167	37	172	(5)
District Engineer	20,000	13,333	18	6,794	6,539
District Management	28,850	19,233	2,405	19,233	0
Dues, Licenses & Fees	2,100	300	250	461	(161)
Financial & Revenue Collections	5,624	3,749	468	3,749	0
Legal Advertising	1,200	800	0	434	366
Public Officials Liability Insurance	3,755	3,755	0	3,364	391
Trustees Fees	4,100	4,100	0	3,704	397
Website Hosting, Maintenance, Backup & E	3,915	2,754	200	2,753	0
Total Financial & Administrative	106,654	72,239	5,681	64,712	7,527
Legal Counsel					
District Counsel	32,000	21,333	436	19,513	1,820
Total Legal Counsel	32,000	21,333	436	19,513	1,820
Electric Utility Services					
Utility - Recreation Facilities	38,500	25,667	2,325	22,952	2,714
Utility - Street Lights	40,000	26,666	2,657	22,037	4,630
Utility Services	5,000	3,333	329	2,727	606
Total Electric Utility Services	83,500	55,666	5,311	47,716	7,950
Water-Sewer Combination Services					
Utility Services	43,500	29,000	4,922	30,372	(1,372)
Total Water-Sewer Combination Services	43,500	29,000	4,922	30,372	(1,372)

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Month Ending 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Stormwater Control					
Aerator Maintenance	2,500	1,667	0	900	767
Aquatic Maintenance	70,800	53,200	12,730	52,453	747
Aquatic Plant Replacement	25,000	25,000	0	24,700	300
Catfish Removal	2,152	1,435	0	0	1,434
Fish Stocking	4,000	4,000	0	5,000	(1,000)
Lake/Pond Bank Maintenance & Repair	135,000	135,000	0	139,506	(4,506)
Midge Fly Treatments	20,526	13,684	0	10,263	3,421
Total Stormwater Control	259,978	233,986	12,730	232,822	1,163
Other Physical Environment					
Conservation & Weir Maintenance Contract	20,000	13,333	0	0	13,334
Entry & Walls Maintenance & Repair	1,500	1,500	0	1,930	(430)
Fire Ant Treatment	10,000	8,267	0	8,180	86
General Liability & Property Insurance	33,882	33,882	0	35,422	(1,540)
Holiday Decorations	15,000	15,000	500	22,555	(7,554)
Hurricane Related Expenses	0	0	0	118,475	(118,475)
Irrigation Maintenance	43,200	28,800	3,322	26,630	2,169
Irrigation Repair	40,000	26,666	2,195	8,564	18,103
Landscape - Annuals/Flowers	20,000	13,334	0	9,887	3,446
Landscape - Fertilizer	46,528	46,528	46,543	68,656	(22,128)
Landscape - Mulch	50,000	50,000	0	48,000	2,000
Landscape - Pest Control	10,203	6,802	850	2,501	4,302
Landscape Maintenance	327,457	218,304	28,139	220,242	(1,937)
Landscape Replacement Plants, Shrubs, Tr	20,000	20,000	22,185	26,597	(6,598)
Trail/Bike Path Maintenance	25,000	16,667	0	0	16,667
Tree Trimming Services	25,000	16,667	0	3,220	13,446
Total Other Physical Environment	687,770	515,750	103,734	600,859	(85,109)
Road & Street Facilities					
Parking Lot Repair & Maintenance	500	333	0	0	333
Sidewalk Maintenance & Repair	2,500	1,666	0	0	1,667
Street Light/Decorative Light Maintenanc	70,000	62,667	11,590	62,700	(33)
Street Sign Repair & Replacement	2,000	1,333	0	0	1,334
Total Road & Street Facilities	75,000	65,999	11,590	62,700	3,301
Parks & Recreation					
Access Control Maintenance & Repair	3,500	2,334	0	0	2,333
Athletic Court/Field/Playground Maintena	500	333	0	9,385	(9,052)
Clubhouse Facility Janitorial Supplies	1,400	933	0	1,324	(391)
Clubhouse Janitorial Services	9,600	6,400	800	4,000	2,400
Clubhouse Maintenance & Repair	10,000	7,500	0	7,464	36
Clubhouse Programs/Events	40,000	34,667	5,864	37,290	(2,624)
Computer Support, Maintenance & Repair	500	333	0	179	155
Employee - Salaries	171,749	129,499	7,768	122,856	6,644
Facility A/C & Heating Maintenance &	2,808	1,872	0	0	1,872

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Month Ending 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Rep					
Fitness Equipment Maintenance & Repair	1,000	667	175	1,940	(1,274)
Furniture Repair & Replacement	1,200	800	0	806	(6)
Interior Clubhouse Maintenance & Repairs	4,000	2,667	0	98	2,568
Management Contract	13,200	8,800	750	6,000	2,800
Office Supplies	1,000	666	95	419	249
Pest Control	700	467	0	300	166
Playground Equipment & Maintenance	1,000	667	0	0	667
Pool Furniture Replacement	1,500	1,000	500	500	500
Pool Repairs	10,000	10,000	1,255	20,217	(10,217)
Pool Service Contract	57,000	38,000	5,280	36,095	1,905
Security & Fire Monitoring Services	1,000	666	0	1,010	(344)
Security System Monitoring Services & Ma	10,000	6,667	2,515	9,367	(2,700)
Telephone, Internet, Cable	12,000	8,000	1,179	8,315	(315)
Tennis Court Maintenance & Supplies	1,250	833	0	0	833
Wildlife Management Services	14,400	9,600	1,200	9,600	0
Total Parks & Recreation	369,307	273,371	27,381	277,165	(3,795)
Contingency					
Miscellaneous Contingency	2,000	1,333	0	864	470
Total Contingency	2,000	1,333	0	864	470
Total Expenditures	1,673,709	1,278,010	172,585	1,343,923	(65,911)
Total Excess of Revenues Over(Under) Expenditures	0	386,632	(169,508)	340,273	(46,358)
Total Other Financing Sources(Uses)					
Prior Year AP Credit					
Prior Year A/P Credits	0	0	0	489	489
Total Other Financing Sources(Uses)	0	0	0	489	489
Fund Balance, Beginning of Period	0	0	1,109,101	598,831	598,831
Total Fund Balance, End of Period	0	386,632	939,593	939,593	552,962

362 Reserve Fund

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Month Ending 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	0	0	2,170	12,259	12,259
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
Total Revenues	122,818	122,818	2,170	135,077	12,259
Expenditures					
Contingency					
Capital Reserve	122,818	122,818	0	0	122,818
Total Contingency	122,818	122,818	0	0	122,818
Total Expenditures	122,818	122,818	0	0	122,818
Total Excess of Revenues Over(Under) Expenditures	0	0	2,170	135,077	135,077
Fund Balance, Beginning of Period	0	0	583,249	450,342	450,342
Total Fund Balance, End of Period	0	0	585,419	585,419	585,419

362 Debt Service Fund S2017

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Month Ending 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,142	5,153	5,153
Special Assessments					
Tax Roll	282,515	282,515	0	285,203	2,688
Total Revenues	282,515	282,515	1,142	290,356	7,841
Expenditures					
Debt Service					
Interest	102,515	102,515	50,375	100,750	1,765
Principal	180,000	180,000	180,000	180,000	0
Total Debt Service	282,515	282,515	230,375	280,750	1,765
Total Expenditures	282,515	282,515	230,375	280,750	1,765
Total Excess of Revenues Over(Under) Expenditures	0	0	(229,233)	9,606	9,606
Fund Balance, Beginning of Period	0	0	359,257	120,418	120,418
Total Fund Balance, End of Period	0	0	130,024	130,024	130,024

Harrison Ranch CDD
Investment Summary
May 31, 2025

Account	Investment	Yield	Balance as of May 31, 2025
Valley National Bank	Governmental Checking/ICS	4.00%	$ 673,459
FL CLASS General	Average Monthly Yield 4.3745%	4.37%	101,162
	Total General Fund Investments		**$ 774,621**
Valley National Bank	Governmental Checking/ICS	4.00%	$ 1,224
FL CLASS Enhanced Cash Reserve	Average Monthly Yield 4.3745%	4.37%	584,195
	Total Reserve Fund Investments		**$ 585,419**
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Y	4.00%	$ 98,005
US Bank Series 2017 Reserve	First American Treasury Obligation Fund Class Y	4.00%	28,248
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Y	4.00%	1,509
	Total Debt Service Fund Investments		**$ 127,762**

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Harrison Ranch Community Development District
Summary A/R Ledger
From 05/01/2025 to 05/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
362, 2432							
	362-001	362 General Fund	Manatee County Tax Collector	AR00002213	12110	10/01/2024	7,943.75
Sum for 362, 2432							**7,943.75**
362, 2434							
	362-200	362 Debt Service Fund S2017	Manatee County Tax Collector	AR00002213	12110	10/01/2024	1,268.41
Sum for 362, 2434							**1,268.41**
Sum for 362							**9,212.16**
Sum Total							**9,212.16**

Harrison Ranch Community Development District
Summary A/P Ledger
From 05/01/2025 to 05/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
362, 2432						
	362 General Fund	05/24/2025	Broadway Catering, Inc.	049520	Event - Oldies but Goodies 05/25	1,575.00
	362 General Fund	05/18/2025	Charter Communications	2144984051825 05/25 ACH	Cable Services-Gym 05/25	95.19
	362 General Fund	05/07/2025	Frontier Florida, LLC	941-776-3095-090719 -5 05/25 ACH	5755 Harrison Ranch Blvd 05/25	644.86
	362 General Fund	05/23/2025	Landscape Maintenance Professionals, Inc.	334800	Irrigation Repairs 05/25	1,350.00
	362 General Fund	05/23/2025	Landscape Maintenance Professionals, Inc.	334801	Irrigation Repairs 05/25	845.00
	362 General Fund	05/27/2025	Landscape Maintenance Professionals, Inc.	334876	Fertilization 05/25	12,181.00
	362 General Fund	05/19/2025	Landscape Maintenance Professionals, Inc.	334252	Fertilization & Insect and Disease Control 05/25	8,602.00
	362 General Fund	05/28/2025	Landscape Maintenance Professionals, Inc.	335285	Removing Deadwood & Broken Tree Branches 05/25	22,185.00
	362 General Fund	05/19/2025	Landscape Maintenance Professionals, Inc.	334252	Fertilization & Insect and Disease Control 05/25	850.25
	362 General Fund	05/30/2025	Manatee County Utilities Department	MCUD Water Bill Summary 05/25 ACH	MCUD Water Bill Summary 05/25	4,922.33
	362 General Fund	05/12/2025	Marlin Business Bank	21757283 ACH	Copystar Copier - Account # 1613410 05/25	416.59
	362 General Fund	05/20/2025	Sitex Aquatics, LLC	10040-B	Fountain Repairs 05/25	7,066.00
Sum for 362, 2432						**60,733.22**
Sum for 362						**60,733.22**
Sum Total						**60,733.22**

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
May 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 05/31/25.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY24-25 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 8

MINUTES OF MEETING

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

HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, June 9, 2025, at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Sue Walterick	**Board Supervisor, Chairman**
Victor Colombo	**Board Supervisor, Asst. Secretary**
Geoffery Cordes	**Board Supervisor, Asst. Secretary**

Also present were:

Matt O'Nolan	**District Manager, Rizzetta & Company**
Helena Texiera	**Clubhouse Manager, Rizzetta & Company**
Mia Rodriguez	**Clubhouse Manager, Rizzetta & Company**
Lauren Gentry	**District Counsel, Kilinski/Van Wyk**
Patrick Collins	**District Counsel, Kilinski/Van Wyk**
Rick Schappacher	**District Engineer, Schappacher Engineering**
Ryan Eberly	**Representative, LMP**
Bert Smith	**Representative, Sitex Aquatics**
Devon Craig	**Representative, Sitex Aquatics**
Jerry Josh	**ACI Heating**
Chico Rodriguez	**Amenity Manager, Rizzetta and Company**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. O'Nolan called the meeting to order and confirmed there was a quorum.

SECOND ORDER OF BUSINESS **Audience Comments**

The Board heard comments on fences, ponds and Rizzetta invoices. A resident requested permission for a property encroachment to install a fence. The matter will be added to the next agenda for consideration.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Pond & Mitigation Maintenance Update

Mr. Smith went over his report to the Board.

B. Landscape Maintenance Updates

Mr. Eberly presented his report to the Board. The Board requested to bring back detailed entrance proposals with options and renderings to the July meeting.

> On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved LMP proposal #343253 for annuals in the amount of $9887.50, for the Harrison Ranch Community Development District.

The Board requested that LMP look at the dead brush on cutbacks to ensure a cleaner appearance.

C. District Counsel

Ms. Gentry went over the Form 1 requirements with the Board.

D. District Engineer

Mr. Schappacher presented his report to the Board.

E. Clubhouse Manager Report

Ms. Texiera presented her report to the Board. Supervisor Colombo requested the Amenity Manager work on getting all the sign poles on the ground picked up.

Ms. Texiera and Mr. O'Nolan described violations of amenity rules which have occurred recently and asked the Board for direction.

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved suspending the April Morrow household until the tennis court repair costs are paid by the resident and a six-month suspension for the household, for the Harrison Ranch Community Development District.

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved suspending Lee Thurlow until the July meeting pending draft from counsel, for the Harrison Ranch Community Development District.

There was an additional incident involving a dog in the pool. The Board directed staff to gather additional information and bring the matter back to the next meeting for consideration.

DRAFT

F. District Manager Report

Mr. O'Nolan stated that the next BOS Meeting is scheduled for July 14, 2025, at 6:30 pm.

The Board requested the District Manager to get license plate reader proposals.

G. Consideration of Operations & Maintenance Expenditures for April 2025

H. Presentation of April 2025 Financial Report

I. Consideration of the Meeting Minutes for the meeting held on April 23 and May 12, 2025

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved the Operations and Maintenance for April 2025 ($181,976.67) and the Board of Supervisors meeting minutes for April 23 and May 12 with correction to line 89 and other corrections submitted by counsel, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Walterick noted that the financials in the agenda were garbled.

Mr. Colombo asked about sign poles laying on ground, down and dead brush cutbacks.

FIFTH ORDER OF BUSINESS **Adjournment**

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

> On a Motion by Mr. Colombo, seconded by Ms. Walterick, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 7:55 p.m. for the Harrison Ranch Community Development District.

DRAFT

Asst. Secretary

Chair / Vice Chair

DRAFT

Tab 9

Harrison Ranch Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Harrison Ranch Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Harrison Ranch Community Development District
Manatee County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Harrison Ranch Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Harrison Ranch Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Harrison Ranch Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Harrison Ranch Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 12, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Harrison Ranch Community Development District's internal control over financial reporting and compliance.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2025

Harrison Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

Management's discussion and analysis of Harrison Ranch Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2024. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, transportation, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- The District's total assets exceeded total liabilities by $2,663,619 (net position). Unrestricted net position for governmental activities was $1,049,175. Net investment in capital assets was $1,564,252 and restricted net position was $50,192.

- Governmental activities revenues totaled $2,096,422 while governmental activities expenses totaled $2,032,425.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	**2023**
Current assets	$ 1,124,591	$ 845,264
Restricted assets	120,419	108,393
Capital assets	4,636,004	5,022,403
Total Assets	5,881,014	5,976,060
Current liabilities	297,395	276,438
Non-current liabilities	2,920,000	3,100,000
Total Liabilities	3,217,395	3,376,438
Net Position		
Net investment in capital assets	1,564,252	1,775,651
Restricted	50,192	35,796
Unrestricted	1,049,175	788,175
Total Net Position	$ 2,663,619	$ 2,599,622

The decrease in capital assets and net investment in capital assets is primarily the result of depreciation in the current year.

The increase in current and restricted assets is the result of revenues exceeding expenditures at the fund level.

The decrease in non-current liabilities is related to the current year principal payment on the bonds payable.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

Change in Net Position

	Governmental Activities	
	2024	**2023**
Program Revenues		
Charges for services	$ 2,019,287	$ 2,013,680
General Revenues		
Miscellaneous revenues	39,284	108,891
Investment earnings	37,851	20,767
Total Revenues	2,096,422	2,143,338
Expenses		
General government	131,845	156,475
Physical environment	1,234,751	1,311,015
Transportation	102,447	76,208
Culture/recreation	459,314	440,478
Interest and other charges	104,068	109,661
Total Expenses	2,032,425	2,093,837
Change in Net Position	63,997	49,501
Net Position - Beginning of Year	2,599,622	2,550,121
Net Position - End of Year	$ 2,663,619	$ 2,599,622

The decrease in miscellaneous revenues is the result of a decrease in cost sharing contingency revenues in the current year.

The decrease in general government is primarily related to a decrease in engineering and legal fee expenses in the current year.

The decrease in physical environment is primarily due to a decrease in pond bank maintenance expenses in the current year.

The increase in transportation is primarily the result of an increase in streetlight maintenance expenses in the current year.

The increase in culture/recreation is primarily the result of an increase in pool maintenance expenses in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

Description	Governmental Activities 2024	2023
Land and improvements	$ 1,203,522	$ 1,203,522
Infrastructure	10,731,011	10,731,011
Buildings	2,305,876	2,305,876
Improvements other than buildings	38,884	16,998
Equipment	140,897	140,897
Accumulated depreciation	(9,784,186)	(9,375,901)
Total Capital Assets (Net)	$ 4,636,004	$ 5,022,403

The activity for the year consisted of additions to improvements other than buildings, $21,886, and $408,285 in depreciation.

General Fund Budgetary Highlights

Actual expenditures were less than budgeted expenditures primarily because lake and pond bank maintenance and capital reserve expenditures were less than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In August 2017, the District issued $4,235,000 Series 2017 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and retire the Series 2007 Capital Improvement Revenue Bonds. As of September 30, 2024, the balance outstanding was $3,100,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Harrison Ranch Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Harrison Ranch Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harrison Ranch Community Development District, Accounting Department, 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614.

Harrison Ranch Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 1,071,290
Accounts receivable	300
Due from other	394
Prepaid expenses	39,615
Deposits	12,992
Total Current Assets	1,124,591
Non-current Assets	
Restricted Assets	
Investments	120,419
Capital Assets, Not Being Depreciated	
Land and improvements	1,203,522
Capital Assets, Being Depreciated	
Buildings	2,305,876
Infrastructure	10,731,011
Improvements other than buildings	38,884
Equipment	140,897
Less: accumulated depreciation	(9,784,186)
Total Non-current Assets	4,756,423
Total Assets	5,881,014
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	75,416
Bonds payable	180,000
Accrued interest	41,979
Total Current Liabilities	297,395
Non-current Liabilities	
Bonds payable	2,920,000
Total Liabilities	3,217,395
NET POSITION	
Net investment in capital assets	1,564,252
Restricted for debt service	50,192
Unrestricted	1,049,175
Total Net Position	$ 2,663,619

See accompanying notes to financial statements.

Harrison Ranch Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Change in Net Position Governmental Activities
Governmental Activities			
General government	$ (131,845)	$ 150,478	$ 18,633
Physical environment	(1,234,751)	1,046,014	(188,737)
Transportation	(102,447)	116,925	14,478
Culture/recreation	(459,314)	421,478	(37,836)
Interest and other charges	(104,068)	284,392	180,324
Total Governmental Activities	$ (2,032,425)	$ 2,019,287	(13,138)
	General Revenues		
	Miscellaneous revenues		39,284
	Investment income		37,851
	Total General Revenues		77,135
	Change in Net Position		63,997
	Net Position - Beginning of Year		2,599,622
	Net Position - End of Year		$ 2,663,619

See accompanying notes to financial statements.

Harrison Ranch Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	$ 1,071,290	$ -	$ 1,071,290
Accounts receivable	300	-	300
Due from other	394	-	394
Prepaid expenses	39,615	-	39,615
Deposits	12,992	-	12,992
Restricted assets			
Investments	-	120,419	120,419
Total Assets	$ 1,124,591	$ 120,419	$ 1,245,010
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	$ 75,416	$ -	$ 75,416
FUND BALANCES			
Nonspendable:			
Prepaid expenses	39,615	-	39,615
Deposits	12,992	-	12,992
Restricted:			
Debt service	-	120,419	120,419
Assigned:			
Capital projects reserve	450,343	-	450,343
Unassigned	546,225	-	546,225
Total Fund Balances	1,049,175	120,419	1,169,594
Total Liabilities and Fund Balances	$ 1,124,591	$ 120,419	$ 1,245,010

See accompanying notes to financial statements.

Harrison Ranch Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	$ 1,169,594
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, $1,203,522, buildings, $2,305,876, infrastructure, $10,731,011, improvements other than buildings, $38,884, and equipment, $140,897, net of accumulated depreciation, $(9,784,186), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	4,636,004
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(3,100,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	(41,979)
Net Position of Governmental Activities	$ 2,663,619

See accompanying notes to financial statements.

Harrison Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
REVENUES			
Special assessments	$ 1,734,895	$ 284,392	$ 2,019,287
Miscellaneous revenues	39,284	-	39,284
Investment income	28,779	9,072	37,851
Total Revenues	1,802,958	293,464	2,096,422
EXPENDITURES			
Current			
General government	131,845	-	131,845
Physical environment	916,491	-	916,491
Transportation	102,447	-	102,447
Culture/recreation	369,289	-	369,289
Capital outlay	21,886	-	21,886
Debt service			
Principal	-	175,000	175,000
Interest	-	106,438	106,438
Total Expenditures	1,541,958	281,438	1,823,396
Net Change in Fund Balances	261,000	12,026	273,026
Fund Balances - Beginning of Year	788,175	108,393	896,568
Fund Balances - End of Year	$ 1,049,175	$ 120,419	$ 1,169,594

See accompanying notes to financial statements.

Harrison Ranch Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$	273,026
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount that capital outlay, $21,886, was exceeded by depreciation, $(408,285), in the current period.		(386,399)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		175,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		2,370
Change in Net Position of Governmental Activities	$	63,997

See accompanying notes to financial statements.

Harrison Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Special assessments	$ 1,714,958	$ 1,714,958	$ 1,734,895	$ 19,937
Miscellaneous revenues	16,200	16,200	39,284	23,084
Investment income	-	-	28,779	28,779
Total Revenues	1,731,158	1,731,158	1,802,958	71,800
EXPENDITURES				
Current				
General government	149,209	149,209	131,845	17,364
Physical environment	1,109,477	1,109,477	916,491	192,986
Transportation	70,000	70,000	102,447	(32,447)
Culture/recreation	325,654	325,654	369,289	(43,635)
Capital outlay	119,823	119,823	21,886	97,937
Total Expenditures	1,774,163	1,774,163	1,541,958	232,205
Net Change in Fund Balances	(43,005)	(43,005)	261,000	304,005
Fund Balances - Beginning of Year	43,005	43,005	788,175	745,170
Fund Balances - End of Year	$ -	$ -	$ 1,049,175	$ 1,049,175

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Harrison Ranch Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 5, 2007 by Ordinance 07-31 of Manatee County, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors elected on an at-large basis by qualified electors of the District. The District operates within the criteria established by Chapter 190, *Florida Statutes*. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Harrison Ranch Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balances, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Restricted Net Position

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, infrastructure, buildings, improvements other than buildings, and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

c. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15-25 years
Buildings	10-25 years
Improvements other than buildings	10-15 years
Equipment	5 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was $1,102,503 and carrying value was $1,071,190. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligation Fund	31 days *	$120,419

*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in the First American Government Obligation Fund was rated AAAm by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in the First American Government Obligation Fund is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in October 2023. All taxes certified to the County's Tax Collector are due and payable on November 1, and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
Governmental Activities:				
Capital assets, not being depreciated				
Land and improvements	$ 1,203,522	$ -	$ -	$ 1,203,522
Capital assets, being depreciated:				
Infrastructure	10,731,011	-	-	10,731,011
Buildings	2,305,876	-	-	2,305,876
Improvements other than buildings	16,998	21,886	-	38,884
Equipment	140,897	-	-	140,897
Total Capital Assets Depreciated	13,194,782	21,886	-	13,216,668
Less accumulated depreciation for:				
Infrastructure	(7,950,708)	(306,838)	-	(8,257,546)
Buildings	(1,382,365)	(90,025)	-	(1,472,390)
Improvements other than buildings	(837)	(3,322)	-	(4,159)
Equipment	(41,991)	(8,100)	-	(50,091)
Total Accumulated Depreciation	(9,375,901)	(408,285)	-	(9,784,186)
Governmental Activities Capital Assets	$ 5,022,403	$ (386,399)	$ -	$ 4,636,004

Depreciation of $318,260 was charged to physical environment and $90,025 was charged to culture/recreation.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024	Due Within One Year
Capital Improvement Revenue Refunding Bonds, Series 2017	$ 3,275,000	$ -	$ (175,000)	$ 3,100,000	$ 180,000

Long-term debt is comprised of the following:

Capital Improvement Revenue Refunding Bonds

$4,235,000 Series 2017 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2018, maturing in May 2038. Interest at a rate of 3.25% is due May 1 and November 1 beginning May 2018.	$ 3,100,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	$ 180,000	$ 100,750	$ 280,750
2026	190,000	94,900	284,900
2027	195,000	88,725	283,725
2028	200,000	82,388	282,388
2029	210,000	75,888	285,888
2030-2034	1,115,000	273,976	1,388,976
2035-2038	1,010,000	83,363	1,093,363
Totals	$ 3,100,000	$ 799,990	$ 3,899,990

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

The Series 2017 Bonds were issued to currently refund and redeem the Capital Improvement Revenue Bonds, Series 2007. The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, together with accrued interest to the redemption date, if monies are available to retire the debt in accordance with the provisions of the indenture.

The bond resolution and the trust Indenture provide for the establishment of certain accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2017 initial reserve requirement was $0. On each May 1, the Trustee shall transfer amounts on deposit to accounts in priority, with the reserve account being the fourth in an amount equal to the reserve requirement of ten percent of the maximum annual debt service payment. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Refunding Bonds, Series 2017	$ 28,248	$ 28,248

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage in the last three years.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Harrison Ranch Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Harrison Ranch Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, and have issued our report thereon dated June 12, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Harrison Ranch Community Development District's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Harrison Ranch Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Harrison Ranch Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Harrison Ranch Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Harrison Ranch Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2025

Berger, Toombs, Elam,
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Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Harrison Ranch Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Harrison Ranch Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated June 12, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 12, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Harrison Ranch Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Harrison Ranch Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Harrison Ranch Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Harrison Ranch Community Development District. It is management's responsibility to monitor the Harrison Ranch Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Harrison Ranch Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 13
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $209,037
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Harrison Ranch Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Harrison Ranch Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $1,399.17 – $1,958.84 for the General Fund and $618.00 – $882.00 for the Debt Service Fund.
2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was $2,019,287.
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: $3,100,000 Series 2017 Bonds due on May 1, 2038 at a fixed rate of 3.25%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2025

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Harrison Ranch Community Development District
Manatee County, Florida

We have examined Harrison Ranch Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Harrison Ranch Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Harrison Ranch Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Harrison Ranch Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Harrison Ranch Community Development District's compliance with the specified requirements.

In our opinion, Harrison Ranch Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2025

Matt,

Harrison Ranch Community Development District Audited Financial Statements for the year ended September 30, 2024.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -
An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district **(YES)** NO (Circle one.) See pages 1-3 of audit report.

Financial Statements and the Notes to the Financial Statements -
The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -
Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES **(NO)** (Circle one.) If yes, see further explanation below. See pages 30-31

Management Letter -
The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	**NO**
Instances or adverse findings reported for this district in the prior year	YES	**NO**
(Circle one.) If yes, see further explanation below.		
See pages 32-34		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Michelle White.

Please let me know when the BOS accepts the report.

Thanks,

Michelle

Tab 10

EXHIBIT A

PARCEL 127

LEGAL DESCRIPTION:

That part of lands described as TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 621.19 feet to Station 36+09.40; thence departing said Baseline of Survey, South 26°37'14" East, a distance of 60.08 feet to the Northeast corner of TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and the POINT OF BEGINNING; thence South 55°00'00" East, along the northeasterly line of said TRACT "L", a distance of 39.78 feet to the southeasterly line of said TRACT "L"; thence South 34°11'00" West, along said southeasterly line, a distance of 39.03 feet; thence departing said southeasterly line, South 42°43'05" West, a distance of 194.79 feet to a point on a non-tangent curve to the left, having a radius of 350.00 feet; thence from a chord bearing of North 09°12'45" West, continue along said westerly line and said curve through a central angle of 14°01'47", an arc distance of 85.70 feet to the point of reverse curvature of a curve to the right, having a radius of 50.00 feet; thence from a chord bearing of North 23°31'32" East, continue along the northwesterly line of said TRACT "L" and said curve through a central angle of 79°30'22", an arc distance of 69.38 feet to the point of tangency; thence North 63°16'43" East, along the northerly line of said TRACT "L", a distance of 122.76 feet to the POINT OF BEGINNING.

CONTAINING 14,528 square feet or 0.333 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

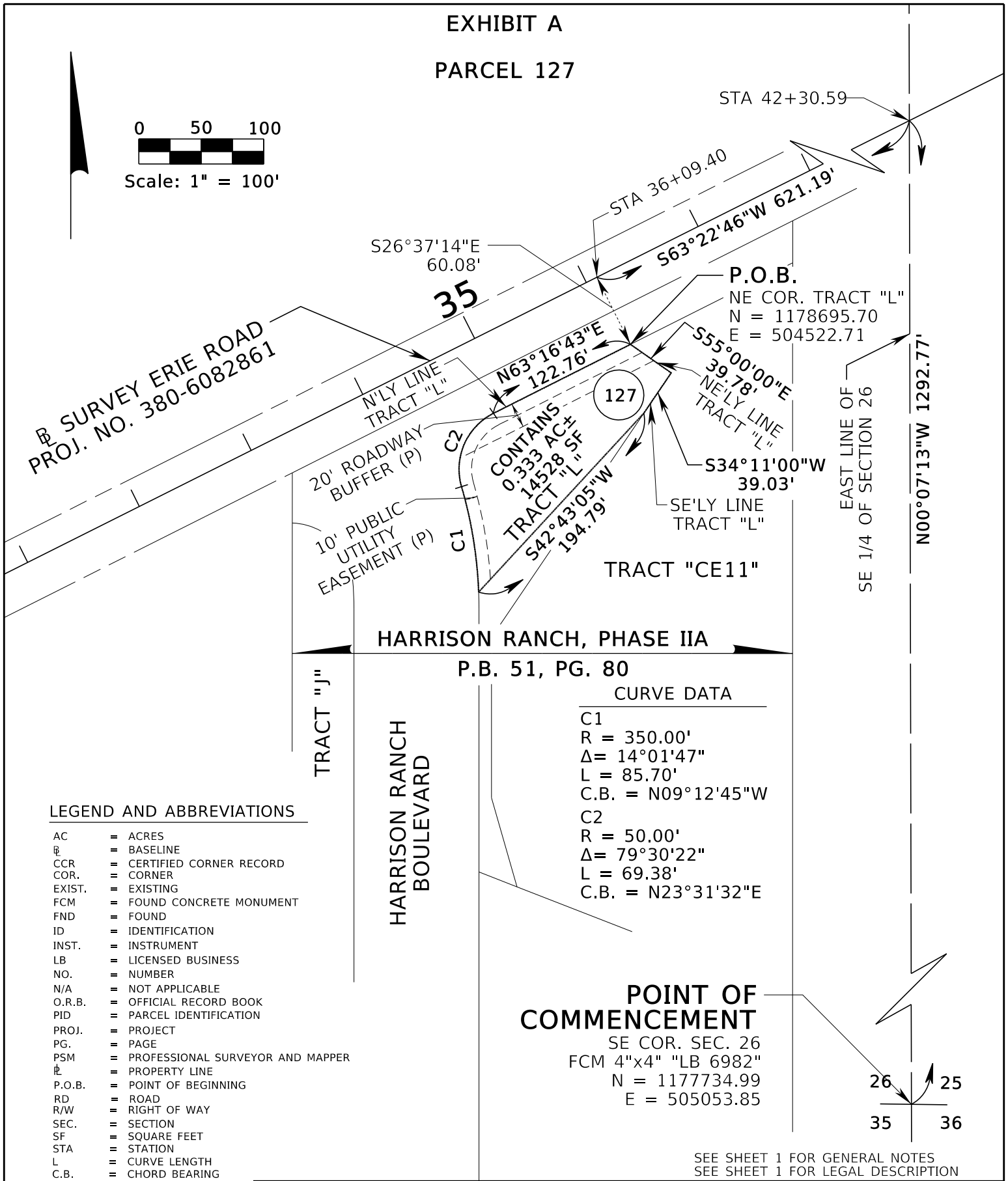
PROPERTY APPRAISER PARCEL ID NUMBER
726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
127

SCALE: N.T.S.

EXHIBIT A

PARCEL 127



CURVE DATA

C1
R = 350.00'
Δ= 14°01'47"
L = 85.70'
C.B. = N09°12'45"W

C2
R = 50.00'
Δ= 79°30'22"
L = 69.38'
C.B. = N23°31'32"E

POINT OF COMMENCEMENT

SE COR. SEC. 26
FCM 4"x4" "LB 6982"
N = 1177734.99
E = 505053.85

26 25
35 36

LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
CCR	=	CERTIFIED CORNER RECORD
COR.	=	CORNER
EXIST.	=	EXISTING
FCM	=	FOUND CONCRETE MONUMENT
FND	=	FOUND
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
O.R.B.	=	OFFICIAL RECORD BOOK
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
PG.	=	PAGE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
℄	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
RD	=	ROAD
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SF	=	SQUARE FEET
STA	=	STATION
L	=	CURVE LENGTH
C.B.	=	CHORD BEARING
R	=	RADIUS
(P)	=	PLAT DATA
N'LY	=	NORTHERLY
NE'LY	=	NORTHEASTERLY
SE'LY	=	SOUTHEASTERLY

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
127

SCALE: 1" = 100'

EXHIBIT A

PARCEL 128

LEGAL DESCRIPTION:

That part of lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 893.74 feet to an intersection with the northerly projection of the westerly line of the lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida; thence departing said Baseline of Survey, South 00°01'05" West, along said northerly projection, a distance of 74.57 feet to the Northwest corner of the aforesaid TRACT "J" and a point on a non-tangent curve to the right, having a radius of 50.00 feet, and the POINT OF BEGINNING; thence departing said northerly projection, from a chord bearing of South 46°49'09" East, continue along the northerly and easterly line of said TRACT "J" and said curve through a central angle of 82°55'12", an arc distance of 72.36 feet to a point of compound curvature of a curve to the right, having a radius of 250.00 feet; thence from a chord bearing of South 02°40'47" East, continue along the easterly line of said TRACT "J" and said curve, through a central angel of 05°21'33", an arc distance of 23.38 feet to the point of tangency; thence continue along said easterly line, South 00°00'00" East, a distance of 212.00 feet; thence departing said easterly line, North 21°02'18" West, a distance of 137.66 feet to the westerly line of the aforesaid TRACT "J"; thence North 00°01'05" East, along said westerly line, a distance of 152.17 feet to the POINT OF BEGINNING.

CONTAINING 10108 square feet or 0.232, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

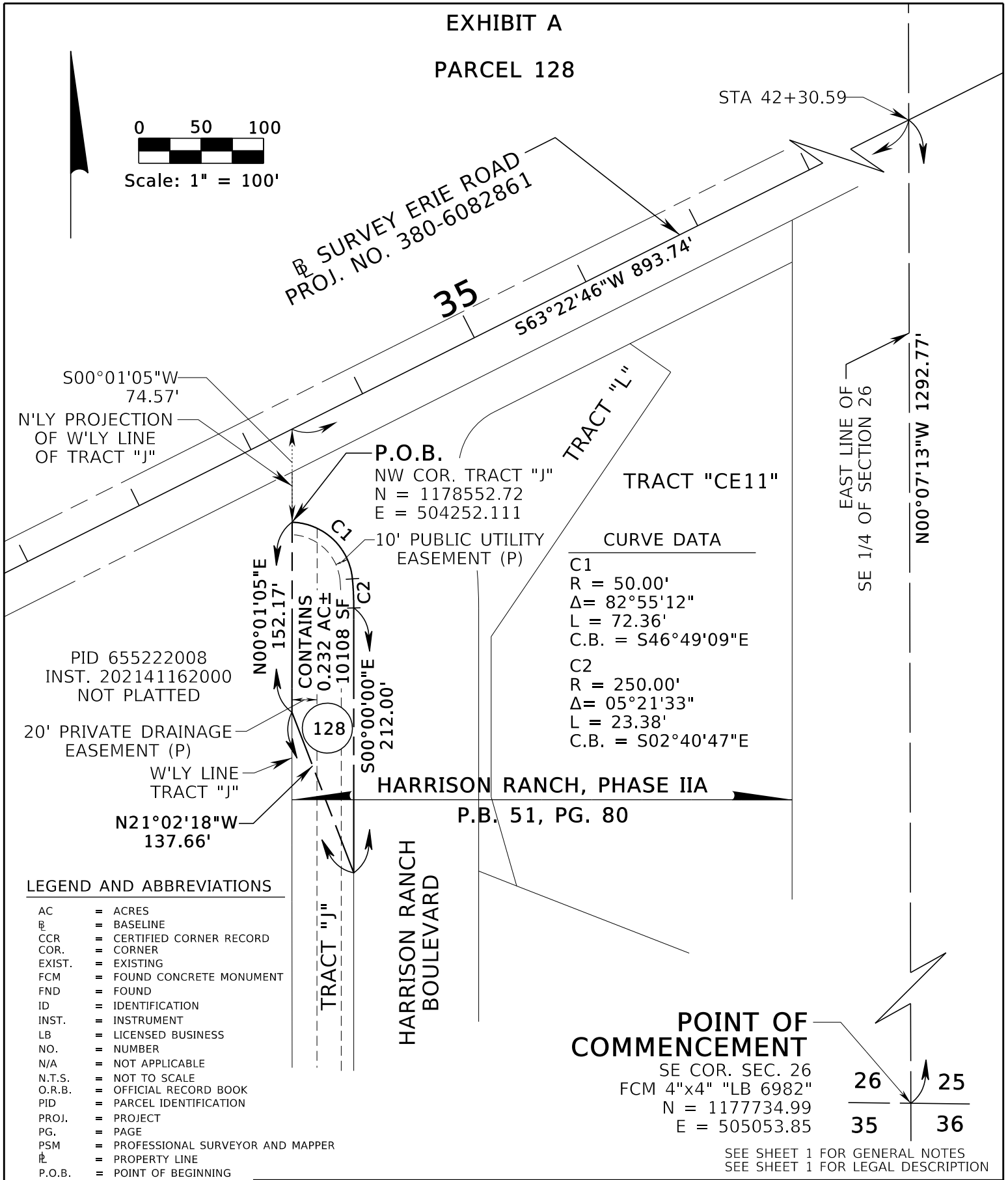
PROPERTY APPRAISER PARCEL ID NUMBER
726449509
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
128

SCALE: N.T.S.

EXHIBIT A

PARCEL 128



LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
CCR	=	CERTIFIED CORNER RECORD
COR.	=	CORNER
EXIST.	=	EXISTING
FCM	=	FOUND CONCRETE MONUMENT
FND	=	FOUND
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
PG.	=	PAGE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
℄	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SF	=	SQUARE FEET
STA	=	STATION
L	=	CURVE LENGTH
C.B.	=	CHORD BEARING
Δ	=	CENTRAL ANGLE

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726449509
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
128

SCALE: 1" = 100'

EXHIBIT A

PARCEL 129

LEGAL DESCRIPTION:

That part of lands described as TRACT "CE11" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 445.90 feet to an intersection with the northerly projection of the easterly line of the lands described as TRACT CE11" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida; thence departing said Baseline of Survey, South 00°00'07" West, along said northerly projection, a distance of 66.92 feet to the Northeast corner of the aforesaid TRACT "CE11" and the POINT OF BEGINNING; thence continue South 00°00'07" West, along the easterly line of said TRACT "CE11", a distance of 60.74 feet; thence departing said easterly line, South 63°22'50" West, a distance of 133.26 feet to the westerly line of said TRACT "CE11"; thence North 34°11'00" East, along said westerly line, a distance of 39.03 feet; thence continue along said westery line, North 55°00'00" West, a distance of 39.78 feet to the northerly line of said TRACT "CE11"; thence North 63°16'43" East, along said northerly line, a distance of 145.31 feet to the POINT OF BEGINNING.

CONTAINING 6766 square feet or 0.155, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

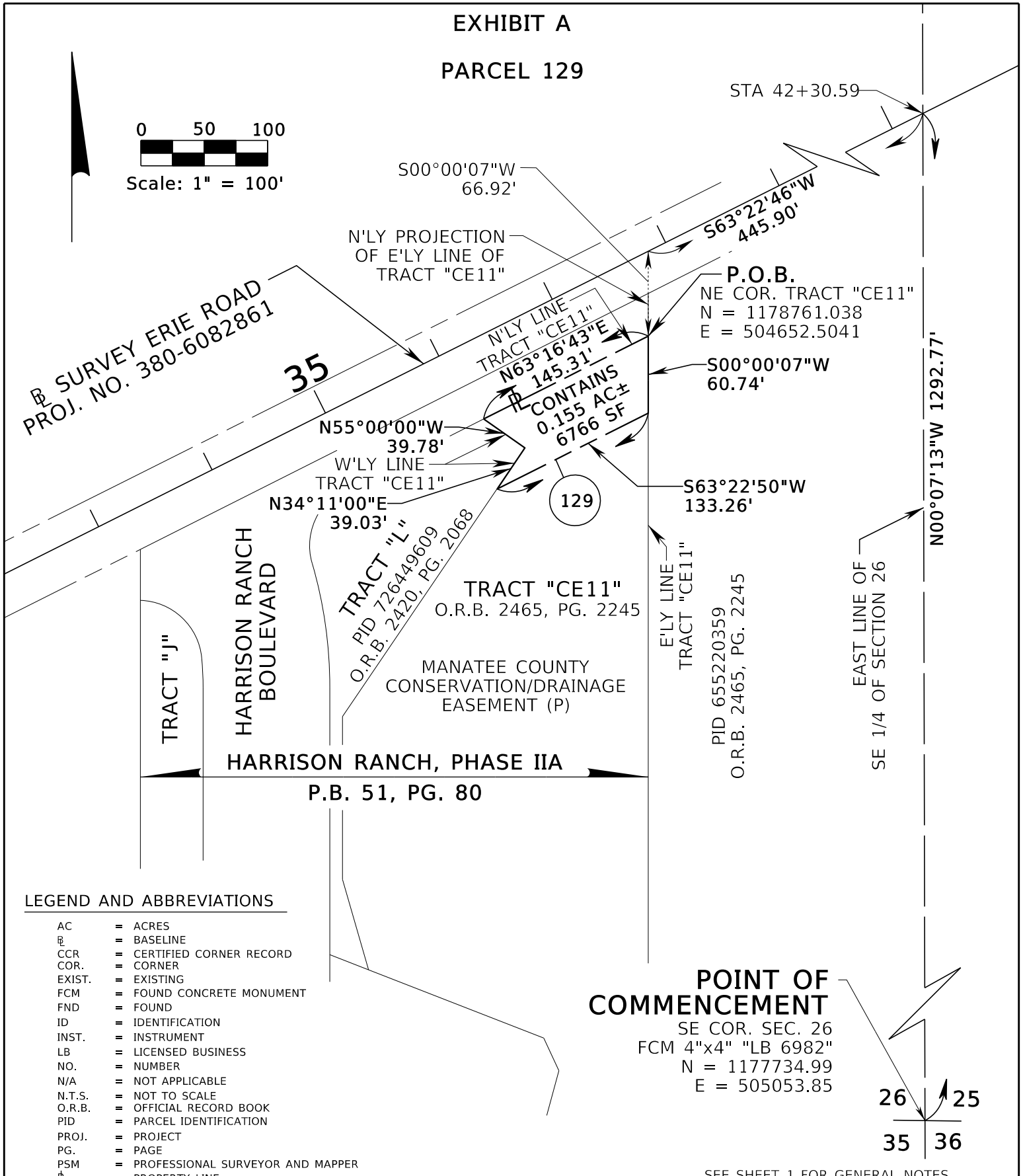
PROPERTY APPRAISER PARCEL ID NUMBER
726450609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
128

SCALE: N.T.S.

EXHIBIT A

PARCEL 129



LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
CCR	=	CERTIFIED CORNER RECORD
COR.	=	CORNER
EXIST.	=	EXISTING
FCM	=	FOUND CONCRETE MONUMENT
FND	=	FOUND
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
PG.	=	PAGE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
℄	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
RD	=	ROAD
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SF	=	SQUARE FEET
(P)	=	PLAT DATA
E'LY	=	EASTERLY
W'LY	=	WESTERLY
N'LY	=	NORTHERLY

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726450609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
129

SCALE: 1" = 100'

EXHIBIT A

PARCEL 130

LEGAL DESCRIPTION:

All of TRACT "LS1" of the Harrison Ranch, Phase IA Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9042 square feet or 0.208 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE COORPORATION AS TO SEARCH NUMBER 33347-1 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

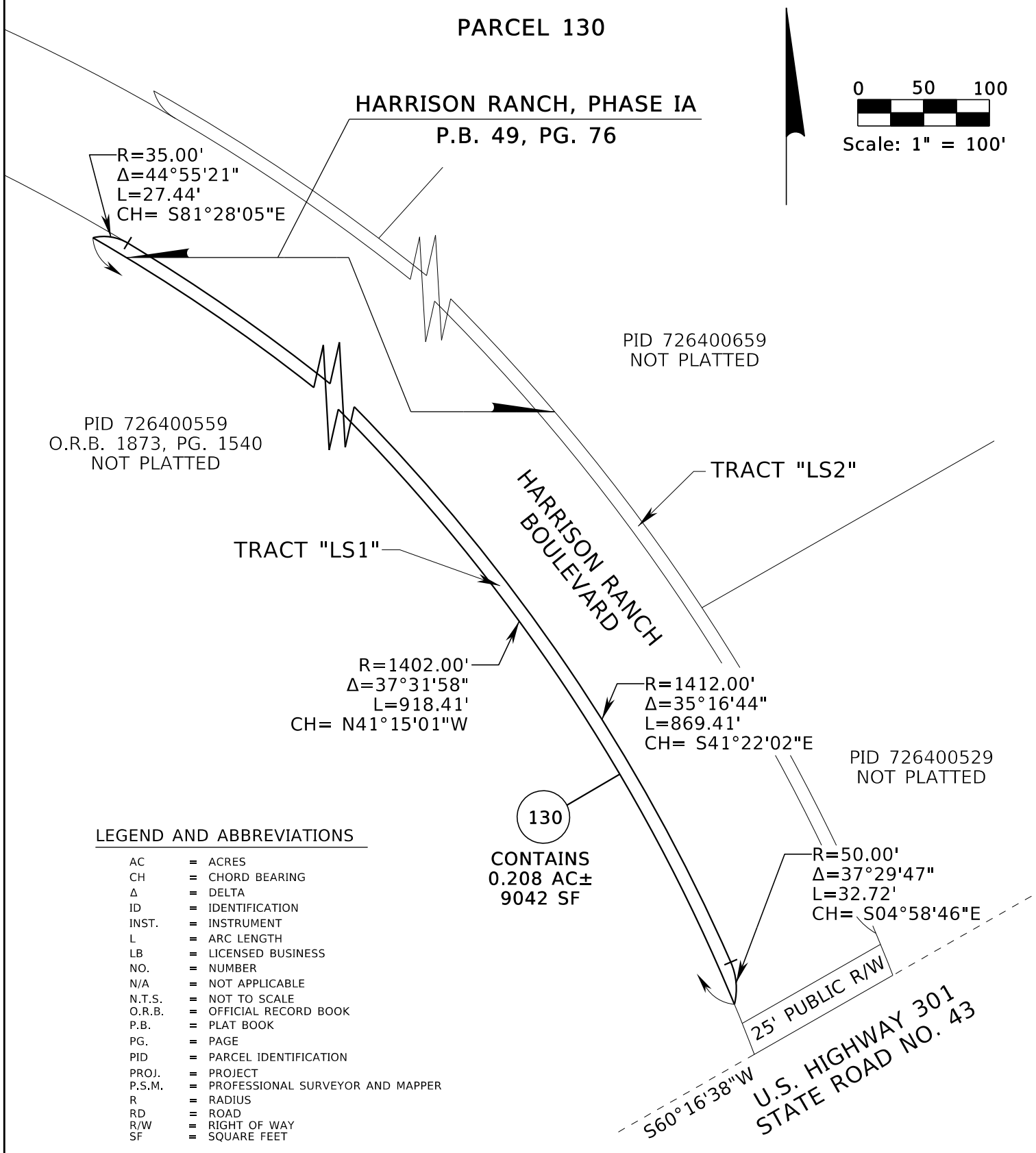
PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: N.T.S.

EXHIBIT A

PARCEL 130



LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: 1" = 100'

EXHIBIT A

PARCEL 131

LEGAL DESCRIPTION:

All of TRACT "LS2" of the Harrison Ranch, Phase IA Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9628 square feet or 0.221 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE COORPORATION AS TO SEARCH NUMBER 33347-2 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

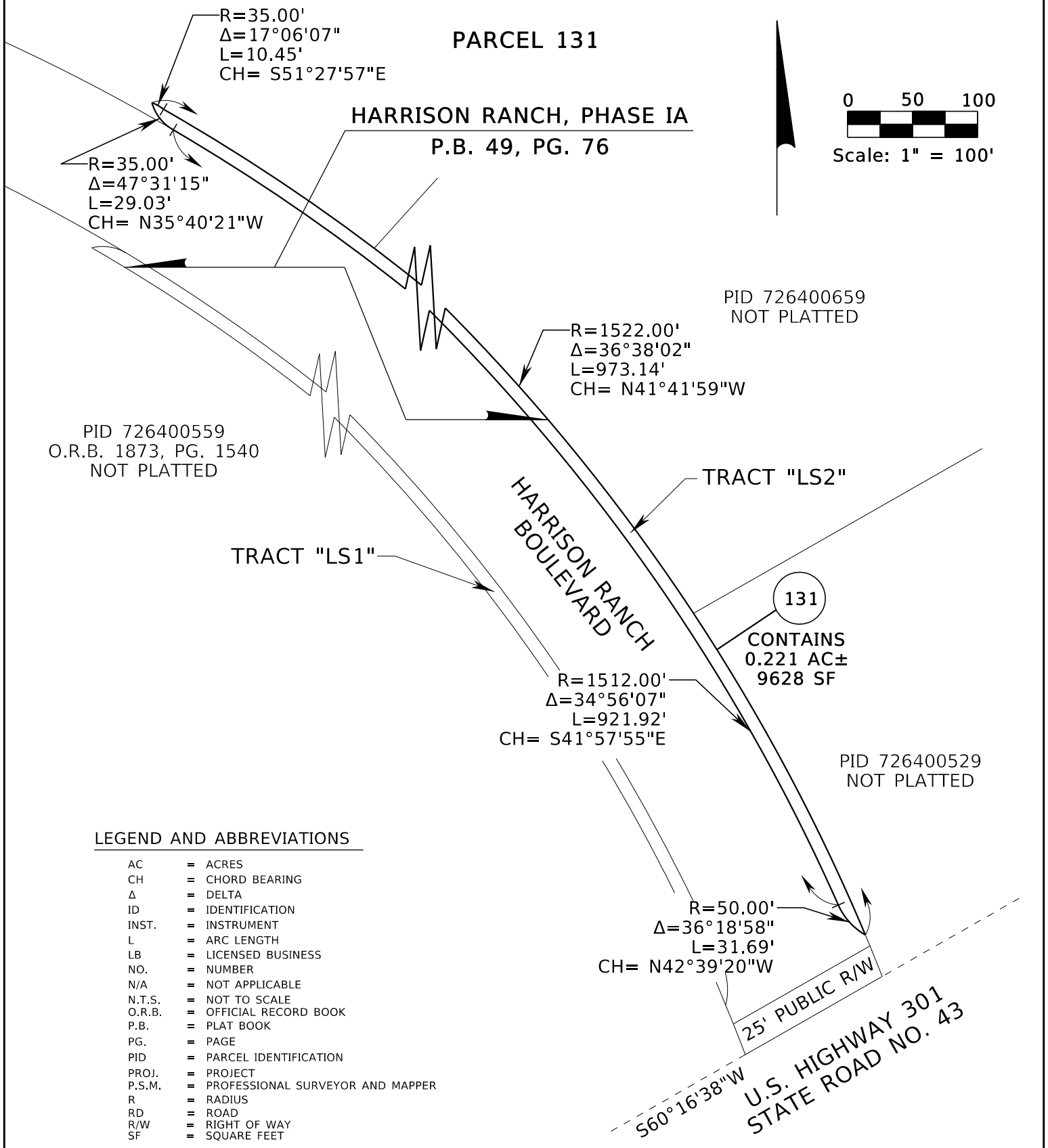
PROPERTY APPRAISER PARCEL ID NUMBER
726413859
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: N.T.S.

EXHIBIT A

PARCEL 131



LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413859
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: 1" = 100'

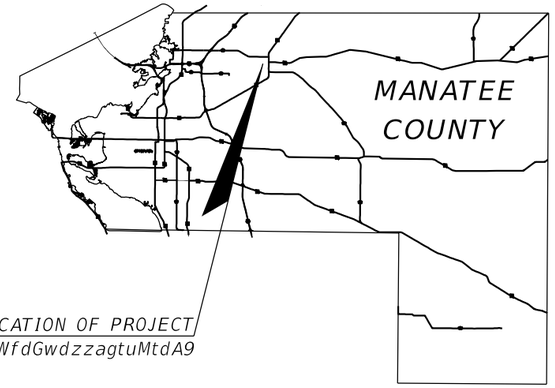
MANATEE COUNTY

PUBLIC WORKS DEPARTMENT

CONTRACT PLANS

ERIE ROAD AND HARRISON RANCH BLVD ROUNDABOUT
CIP# 6111360

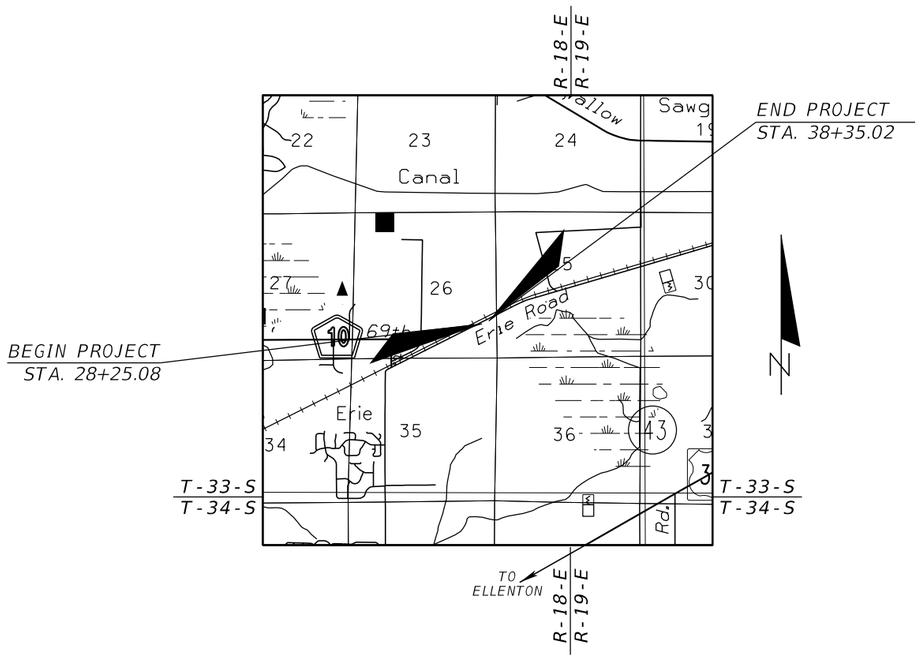
EXHIBIT C



LOCATION OF PROJECT
https://maps.app.goo.gl/WfdGwdzzagtuMtdA9

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 5	TYPICAL SECTIONS
6 - 9	ROADWAY PLAN
10 - 19	UTILITIES



GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY 2024-2025 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: https://www.fdot.gov/design/standardplans

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY 2024-2025 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

Manatee County FLORIDA

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26th Avenue East, Bradenton, FL 34208

ROADWAY PLANS
ENGINEER OF RECORD:

STEVEN L. WALLACE, P.E. NO.: 59537
DRMP INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647
(813) 265-9800

COUNTY PROJECT MANAGER:

CRAIG HUGHES

COSNTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
TBD	24	1

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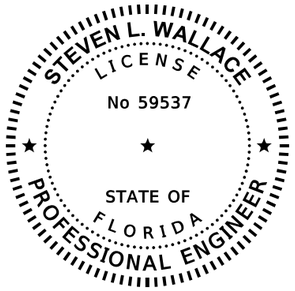

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ON THE DATE ADJACENT TO THE SEAL

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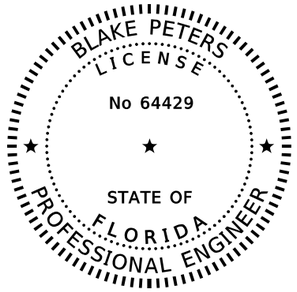
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647
STEVE L. WALLACE P.E. NO. 59537

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3-5	TYPICAL SECTION
6-9	ROADWAY PLAN



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ON THE DATE ADJACENT TO THE SEAL

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MCKIM & CREED
551 NORTH CATTLEMEN ROAD, SUITE 106
SARASOTA, FL 34232
BLAKE PETERS, P.E. NO. 64429

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
10-19	UTILITIES

NUMBER	DESCRIPTION	DATE

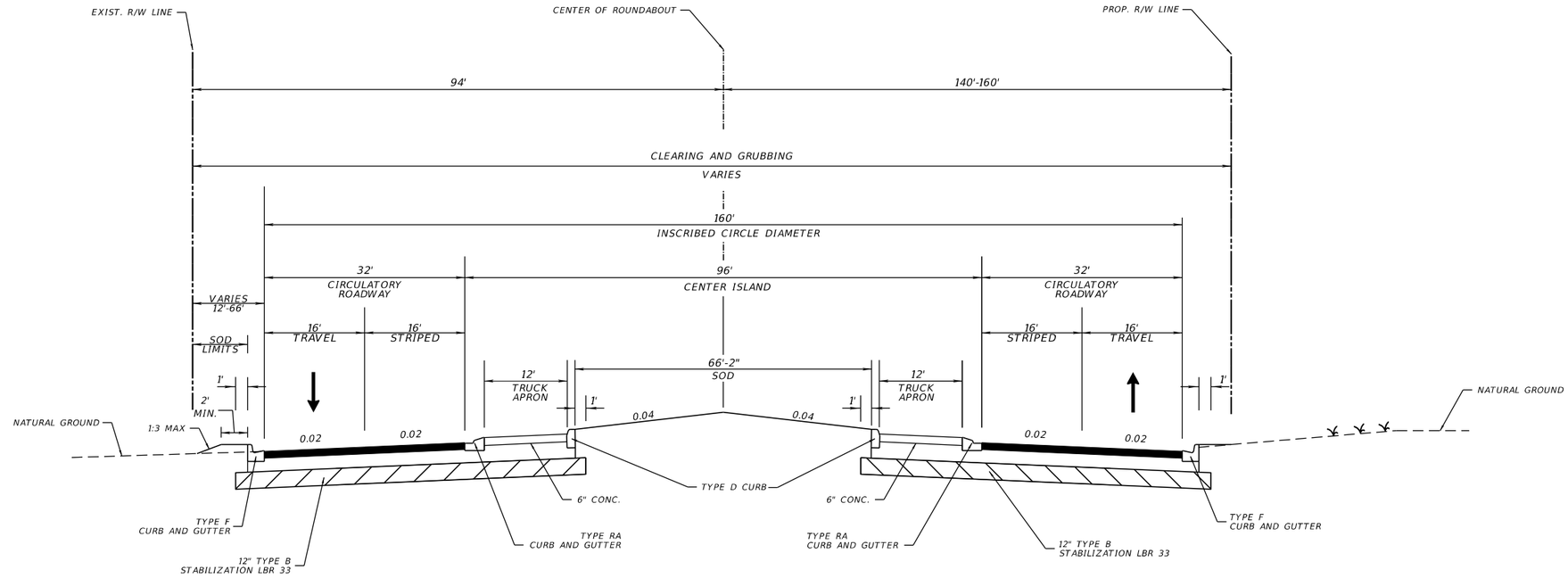
PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	NOV 2024
SEC./TWN./RGE.	VARIES	DRAWN	NOV 2024
SCALE (11x17)		CHECKED	NOV 2024

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST,
BRADENTON, FL 54208

SIGNATURE SHEET

SHEET NO. 2



TYPICAL SECTION 1
INTERIM ROUNDABOUT AT HARRISON RANCH BLVD
MAXIMUM ENTRY SPEED = 25 MPH

TRAFFIC DATA

CURRENT YEAR	= 2023	AADT = 2,800
ESTIMATED OPENING YEAR	= 2025	AADT = 3,000
ESTIMATED DESIGN YEAR	= 2045	AADT = 5,800
K = 9.00% D = 61.0%	T = 14.7% (24 HOUR)	
ERIE ROAD POSTED SPEED		= 40 MPH
ERIE ROAD DESIGN SPEED		= 40 MPH

NUMBER	DESCRIPTION	DATE

PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	NOV 2024
SEC./TWN./RGE.	VARIES	DRAWN	NOV 2024
SCALE (11x17)	N/A	CHECKED	NOV 2024

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST,
BRADENTON, FL 34208

TYPICAL SECTION (1)

SHEET NO. 3

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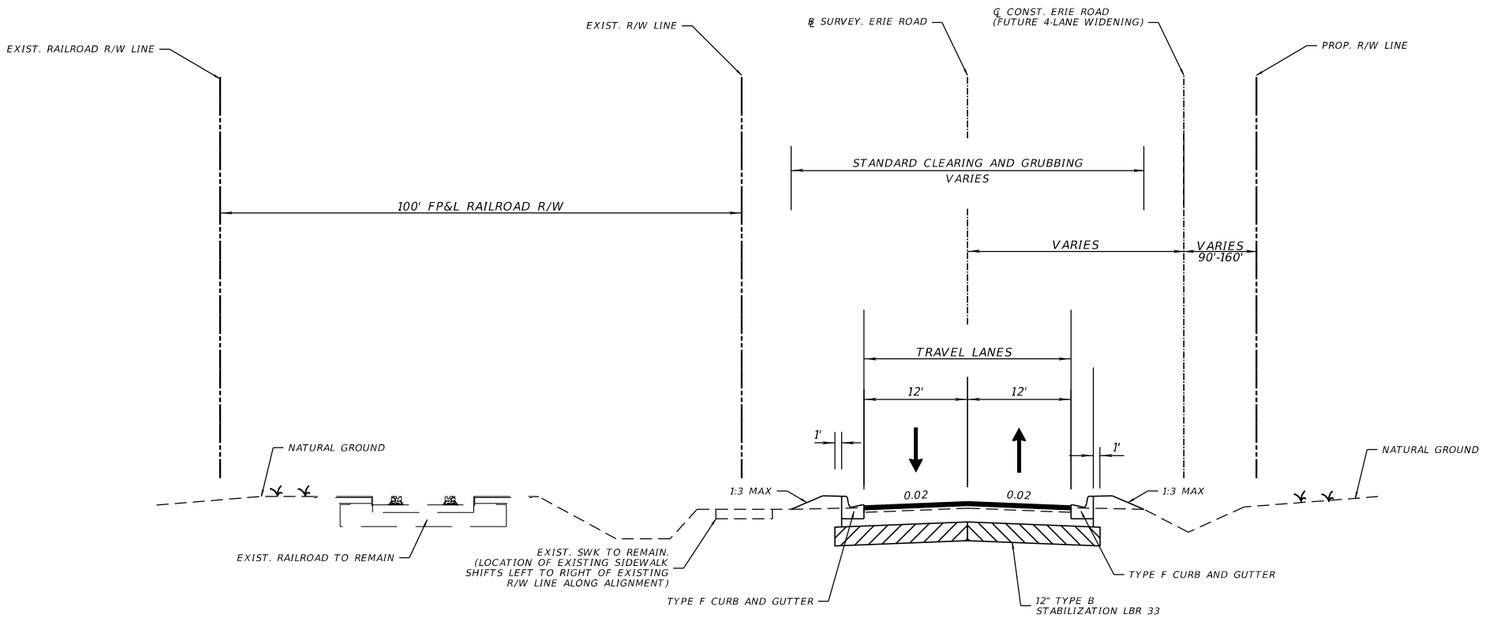

TYPICAL SECTION 2
ERIE ROAD
STA. 28+25.08 TO STA. 38+35.02

TRAFFIC DATA

CURRENT YEAR	= 2023	AADT = 2,800
ESTIMATED OPENING YEAR	= 2025	AADT = 3,000
ESTIMATED DESIGN YEAR	= 2045	AADT = 5,800
K = 9.00% D = 61.0%	T = 14.7% (24 HOUR)	
ERIE RD POSTED SPEED		= 35 MPH
ERIE RD DESIGN SPEED		= 35 MPH

NUMBER	DESCRIPTION	DATE

PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	NOV 2024
SEC./TWN./RGE.	VARIES	DRAWN	NOV 2024
SCALE (11x17)	N/A	CHECKED	NOV 2024

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST,
BRADENTON, FL 34208

TYPICAL SECTION (2)

SHEET NO. 4

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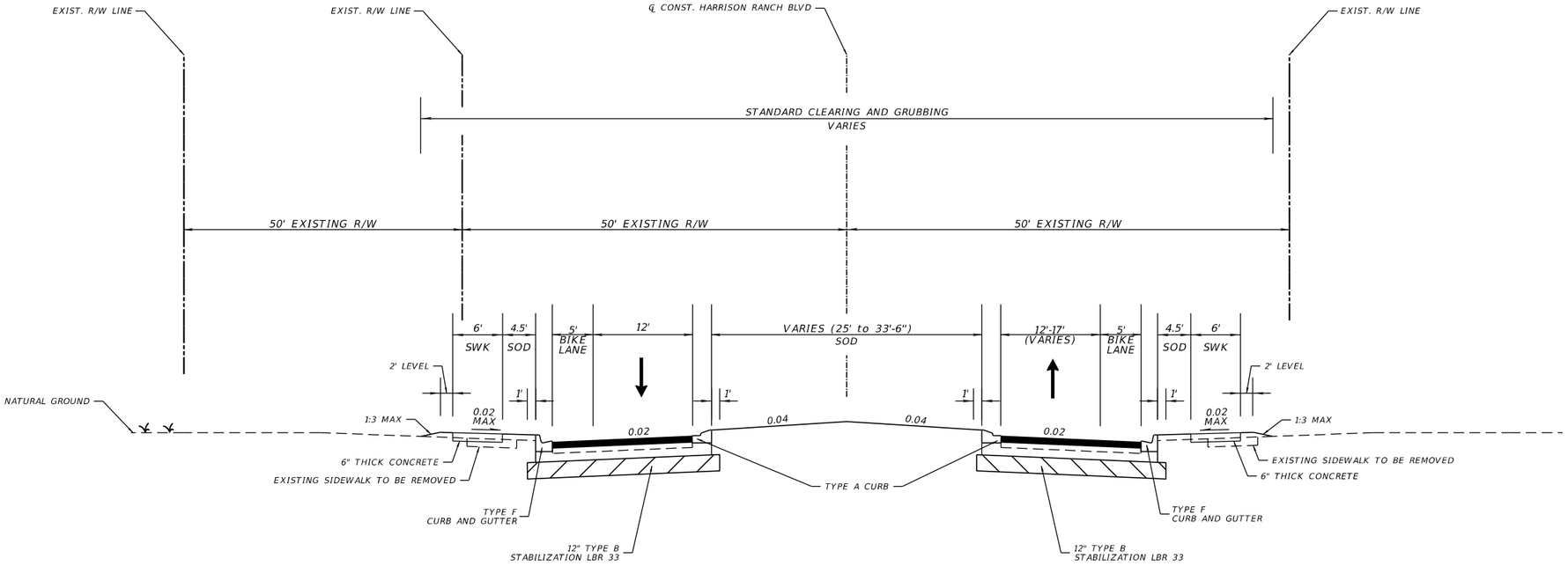

TYPICAL SECTION 3
HARRISON RANCH BLVD
STA. 9+83.24 TO STA. 12+50.00

TRAFFIC DATA

HARRISON RANCH BLVD POSTED SPEED	= 35 MPH
HARRISON RANCH BLVD DESIGN SPEED	= 35 MPH

NUMBER	DESCRIPTION	DATE

PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	NOV 2024
SEC./TWN./RGE.	VARIES	DRAWN	NOV 2024
SCALE (11x17)	N/A	CHECKED	NOV 2024

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST,
BRADENTON, FL 34208

TYPICAL SECTION (3)

SHEET NO. 5

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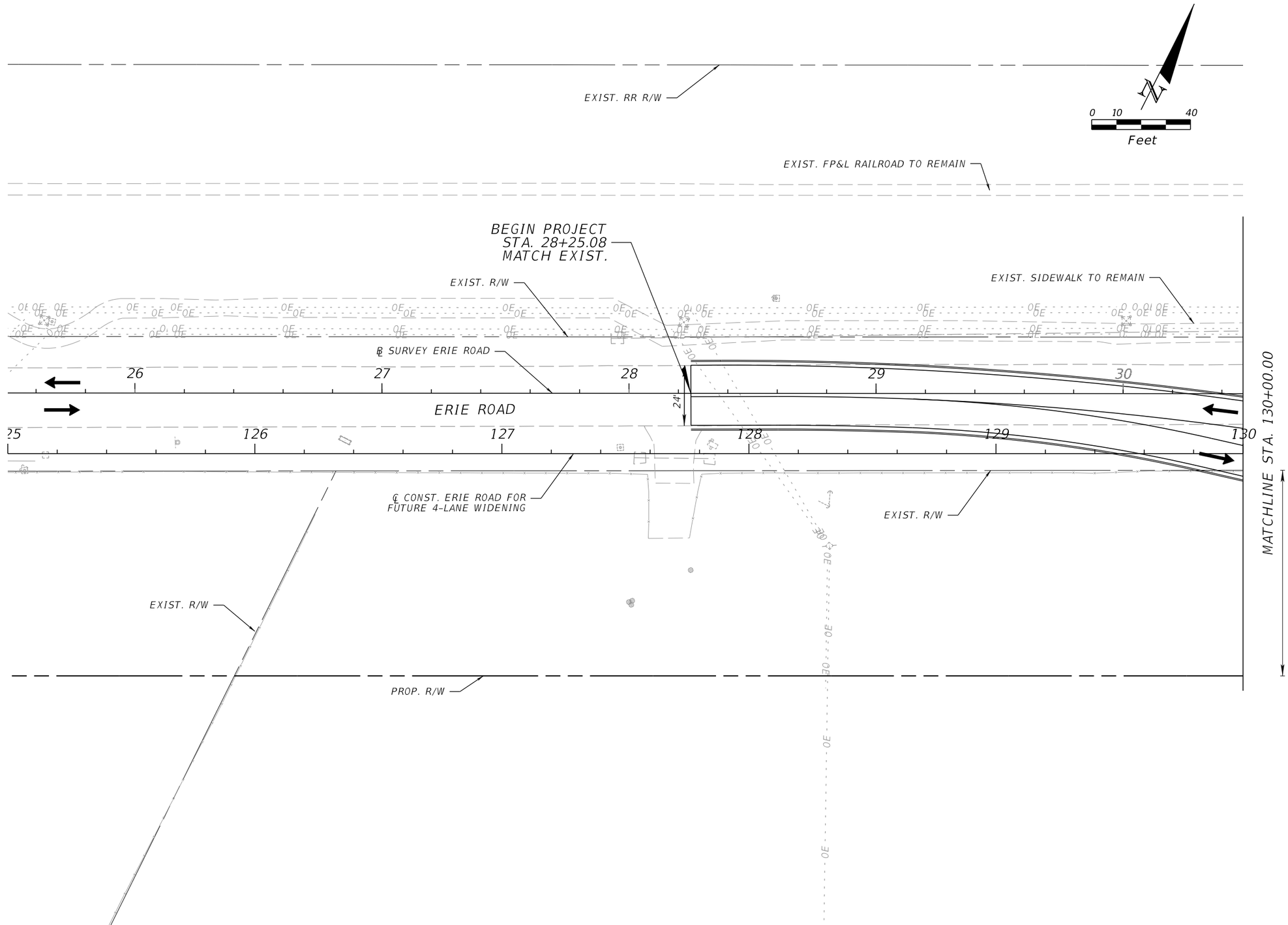

NUMBER	DESCRIPTION	DATE

PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	DEC 2023
SEC./TWN./RGE.	VARIES	DRAWN	DEC 2023
SCALE (11x17)	1" = 40'	CHECKED	DEC 2023

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST,
BRADENTON, FL 34208

ROADWAY PLAN (1)
STA. 125+00 TO STA. 130+00

SHEET NO. 6

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EXIST. R/W
EXIST. RR R/W
EXIST. FP&L RAILROAD TO REMAIN
CARTER ROAD
EXIST. RR R/W
0 10 40
Feet
MATCH EXISTING RAIL ELEVATIONS
PROP. EASEMENT
EXIST. SWK. TO REMAIN
PROP. EASEMENT
EXIST. SWK. TO REMAIN
EXIST. R/W
℄ SURVEY ERIE ROAD
S-12
S-13
℄ SURVEY ERIE ROAD
31
32
33
34
S-7
35
CONST. TYPE F C&G
130
131
132
133
134
135
MATCHLINE STA. 130+00.00
83'
EXIST. R/W
16'
ERIE ROAD
- ST. TOT. +26.21 -
MATCHLINE STA. 135+00.00
73'
CONST. TYPE A CURB
SOD
96' ICD
13
EXIST. R/W
℄ CONST. ERIE ROAD FOR FUTURE 4-LANE WIDENING
CONST. TYPE A CURB
CONST. TYPE F C&G
CONST. 12' MULTI-USE-PATH
TYPE D CURB
12' CONC. TRUCK APRON
CONST. TYPE RA C&G
128' ICD
N25°56'06"W
STA. 31+13.85
114.26' RT.
PROP. R/W
S-4
S-2
S-3
S-5
EXIST. R/W
PROP. R/W
12 HARRISON RANCH BLVD.
STA. 34+11.82
182.91' RT.
MAX ENTRY SPEED 25 MPH
MATCHLINE STA. 12+00.00

EXHIBIT B

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NUMBER	DESCRIPTION	DATE

PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	DEC 2023
SEC./TWN./RGE.	VARIES	DRAWN	DEC 2023
SCALE (11x17)	1" = 40'	CHECKED	DEC 2023

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

Manatee County FLORIDA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST.
BRADENTON, FL 34208

ROADWAY PLAN (2)
STA. 130+00 TO STA. 135+00

SHEET NO. 7

3/3/2025 3:35:57 PM cperez-borroto
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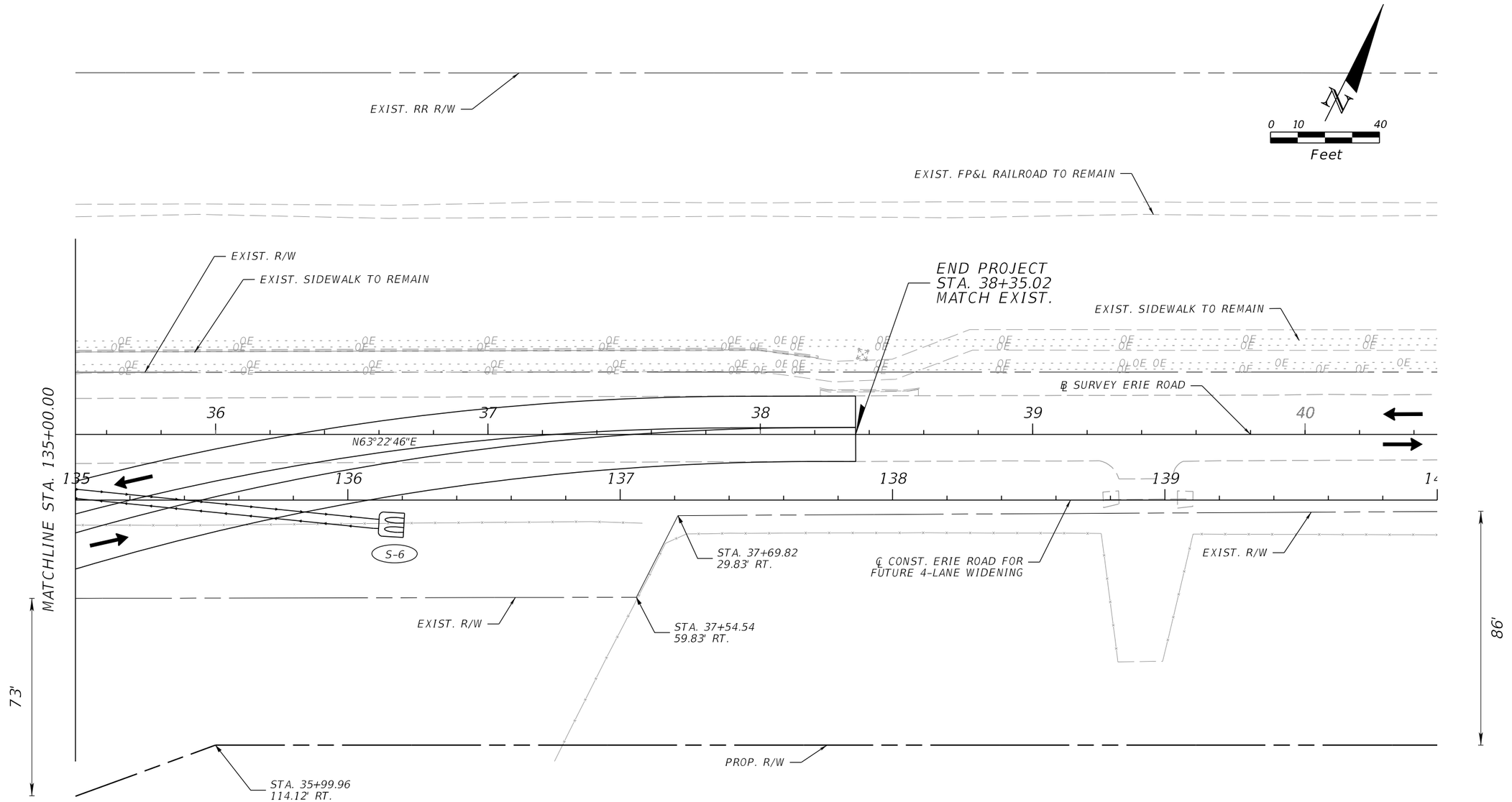

NUMBER	DESCRIPTION	DATE

PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	DEC 2023
SEC./TWN./RGE.	VARIES	DRAWN	DEC 2023
SCALE (11x17)	1" = 40'	CHECKED	DEC 2023

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST,
BRADENTON, FL 34208

ROADWAY PLAN (3)
STA. 135+00 TO STA. 140+00

SHEET NO. 8

11/7/2024 2:31:49 PM cperez-borroto

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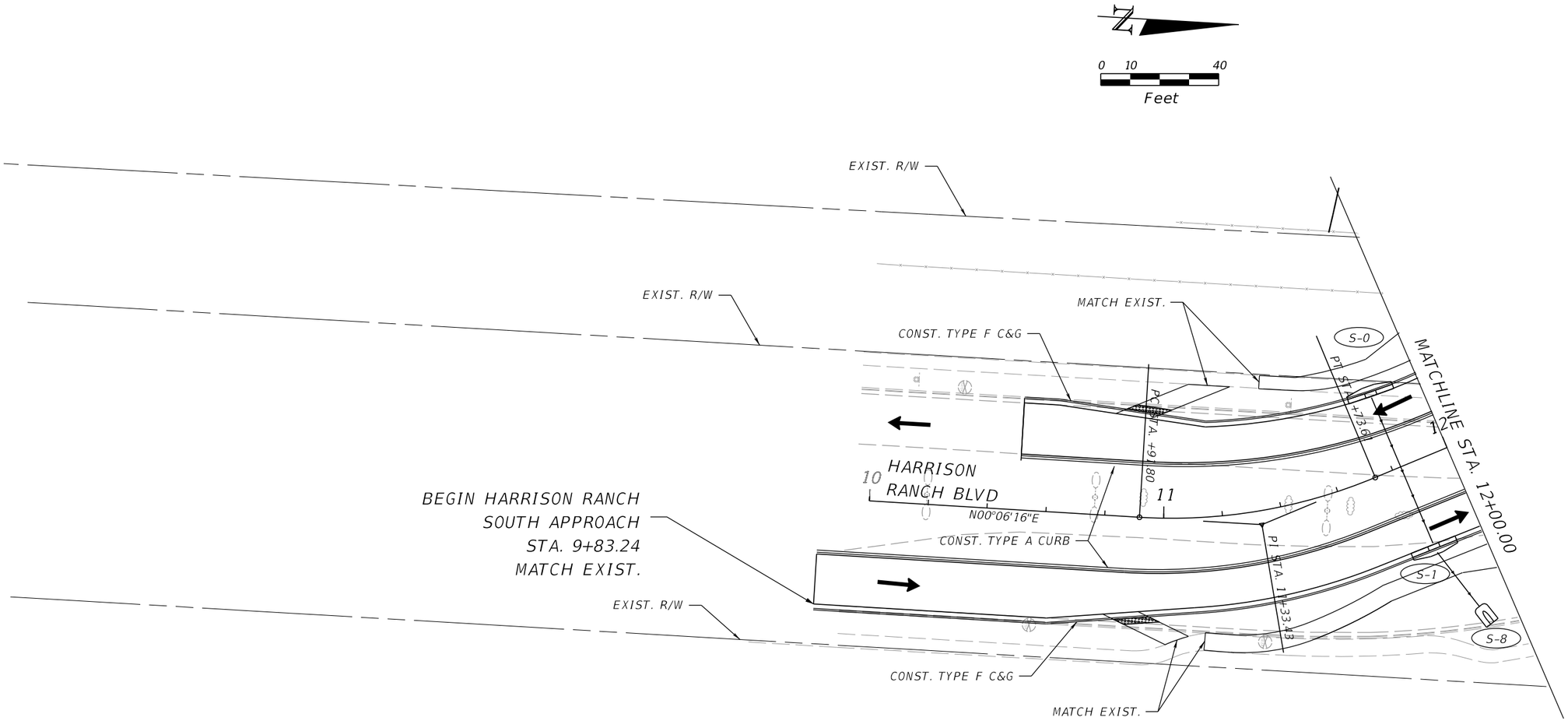

CURVE DATA
PI STA. = 11+33.43
Δ = 26°02'32" (LT)
D = 31°49'52"
T = 41.63
L = 81.81
R = 180.00
PC STA. = 10+91.80
PT STA. = 11+73.61
e = NC

NUMBER	DESCRIPTION	DATE

PROJECT #	6111360	SURVEYED	DEC 2023
SURVEY #		DESIGNED	DEC 2023
SEC./TWN./RGE.	VARIES	DRAWN	DEC 2023
SCALE (11x17)	1" = 40'	CHECKED	DEC 2023

STEVEN L. WALLACE, P.E.
P.E. LICENSE NUMBER 59537
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

Manatee County FLORIDA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES
1022 26TH AVENUE EAST,
BRADENTON, FL 34208

ROADWAY PLAN (4)
STA. 10+00 TO 12+00

SHEET NO. 9

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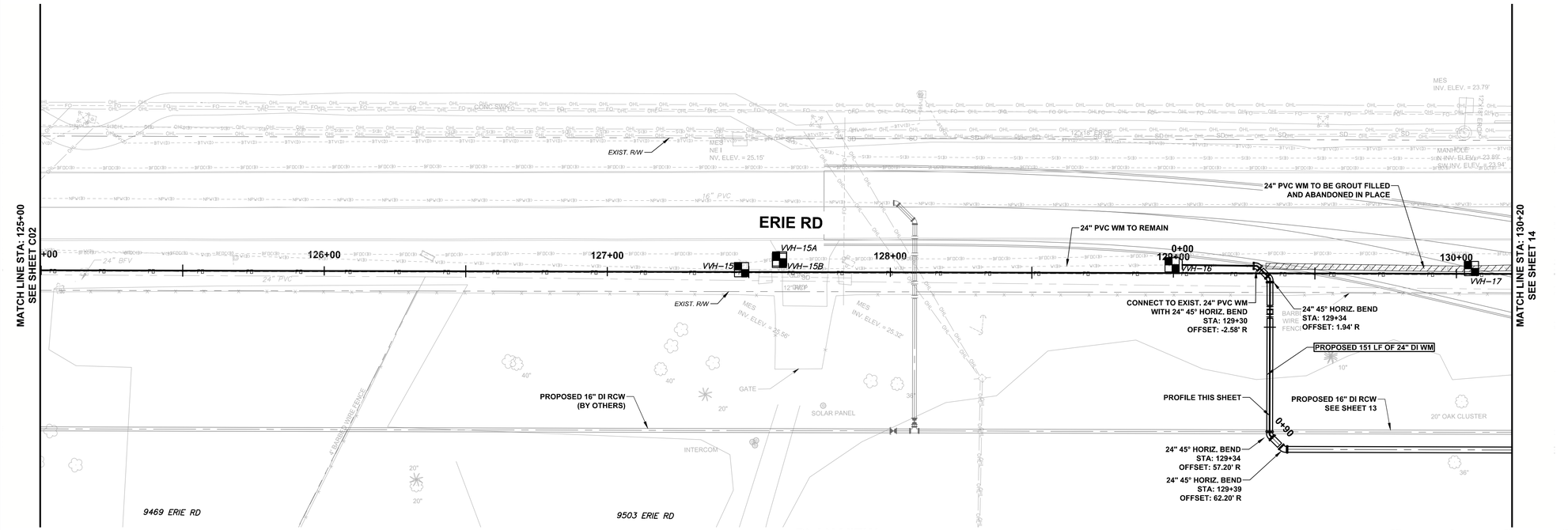
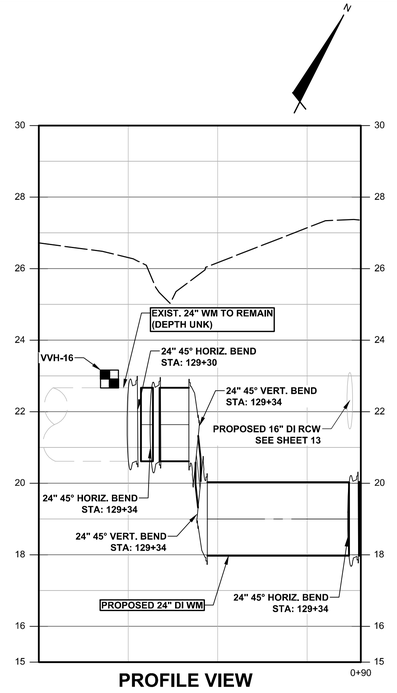


PLAN VIEW

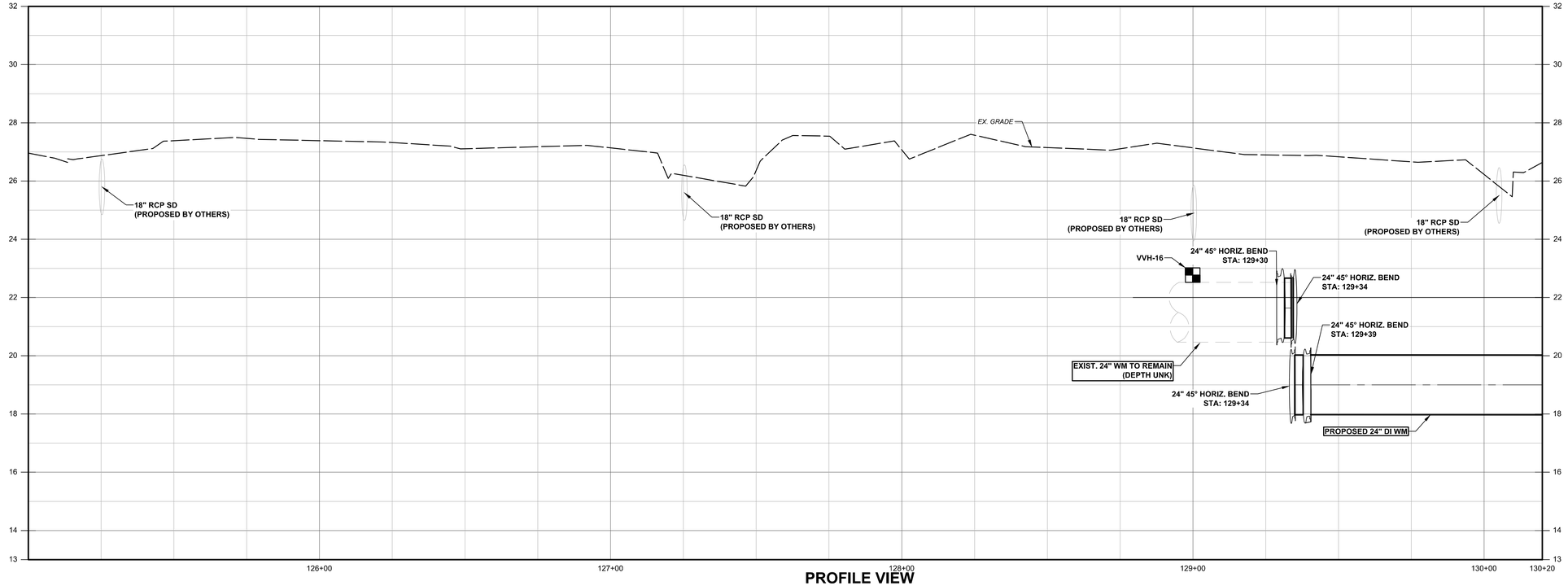
HORIZ. SCALE: 1"=20'

SCALE: 1"=20' (Horiz.)



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

SCALE: 1"=2' (Vert.)

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES BY OTHERS.

VVH TABLE

VVH#	FIELD DESCRIPTION OF FOUND UTILITY			DEPTH	EX. GROUND ELEVATION	TOP OF UTILITY ELEVATION
15	24" (RECORD)	DIP (RECORD)	WM	5.75	25.85	20.10
15A	1"	DBC	BT	3.10	2710	24.00
15B	5"	PVC	FOC	2.84	27.11	24.27
16	24" (RECORD)	DIP (RECORD)	WM	3.43	25.95	22.52
17	24" (RECORD)	DIP (RECORD)	WM	2.88	25.49	22.61

REV.NO.	DESCRIPTION	DATE
-	---	---

REVISIONS

BLAKE PETERS, P.E.
No. 64429

McKIM&CREED
551 North Cattlemen Road, Suite 106
Sarasota, FL 34232
Phone: (941) 379-3404, Fax: (941) 203-1956
CA Lic. No. 29588
www.mckimcreed.com

Manatee County FLORIDA

ERIE ROAD AND HARRISON RANCH BLVD ROUNDABOUT

CIVIL

WATERMAIN

STA. 125+00.00 - STA. 130+20.00

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	TBD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

10
DRAWING NUMBER
A
REVISION

STATUS: 60% SUBMITTAL

MATCH LINE STA: 130+20
SEE SHEET C06

MATCH LINE STA: 135+40
SEE SHEET C02

MATCHLINE STA: 135+40
SEE SHEET C02

N

ERIE RD

HARRISON RANCH BLVD

EXIST. R/W

VVH–18

PROPOSED 20" PVC FM
SEE SHEET 17

16" PVC RCW TO BE GROUT FILLED
AND ABANDONED IN PLACE

131+00 132+00 133+00 134+00 135+00

VVH–23

PROPOSED 18" PVC FM
SEE SHEET 17

24" 22.50° HORIZ. BEND
STA: 135+08
OFFSET: 62.57' R

PROPOSED 145 LF OF 24" DI WM

6' MIN. (TYP.)

36" RCP SD
(PROPOSED BY OTHERS)

24" 45° HORIZ. BEND
STA: 131+39
OFFSET: 62.30' R

9503 ERIE RD

PROPOSED 198 LF OF 24" DI WM

PROPOSED 145 LF OF 24" DI WM IN
42" STEEL CASING OPEN CUT

PROPOSED 16" DI RCW
SEE SHEET 14

VVH–19

6806 HARRISON RANCH BLVD

24" 45° HORIZ. BEND
STA: 131+79
OFFSET: 101.98' R

24" GATE VALVE
STA. 131+82.85
OFFSET 101.98' R

24"x10" TEE
STA: 131+87.2
OFFSET: 101.98' R

10" GATE VALVE
STA. 0+09

24" GATE VALVE
STA. 131+91.45
OFFSET 101.99' R

FHA WITH 24"x6"
ANCHOR TEE
STA: 134+28.98
OFFSET: 95.4 R

24" 22.50° HORIZ. BEND
STA: 134+13
OFFSET: 102.05' R

24" GATE VALVE
STA. 134+05.72
OFFSET 102.05' R

VVH–21

VVH–22

PROPOSED R/W

10" 45° VERT. BEND
STA: 1+01

10" 45° HORIZ. BEND
STA: 1+29

VVH–20

10" 45° HORIZ. BEND
STA: 0+53

1+00

10" 45° VERT. BEND
STA: 1+37

CUT AND CAP 10" WM
STA: 132+68

10" 45° HORIZ. BEND
STA: 0+65

10" 45° VERT. BEND
STA: 1+01

CONNECT TO EXIST. 10"
WITH 22.50° HORIZ. BEND
STA: 1+41

PROPOSED 153 LF OF 10" DI WM

PROFILE B SHEET 19

20' 0 20' 40'
SCALE: 1"=20' (Horiz.)

PLAN VIEW

HORIZ. SCALE: 1"=20'

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES BY OTHERS.

VVH TABLE						
VVH#	FIELD DESCRIPTION OF FOUND UTILITY			DEPTH	EX. GROUND ELEVATION	TOP OF UTILITY ELEVATION
18	UNK	UNK	FM	-	26.38	NOT FOUND
19	N/A	N/A	WM	N/A	N/A	N/A
20	N/A	N/A	WM	N/A	N/A	N/A
21	16" (RECORD)	UNK (RECORD)	RCW	6.74	28.11	21.37
22	18" (RECORD)	PVC (RECORD)	FM	6.35	26.89	20.54
23	24" (RECORD)	PVC (RECORD)	FM	5.75	26.55	20.80

30 28 26 24 22 20 18 16 14

EX. GRADE

18" RCP SD
(PROPOSED BY OTHERS)

36" RCP SD
(PROPOSED BY OTHERS)

EX. 10" PVC WM
(DEPTH UNK)
TO BE ABANDONED

24" RCP SD
(PROPOSED BY OTHERS)

EX. UGE
(DEPTH UNK)

24" RCP SD
(PROPOSED BY OTHERS)

EX. UGE
(DEPTH UNK)

18" RCP SD
(PROPOSED BY OTHERS)

12" MIN.

24" GATE VALVE
STA. 131+83

24" 45° HORIZ. BEND
STA: 131+39

24" 45° HORIZ. BEND
STA: 131+79

VVH-21

VVH-22

EX. 16" PVC RCW
TO BE ABANDONED

EX. 18" PVC FM
TO BE
ABANDONED

24" GATE VALVE
STA. 134+06

24" 22.50° HORIZ. BEND
STA: 135+08

PROPOSED 24" DI WM

24" GATE VALVE
STA. 131+91

PROPOSED 24" DI WM IN
42" STEEL CASING

18" PVC FM
(PROPOSED BY OTHERS)

FHA WITH 24"x6"
ANCHOR TEE
STA: 134+28.98

24" 22.50° HORIZ. BEND
STA: 134+13

PROPOSED 24" DI WM

131+00 132+00 133+00 134+00 135+00 135+40

PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

2' 0' 2' 4'
SCALE: 1"=2' (Vert.)

REV.NO.	DESCRIPTION	DATE
-	---	---

REVISIONS

BLAKE PETERS, P.E.
No. 64429

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Manatee County FLORIDA

ERIE ROAD AND HARRISON RANCH BLVD ROUNDABOUT

CIVIL

WATERMAIN

STA. 130+20.00 - STA. 135+40.00

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	TBD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

DRAWING NUMBER: 11

REVISION: A

STATUS: 60% SUBMITTAL

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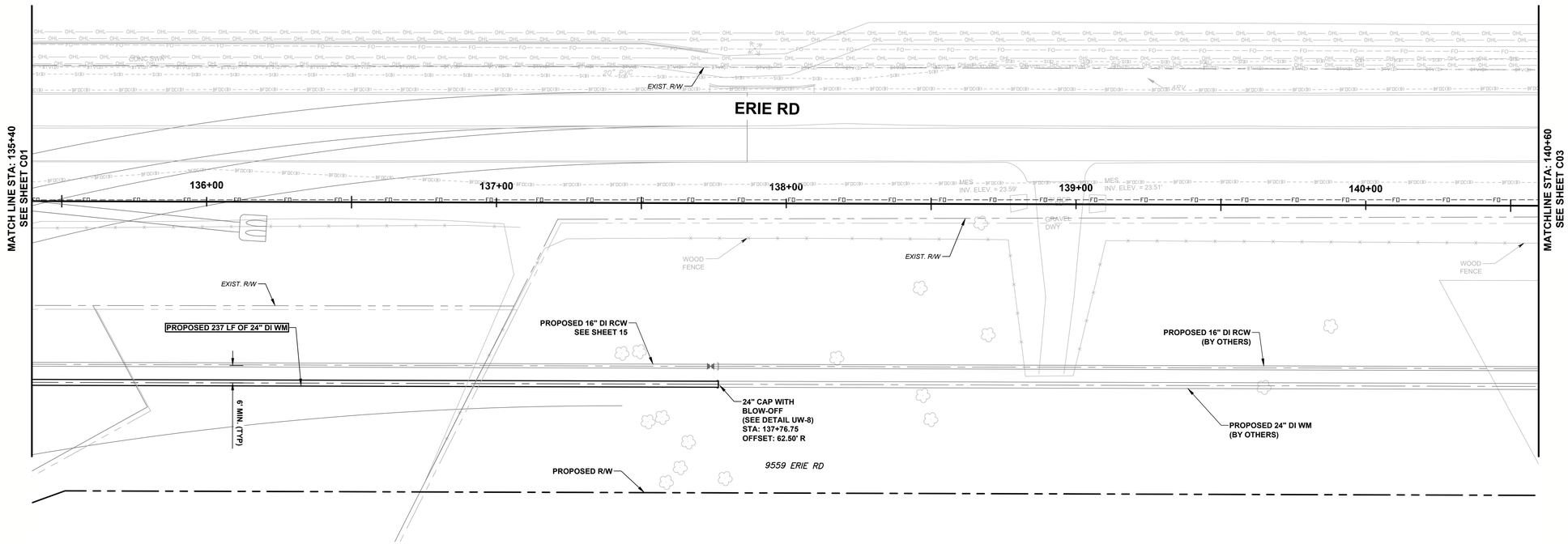
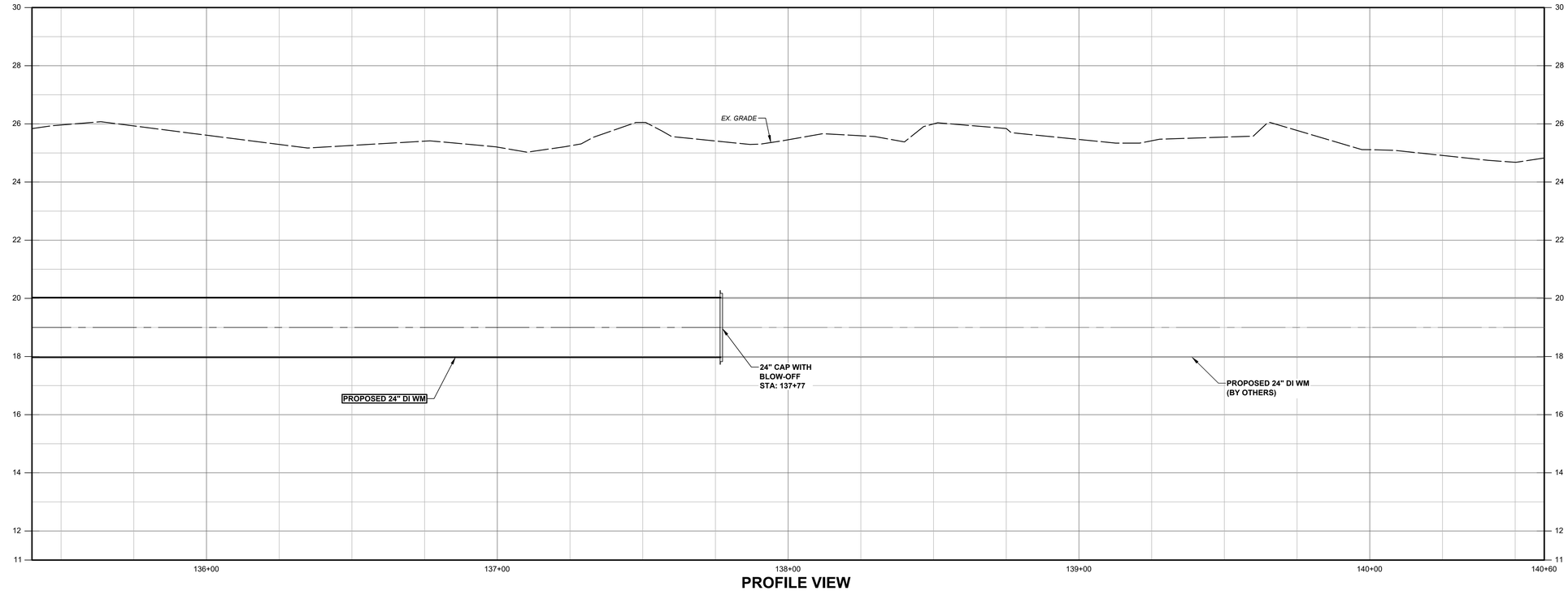


PLAN VIEW

HORIZ. SCALE: 1"=20'

SCALE: 1"=20' (Horiz.)



PROFILE VIEW

HORIZ. SCALE: 1"=20'

VERT. SCALE: 1"=2'

SCALE: 1"=2' (Vert.)

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES BY OTHERS.

REV.NO.	DESCRIPTION	DATE
-	----	----

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CIVIL

WATERMAIN

STA. 135+40.00 - STA. 140+60.00

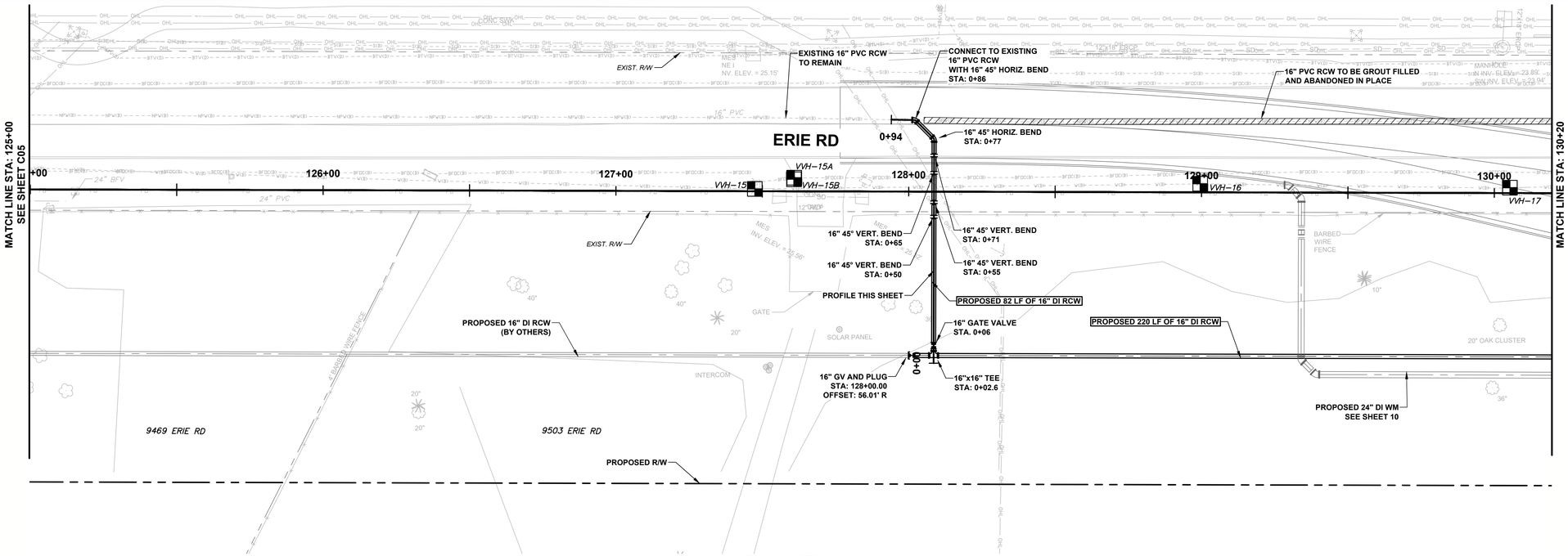
PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	COD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

DRAWING NUMBER: 12

REVISION: A

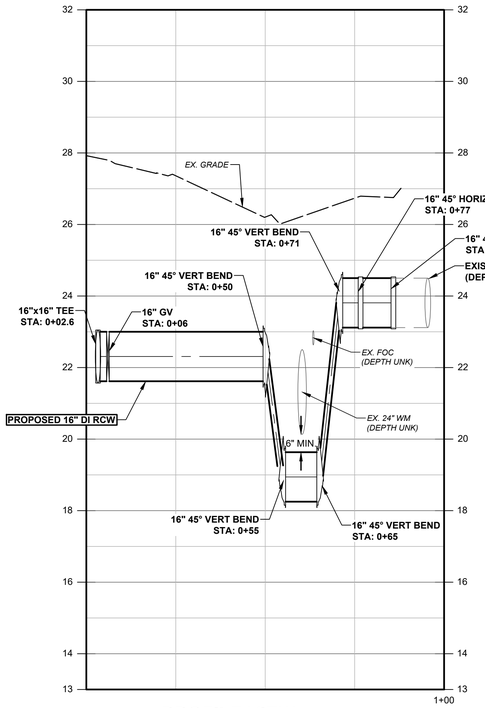
STATUS: 60% SUBMITTAL



PLAN VIEW

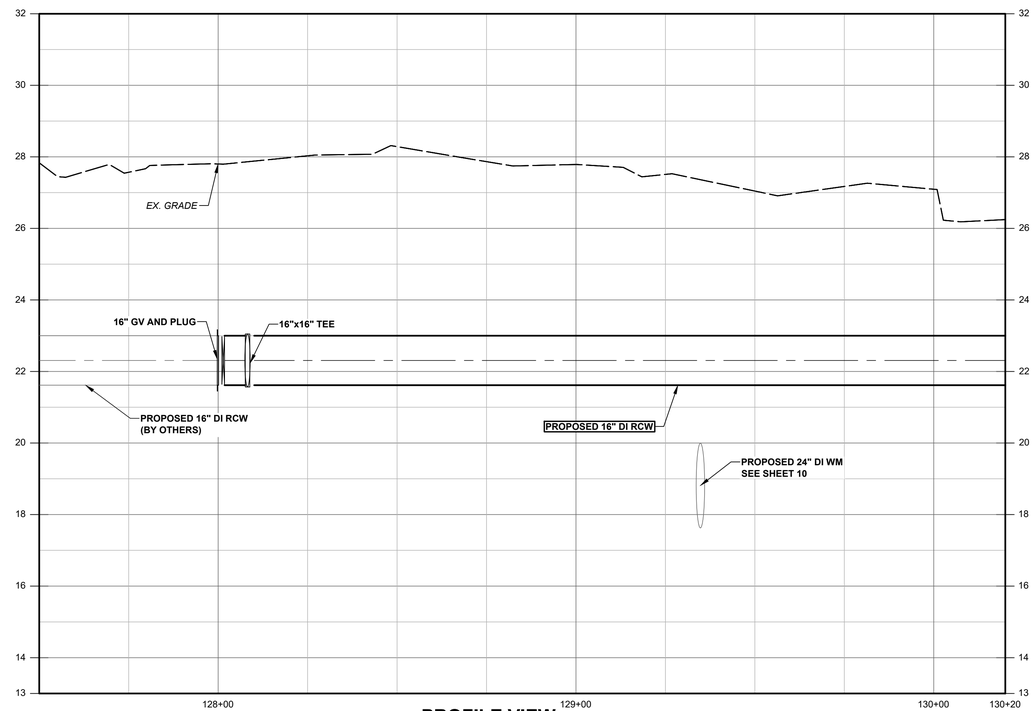
HORIZ. SCALE: 1"=20'

SCALE: 1"=20' (Horiz.)



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

SCALE: 1"=2' (Vert.)

VVH TABLE

VVH#	FIELD DESCRIPTION OF FOUND UTILITY			DEPTH	EX. GROUND ELEVATION	TOP OF UTILITY ELEVATION
15	24" (RECORD)	DIP (RECORD)	WM	5.75	25.85	20.10
15A	1"	DBC	BT	3.10	2710	24.00
15B	5"	PVC	FOC	2.84	27.11	24.27
16	24" (RECORD)	DIP (RECORD)	WM	3.43	25.95	22.52
17	24" (RECORD)	DIP (RECORD)	WM	2.88	25.49	22.61

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. RECLAIMED WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES.

REV.NO.	DESCRIPTION	DATE
-	---	---

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Manatee County FLORIDA

ERIE ROAD AND HARRISON RANCH BLVD ROUNDABOUT

CIVIL

RECLAIMED WATERMAIN STA. 127+50.00 - STA. 130+20.00

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	COD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

13
DRAWING NUMBER

A
REVISION

STATUS: 60% SUBMITTAL

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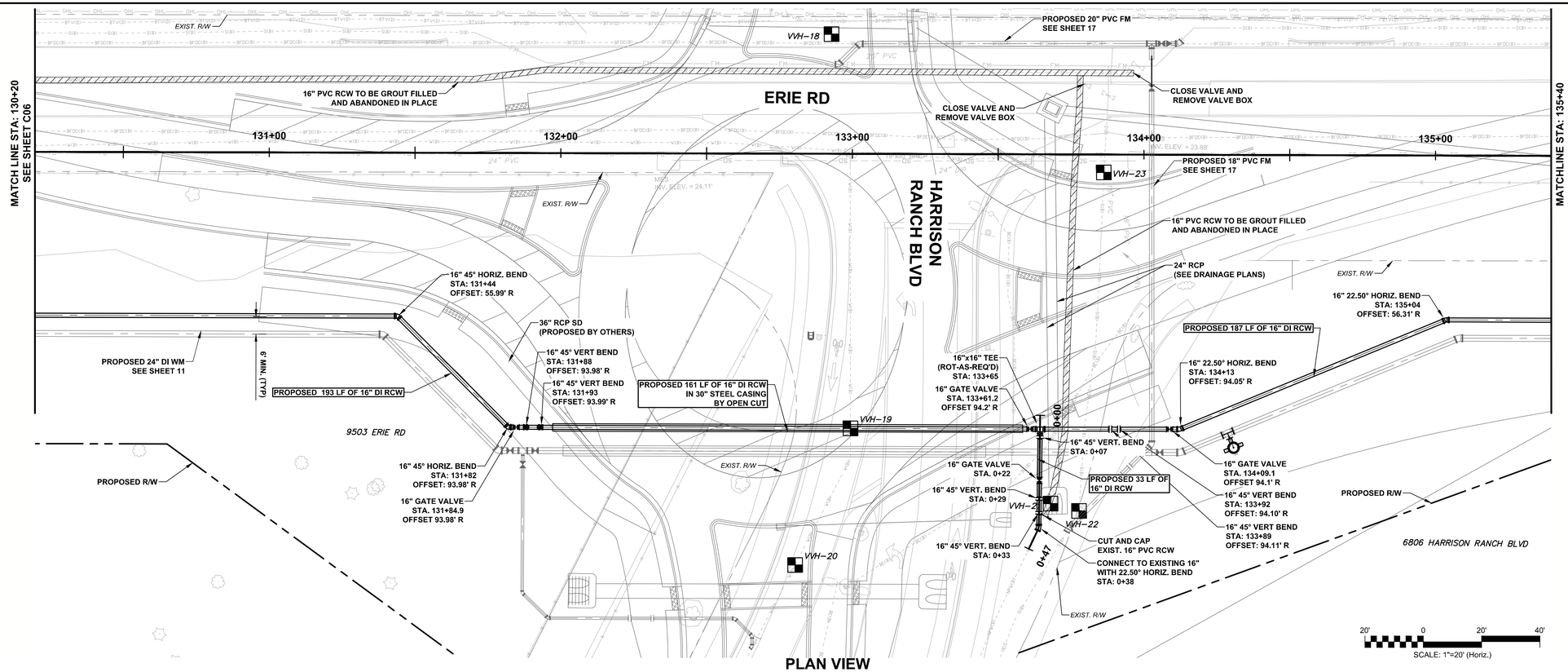
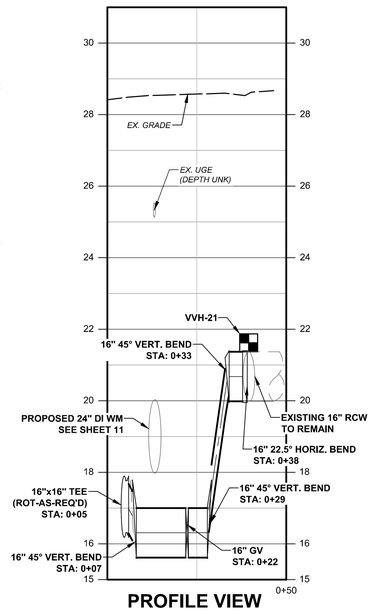


PLAN VIEW

HORIZ. SCALE: 1"=20'

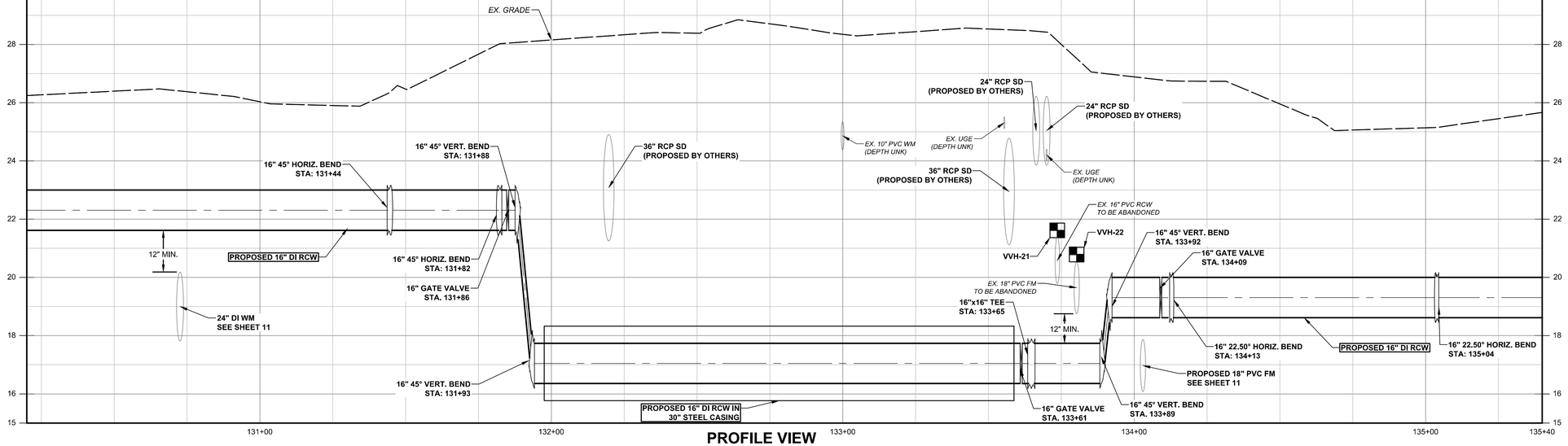
NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. RECLAIMED WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES.



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

VVH TABLE						
VVH#	FIELD DESCRIPTION OF FOUND UTILITY			DEPTH	EX. GROUND ELEVATION	TOP OF UTILITY ELEVATION
18	UNK	UNK	FM	-	26.38	NOT FOUND
19	N/A	N/A	WM	N/A	N/A	N/A
20	N/A	N/A	WM	N/A	N/A	N/A
21	16" (RECORD)	UNK (RECORD)	RCW	6.74	28.11	21.37
22	18" (RECORD)	PVC (RECORD)	FM	6.35	26.89	20.54
23	24" (RECORD)	PVC (RECORD)	FM	5.75	26.55	20.80

2' 0' 2' 4'

SCALE: 1"=2' (Vert.)

REV.NO.	DESCRIPTION	DATE

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CIVIL

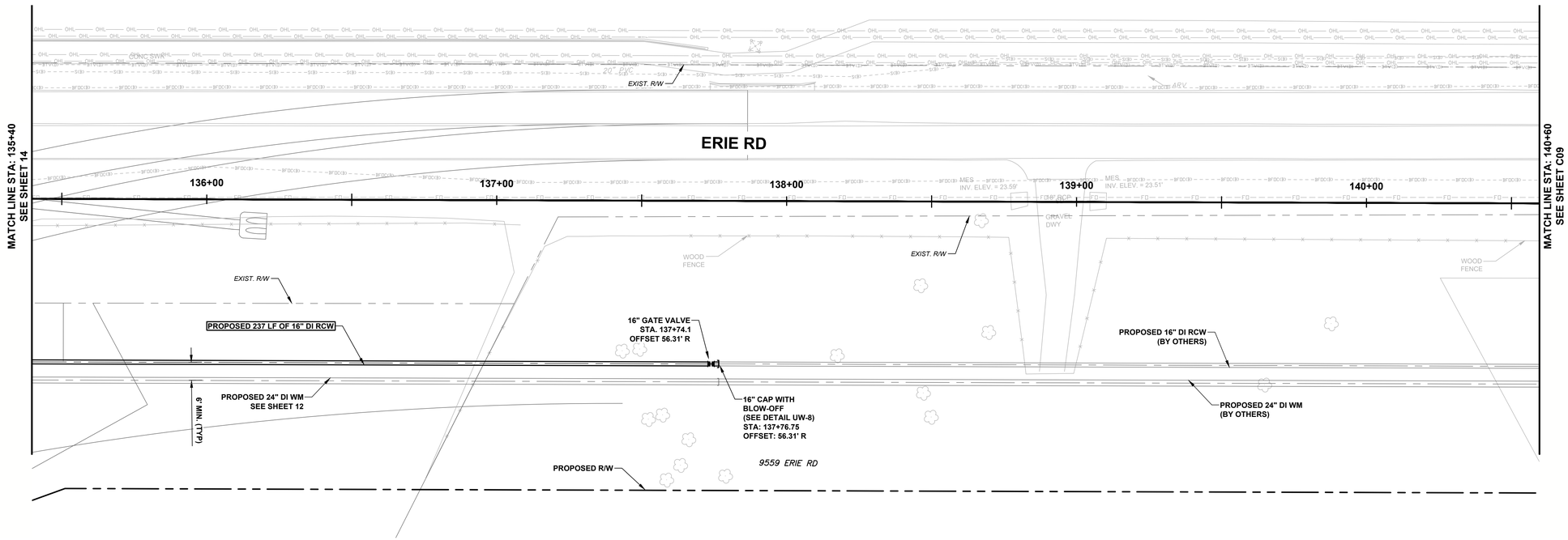
RECLAIMED WATERMAIN
STA. 130+20.00 - STA. 135+40.00

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	COD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

DRAWING NUMBER: 14
REVISION: A

STATUS: 60% SUBMITTAL

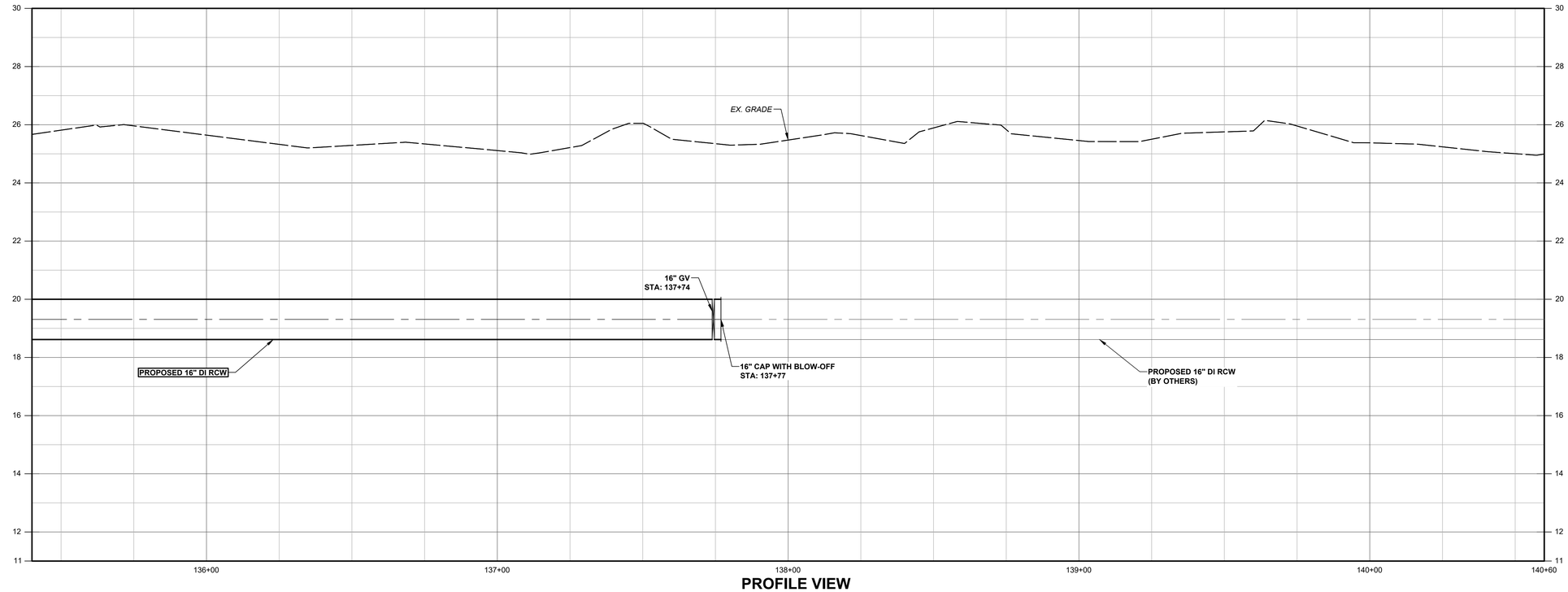


PLAN VIEW

HORIZ. SCALE: 1"=20'

20' 0 20' 40'

SCALE: 1"=20' (Horiz.)



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

2' 0' 2' 4'

SCALE: 1"=2' (Vert.)

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. RECLAIMED WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES.

REV.NO.	DESCRIPTION	DATE
-	---	---

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CIVIL

RECLAIMED WATERMAIN
STA. 135+40.00 - STA. 140+60.00

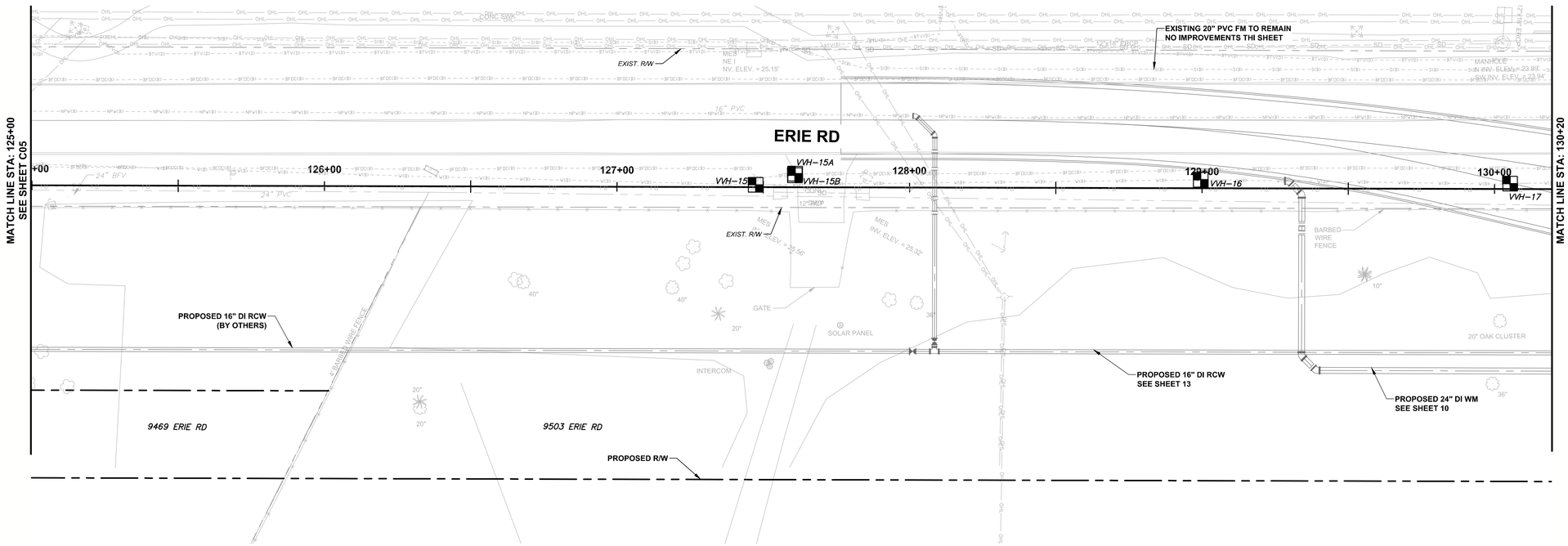
PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	COD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

15
DRAWING NUMBER

A
REVISION

STATUS: 60% SUBMITTAL

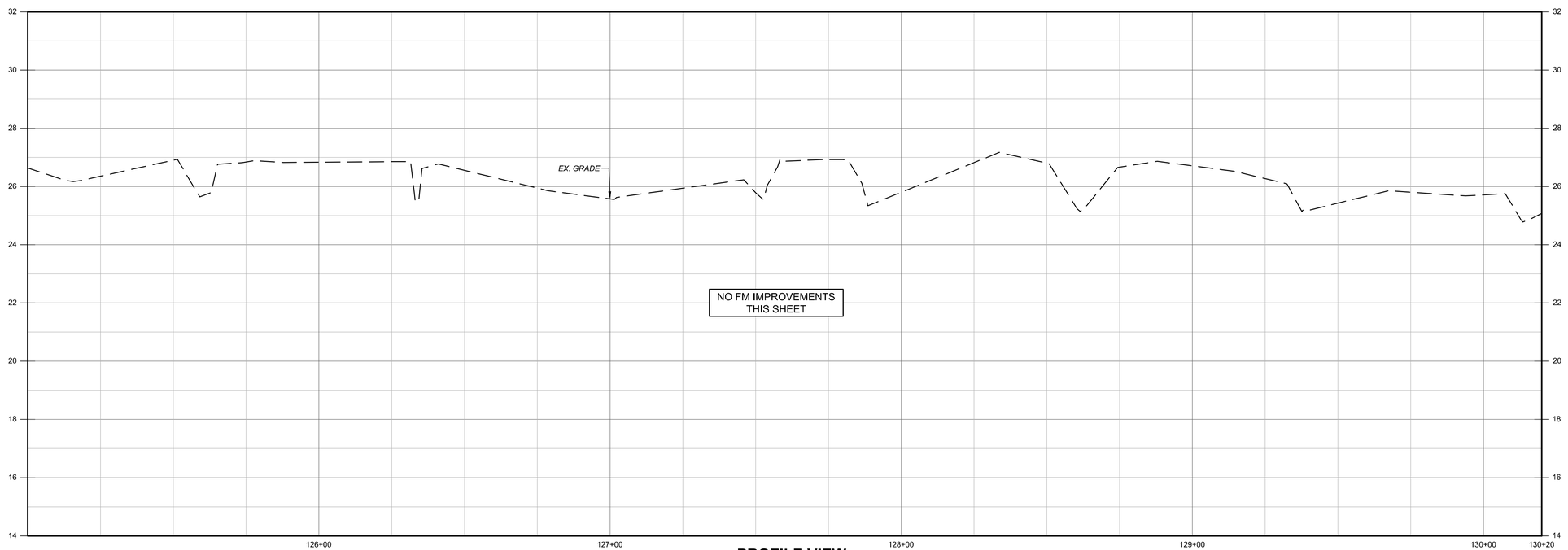


PLAN VIEW
HORIZ. SCALE: 1"=20'

SCALE: 1"=20' (Horiz.)

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. FORCE MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES.



PROFILE VIEW
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

SCALE: 1"=2' (Vert.)

VVH TABLE						
VVH#	FIELD DESCRIPTION OF UTILITY		FOUND	DEPTH	EX. GROUND ELEVATION	TOP OF UTILITY ELEVATION
15	24" (RECORD)	DIP (RECORD)	WM	5.75	25.85	20.10
15A	1"	DBC	BT	3.10	2710	24.00
15B	5"	PVC	FOC	2.84	27.11	24.27
16	24" (RECORD)	DIP (RECORD)	WM	3.43	25.95	22.52
17	24" (RECORD)	DIP (RECORD)	WM	2.88	25.49	22.61

REV.NO.	DESCRIPTION	DATE
-	—	—

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Manatee County FLORIDA

ERIE ROAD AND HARRISON RANCH BLVD ROUNDABOUT

CIVIL

WASTEWATER

STA. 125+00.00 - STA. 130+20.00

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	TBD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

DRAWING NUMBER: 16

REVISION: A

STATUS: 60% SUBMITTAL

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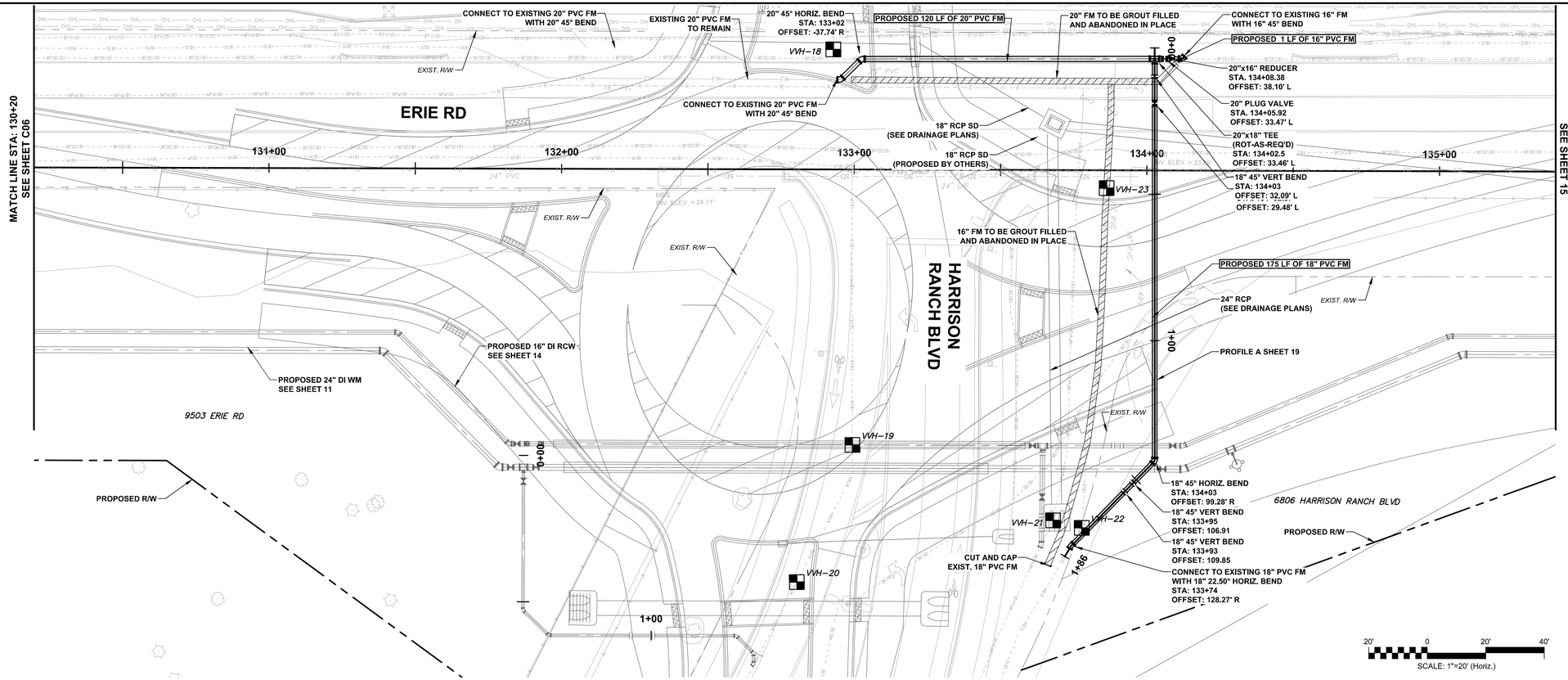
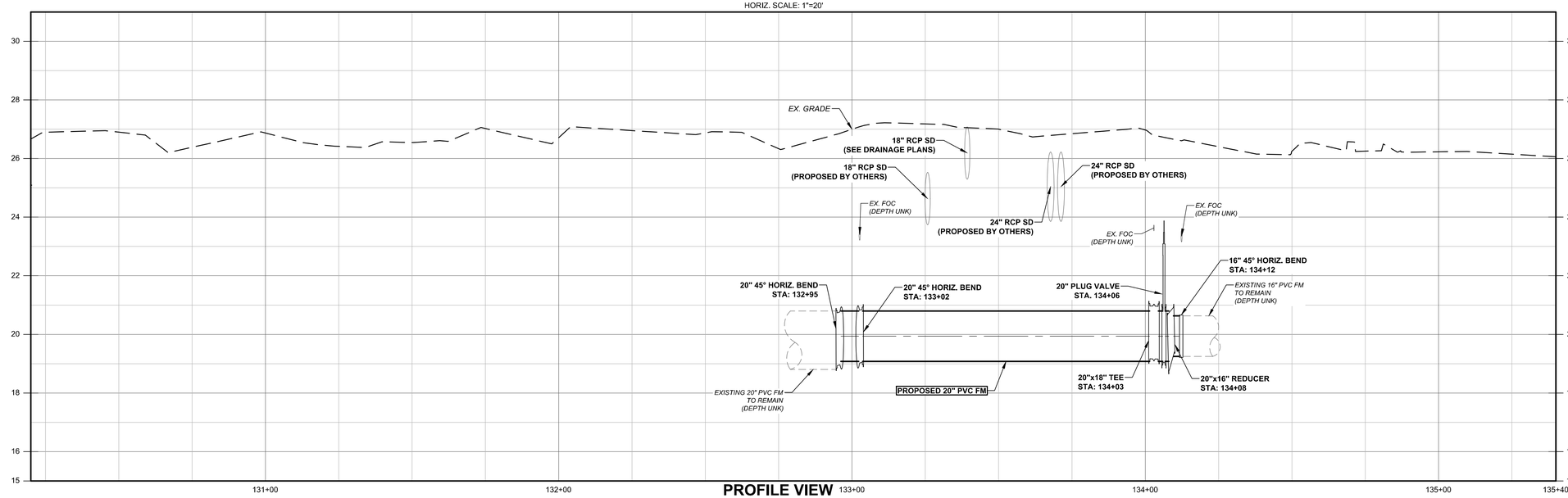


PLAN VIEW

HORIZ. SCALE: 1"=20'



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

2' 0' 2' 4'
SCALE: 1"=2' (Vert.)

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. FORCE MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES.

VVH TABLE

VVH#	FIELD DESCRIPTION OF UTILITY		FOUND	DEPTH	EX. GROUND ELEVATION	TOP OF UTILITY ELEVATION
18	UNK	UNK	FM	-	26.38	NOT FOUND
19	N/A	N/A	WM	N/A	N/A	N/A
20	N/A	N/A	WM	N/A	N/A	N/A
21	16" (RECORD)	UNK (RECORD)	RCW	6.74	28.11	21.37
22	18" (RECORD)	PVC (RECORD)	FM	6.35	26.89	20.54
23	24" (RECORD)	PVC (RECORD)	FM	5.75	26.55	20.80

REV.NO.	DESCRIPTION	DATE
-	---	---

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ERIE ROAD AND HARRISON RANCH BLVD ROUNDABOUT

CIVIL

WASTEWATER

STA. 130+20.00 - STA. 135+40.00

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	TBD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

DRAWING NUMBER: 17
REVISION: A

STATUS: 60% SUBMITTAL

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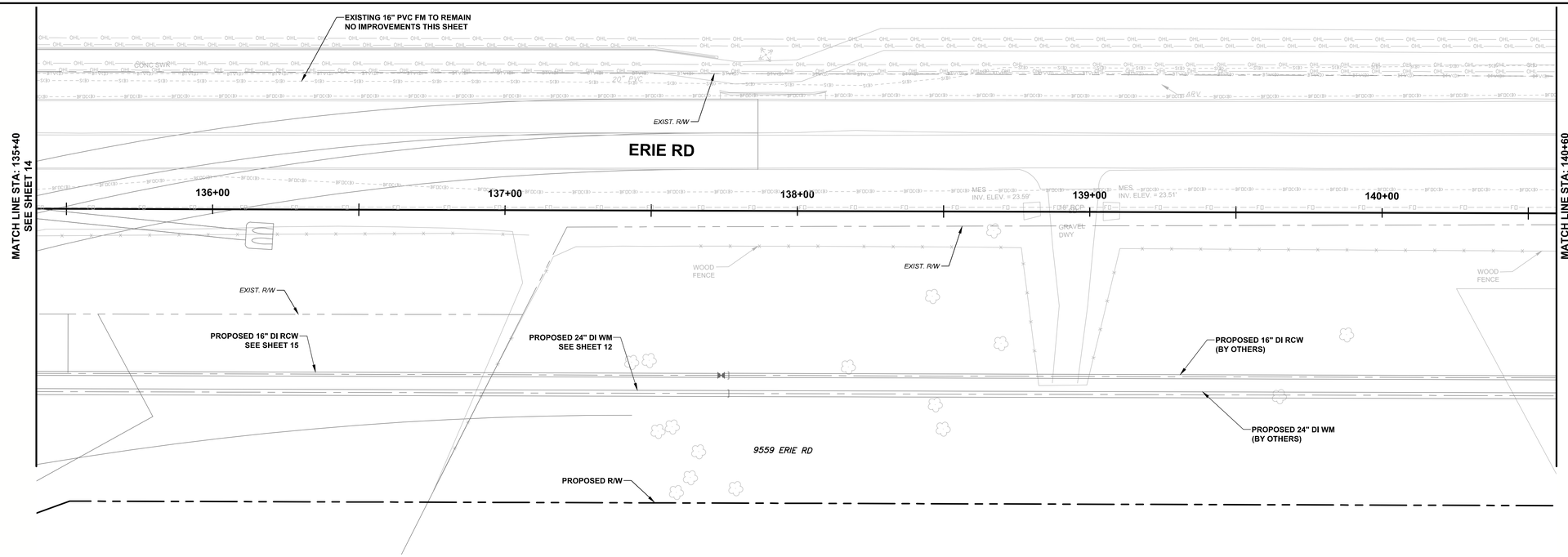
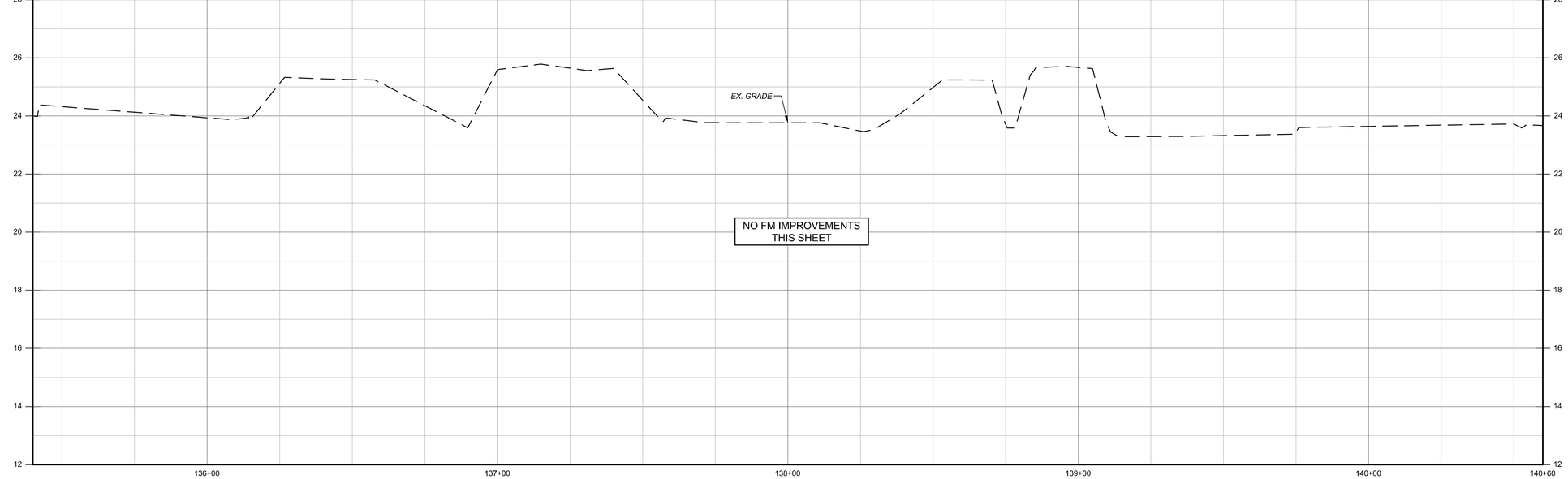


PLAN VIEW

HORIZ. SCALE: 1"=20'

SCALE: 1"=20' (Horiz.)



PROFILE VIEW

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

SCALE: 1"=2' (Vert.)

NOTES:

1. ROADWAY CONSTRUCTION AND RESTORATION BY OTHERS.
2. FORCE MAIN SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER UNDER BOTH EXISTING AND PROPOSED GRADES.

REV.NO.	DESCRIPTION	DATE
-	—	—

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CIVIL

WASTEWATER

STA. 135+40.00 - STA. 140+60.00

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	TBD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

DRAWING NUMBER: 18

REVISION: A

STATUS: 60% SUBMITTAL

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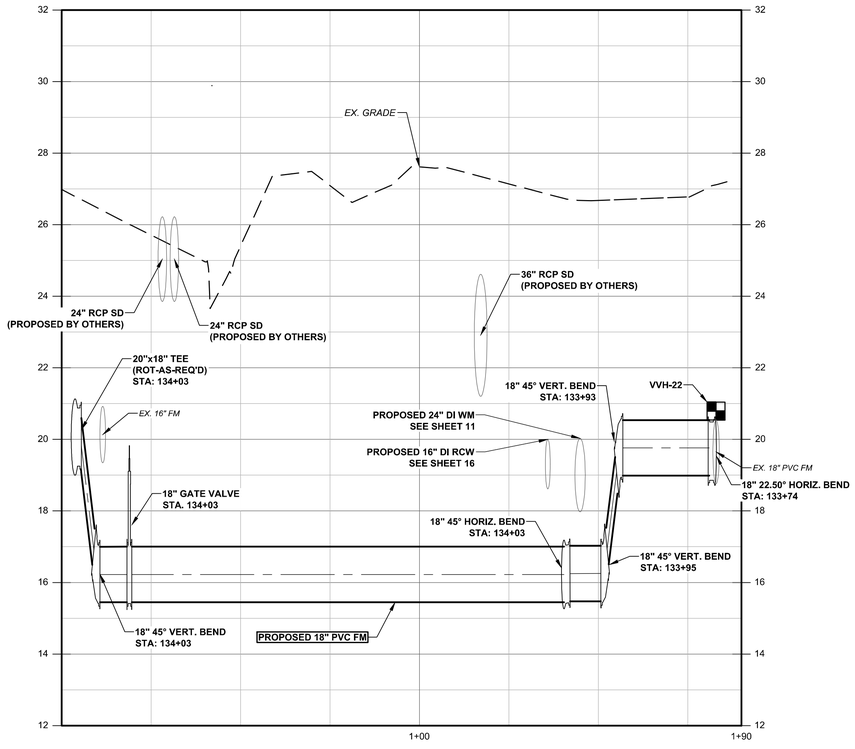
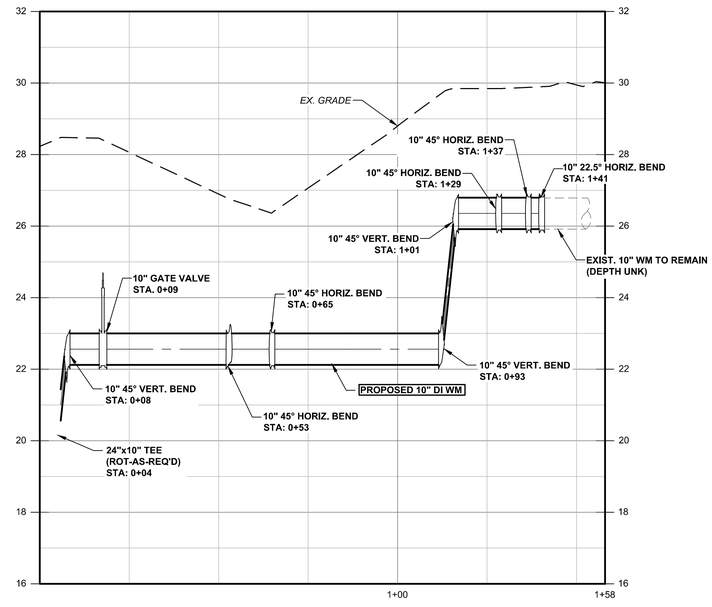


PROFILE A - SHEET 17

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



PROFILE B -SHEET 11

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

SCALE: 1"=2' (Vert.)

REV.NO.	DESCRIPTION	DATE
-	---	---

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Manatee County FLORIDA

ERIE ROAD AND HARRISON RANCH BLVD ROUNDABOUT

CIVIL
WASTEWATER PROFILES

PROJ. START DATE:	
CIP #	
DRAWN	CSP
DESIGNED	BRP
CHECKED	TBD
PROJ. MGR.	BRP

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

19
DRAWING NUMBER
A
REVISION

STATUS: **60% SUBMITTAL NOT FOR CONSTRUCTION**

Tab 11

Lic: AL 99-40 FL EF20000978 OK 648 TX B-09590 VA 11-2850

ALARM MONITORING SERVICE AGREEMENT

DATE	DEALER #	SYSTEM #/ACCOUNT #	POLICE ALARM PERMIT #	FIRE ALARM PERMIT #

1. NAME _____
2. ADDRESS _____
3. CITY _____ STATE _____ ZIP _____ CROSS STREET _____
4. TELEPHONE # _____ 5. _____

COMMUNICATOR MAKE (MODEL #) _____ FORMAT TYPE _____

DIRECTIONS TO PREMISES: _____

DEFAULT # _____ TIME ZONE _____ TEST TIMER ○ DAILY ○ WEEKLY ○ MONTHLY

PHONE NUMBERS CONNECTED TO COMMUNICATOR:

#1 _____ #2 _____

ATTACHED RIDERS

- OPEN/CLOSE ☐
- ADDITIONAL ZONE ☐
- ADDITIONAL PASSCODE ☐
- MEDICAL ☐

INSTALLATION TYPE

- RESIDENTIAL ☐
- COMMERCIAL ☐
- OTHER _____

LOCAL AUTHORITIES

AGENCY CODE	AUTHORITY	TELEPHONE NUMBER
F = Fire		
P = Police		
E = Emer./Medical		
G = Guard		
O = Other		

AUTHORIZED INDIVIDUALS TO BE NOTIFIED (in sequence)

NAME	TELEPHONE NUMBER	PHONE CODE
1.		
2.		
3.		
4.		
5.		
6.		

*Phone Code Descriptions Are: H = Home W = Work C = Cellular P = Pager

ALARM CONDITION RESPONSE OPTIONS

ZONE	AGENCY CODE	DESCRIPTION	VERIFY	DISPATCH	NOTIFY RP
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
			○Y ○N	○Y ○N	○Y ○N
		* Agency Codes Are: P = Police, F = Fire, E = Emergency Svc, G = Guard, O = Other	❑Y ❑N	❑Y ❑N	❑Y ❑N

USER ID	PASSCODE	A.L.*	NAME	USER ID	PASSCODE	A.L.*	NAME

*A.L. = Authority Level

This agreement is made this_____day of_____, by and between RRMS INC. ("Company") and ITEM "1." ABOVE ("Subscriber").

Location of Subscribers ("Premises") ITEMS "2.," "3.," ABOVE. In consideration of and subject to the terms and conditions herinafter set forth Company agrees to monitor and Subscriber agrees to permit Company to monitor a ☑U.L. ☐remote programmable ☐commercial ☐residential signaling system ("System") in subscribers Premises as a subcontractor of Piper Fire Protection, Inc. ("Dealer").

SUBSCRIBER SPECIFICALLY ACKNOWLEDGES AND ACCEPTS PARAGRAPHS 3 AND 6 HEREOF. TERMS AND CONDITIONS ON THE REVERSE SIDE ARE AN INTEGRAL PART OF THIS CONTRACT. SUBSCRIBER ACKNOWLEDGES RECEIPT OF A COPY OF CONTRACT. READ THE FRONT AND REVERSE BEFORE SIGNING.

THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE OR REVERSE HEREOF, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed or caused this Agreement to be executed on the date first above written.

By: _____ **SUBSCRIBER:** _____

Approved: _____ Date ____/____/____ Date: _____

1. Subscriber agrees that the System is to be kept in good working order by Subscriber. Subscriber further agrees that Company has no responsibility for the operation or non-operation of the System or the transmission of signals to Company's Central Station receiving equipment.

2. Subscriber agrees that this Agreement shall continue, without action by either party, extend and renew itself under the same terms and on the conditions precedent that Dealer prepay for central station monitoring services to be rendered by Company to Subscriber, and that Dealer not be in breach or default under Company's contract with Dealer. Subscriber agrees that Dealer's failure to prepay Company as aforesaid or Dealer's breach or default under Company's contract with Dealer shall permit Company, upon five (5) days written notice to Subscriber, to terminate this Agreement, and Subscriber hereby releases
Company for all general, special, incidental and consequential expense, loss and damage to Subscriber, whether due to the sole, joint or several negligence of Company, its agents, servants, employees, suppliers or subcontractors. Subscriber further agrees that Dealer is an independent contractor and not an agent of Company for any purpose whatsoever, including, but not limited to, payment for monitoring services. Therefore, Subscriber hereby waives any right to equitable relief against Company. Notwithstanding the above provision, should Subscriber obtain equitable relief against Company, Subscriber agrees to pay Company all monies claimed by Company to be due and owing to Company by Dealer for past services to Subscriber, all monies for future services to be rendered Subscriber, as well as Company's reasonable attorneys, fees and expenses in defending any action by Subscriber seeking equitable relief.

3. SUBSCRIBER AGREES AND UNDERSTANDS: THAT COMPANY IS NOT AN INSURER AND THAT INSURANCE COVERING PERSONAL INJURY, INCLUDING DEATH, AND REAL OR PERSONAL PROPERTY LOSS OR DAMAGE IN, ABOUT OR TO THE PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER; THAT COMPANY MAKES NO GUARANTEE, REPRESENTATION OR WARRANTY INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANT-ABILITY OR FITNESS FOR PURPOSE; THAT THE EQUIPMENT AND SERVICES ARE DESIGNED TO REDUCE, BUT NOT ELIMINATE, CERTAIN RISKS OF LOSS AND THAT THE AMOUNTS BEING CHARGED BY COMPANY ARE NOT SUFFICIENT TO WARRANT OR GUARANTEE THAT EITHER NO LOSS OR DAMAGE WILL OCCUR OR INCREASED LOSS OR DAMAGE WILL NOT OCCUR; THAT COMPANY IS NOT LIABLE FOR ANY LOSS OR DAMAGE WHICH MAY OCCUR PRIOR TO, CONTEMPORANEOUS WITH, OR SUBSEQUENT TO THE EXECUTION OF THIS AGREEMENT EVEN IF DUE TO THE ACTIVE OR PASSIVE SOLE, JOINT OR SEVERAL NEGLIGENCE OF COMPANY OR ITS AGENTS, SERVANTS, EMPLOYEES, SUPPLIERS OR SUBCONTRACTORS, OR TO THE IMPROPER PERFORMANCE OF AND/OR FAILURE TO PERFORM OF THE EQUIPMENT, OR BREACH OF CONTRACT, EXPRESS OR IMPLIED, OR BREACH OF WARRANTY, EXPRESS OR IMPLIED, OR BY LOSS OR DAMAGE TO FACILITIES NECESSARY TO OPERATE THE SYSTEM OR ANY CENTRAL STATION; THAT SHOULD THERE ARISE ANY LIABILITY ON THE PART OF THE COMPANY FOR PERSONAL INJURY AND/OR PROPERTY DAMAGE, REAL OR PERSONAL, WHICH IS IN CONNECTION WITH, ARISES OUT OF OR FROM, OR RESULTS FROM THE REMOTE PROGRAMING OR MONITORING OF ANY EQUIPMENT OR SYSTEM, AND/OR THE DISPATCH OF INDIVIDUALS TO THE PREMISES, AND/OR THE FAILURE OR FAULTY OPERATION OF THE SYSTEM, EQUIPMENT OR CENTRAL STATION FACILITIES, AND/OR THE ACTIVE OR PASSIVE SOLE, JOINT OR SEVERAL NEGLIGENCE (INCLUDING GROSS NEGLIGENCE) OF COMPANY AND/OR ITS AGENTS, SERVANTS, EMPLOYEES, SUPPLIERS OR SUBCONTRACTORS INCLUDING, WITHOUT LIMITATION, ACTS, ERRORS OR OMISSIONS WHICH OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH OR SUBSEQUENT TO THE EXECUTION OF THIS AGREEMENT, AND/OR ANY CLAIM(S) BROUGHT IN PRODUCT OR STRICT LIABILITY, AND/OR BREACH OF WARRANTY, EXPRESS OR IMPLIED, AND/OR BREACH OF CONTRACT, EXPRESS OR IMPLIED, AND/OR ANY CLAIM FOR CONTRIBUTION OR INDEMNIFICATION, WHETHER IN CONTRACT, TORT OR EQUITY, INCLUDING, WITHOUT LIMITATION, ANY GENERAL, DIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, PUNITIVE AND/OR CONSEQUENTIAL DAMAGES, IRRESPECTIVE OF CAUSE, SUCH LIABILITY SHALL BE LIMITED TO THE MAXIMUM SUM OF $250.00, AND THIS LIABILITY SHALL BE EXCLUSIVE.

IN THE EVENT THAT THE SUBSCRIBER WISHES TO INCREASE THE MAXIMUM AMOUNT OF SUCH LIMITED LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, OBTAIN FROM COMPANY A HIGHER LIMIT BY PAYING AN ADDITIONAL AMOUNT FOR THE INCREASE IN SUCH LIMIT OF LIABILITY, BUT THIS HIGHER LIMITATION SHALL IN NO WAY BE INTERPRETED TO HOLD COMPANY AS AN ISURER.

4. Subscriber understands that transmission of signals from the devices with which the System is equipped ("devices") and/or the System may be via radio telemetry, satellite transmission, cable or wire (telephone circuit) and that alternative or additional protection can be installed at Subscriber's request and expense. Subscriber further understands that for equipment which transmits signals via the telephone circuit there are various types of telephone line service, including direct wire, McCulloh Loop, Multiplex, etc., and the devices are not infallible and Subscriber specifically acknowledges that Company does not represent or warrant that the devices, System or the transmission of signals from the devices or the System via satellite transmission, radio telemetry, cable,or telephone line service may not be interrupted, circumvented or compromised. In addition, Subscriber understands that a digital central station communicator is a non-supervised reporting device which requires the telephone equipment, connection to the telephone network and the telephone line ("Telephone Equipment") to be compatible and operative with the System for a signal to be transmitted by the System and/or received by the central station; if the Telephone Equipment is not compatible or operative there is no indication of this fact at the central station and no signal can be received by the central station while the Telephone Equipment remains incompatible or inoperative. Subscriber further understands that satellite transmissions, radio telemetry and radio frequency transmissions may be impaired or interrupted by ground interference and/or atmospheric conditions, including, without limitation, sun spots, electrical storms, power failures or other conditions and events beyond the control of Company and that if satellite or radio transmissions are interrupted there is no indication of this fact at the central station and no signal can be received by the central station while the interruption continues.

5. Subscriber does hereby for him/her/itself and all parties claiming under him/her/it release and discharge Company from and against all hazards covered by insurance or bond, including all deductibles and retained limits as well as loss or damage in excess of policy limits. It is expressly understood and agreed that no insurance company, insurer, or bonding company or their successors or assigns shall have any rights created by a Loan Agreement, Loan Receipt, or other like document or procedure, or any right of subrogation against Company

6. Subscriber agrees to indemnify, defend and hold harmless Company from and against all claims, demands, liabilities, damages, losses, expenses, including attorneys fees and lawsuits which may be asserted against or incurred by Company by or due to any person not a party to this Agreement, including Subscriber's insurance or bonding company, for any expense, loss or damage including, but not limited to, statutory civil damages, personal injury, death and/or property damage, real or personal, arising out of the design, sale, lease, installation, repair, service, dispatch, maintenance, monitoring, recording of communications, operation or non-operation of the equipment, System or central station facilities, whether due to the sole, joint or several negligence (including gross negligence) of Company or its agents, servants, employees, suppliers, or subcontractors, breach of contract, express or implied, breach of warranty, express or implied, product or strict liability, and/or any claim for contribution or indemnification, whether in contract, tort or equity.

7. Upon termination of monitoring services for any reason, the receipt of signals from "run-away." Systems, Systems which excessively signal the Company's Central Station without apparent reason or Premises or Systems not under contract with Company, Subscriber empowers and authorizes Company to refrain from monitoring the System and/or to render the equipment incapable of communicating with its Central Station by direct or remote programming the removal or deletion of data necessary for the operation of the System or through any other means render inoperable the microprocessor or other communication device, without any liability to Subscriber, and Subscriber hereby releases Company for all general, special, incidental, exemplary, punitive and consequential expense, loss or damage to Subscriber, whether due to the sole, joint or several negligence (including gross negligence) of Company, its agents, servants, employees, suppliers or subcontractors. If Company is prohibited to remote program or to render inoperable the microprocessor or other communication device, or if, after written notice to Subscriber, Subscriber fails to disconnect the System or prevent the System from communicating with the Central Station, Subscriber agrees to pay to Company the sum of Fifty ($50.00) Dollars for each signal from the Premises received by the Central station, as liquidated damages and not as a penalty. Further, Subscriber agrees to pay to Company all costs actually incurred by Company in any claim, suit or arbitration ("Claim") including, without limitation, actual attorneys' fees and court costs incurred by Company in connection with, arising out of or from or resulting from any Claim including, without limitation, any action at law or in equity arising out of this Section.

8. It is the sole responsibility of the Subscriber to (i) confirm that the Telephone Equipment is compatible with the System, especially when there are changes to the Telephone Equipment or services rendered to Subscriber by the telephone company, i.e., call waiting, Centrex telephone system, answering machines, etc., and (ii) test the equipment periodically, at least monthly and whenever changes are made to telephone service for the Premises. Any claimed inadequacy or failure of the equipment shall be immediately reported to Dealer.

9. In the event the System is activated for any reason whatsoever, the Subscriber agrees to pay without recourse or to reimburse Company for any fines, fees, costs, expenses, and penalties assessed against Subscriber and/or Company by any court or local, state or federal government or agency as a result thereof. Subscriber further agrees that Company, at its sole option, shall be permitted, upon five (5) days written notice to Subscriber, to terminate this Agreement if, in Company's sole opinion, Subscriber misuses or abuses the System, or the System is activated without apparent cause.

10. This Agreement becomes binding upon Company only when signed by an authorized representative of Company, who must be a Corporate Officer if any of the printed terms and conditions have been interlineated, altered or substituted by other wording. This Agreement is binding on the heirs, executors, administrators, successors and assigns of the parties, and shall be governed by and construed according to the laws of the state set forth in Company's address.

11. This Agreement is not assignable by Subscriber except upon the written consent of Company, which shall be at Company's sole option. This Agreement or any portion thereof is assignable by Company at its sole option.

12. If Company shall waive any breach by Subscriber, it shall not be construed as a waiver of any subsequent breach, and Company's failure to exercise any rights hereunder shall not be construed as a waiver of any breach unless specifically waived by Company in writing. Company's rights hereunder shall be cumulative, and any rights hereunder may be exercised concurrently or consecutively and shall include all remedies available under law and equity even though not expressly referred to herein.

13. (a) Non-U.L. Central Station monitoring service consists solely of the calling by telephone of third party professional agencies or the telephone number supplied by Subscriber in writing upon receipt of signals transmitted from equipment at the Premises. Subscriber agrees that Company shall have no liability for any loss, damage or expense to Subscriber including, without limitation, any general, special, incidental, exemplary, punitive or consequential damages arising out of remote programming of the Equipment or System.

(b) U.L. Central Station monitoring service consists solely of the obligations set forth in Section 13(a) hereof and responding to the Premises upon receipt of a signal from the Premises pursuant to the U.L. standards for the U.L. certification issued as of the date of commencement of monitoring service.

14. Subscriber agrees that Company's obligations hereunder are waived and released automatically without notice and without liability to Company for any general, special, incidental, exemplary, punitive or consequential expense, loss or damage to Subscriber, in case the Central Station, telephone network equipment, or facilities necessary to operate the System or Central Station are destroyed, damaged, or inoperable for any reason whatsoever, for the duration of such interruption of service.

15. Subscriber agrees that Company has no responsibility for the condition or operation of any equipment, system, device, or property of any sort of Subscriber, Dealer, the telephone company or others. If the System transmits signals by wire (telephone circuit), Subscriber acknowledges that (a) the communication between the System at the Premises and Company's central station is via the telephone lines, (b) the telephone lines may not transmit the communication from the System, and lines may not transmit the communication from the System, and (c) Company's sole obligation under such circumstances is to notify the telephone company that the telephone line is not operating when Company receives information advising it of said problem. If the System or its devices transmits signals by radio telemetry, Subscriber understands that a radio telemetry system is a non-supervised reporting device which requires operable antennae and non interference with radio wave transmissions for a receiver/transmitter and/or central station; if there is interference of the transmissions or if the antennae are inoperative, signal can be transmitted by the devices or System and/or received by the central station while the interference and/or inoperative condition continues.

16. All claims, actions or proceedings, legal or equitable, against Company must be commenced in court within one (1) year after the cause of action has accrued or the act, omission or event occurred from which the claim, action or proceeding arises, whichever is earlier, without judicial extension of time, or said claim, action or proceeding is barred, time being of the essence of this paragraph.

17. This instrument contains the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous and contemporaneous negotiations, commitments, contracts, express or implied, warranties, express or implied, statements and representations, whether written or oral, pertaining thereto, all of which shall be deemed merged into this Agreement. Neither party has authority to make or claim any representation, term, promise, condition, statement, warranty, or inducement which is not expressed herein. Should any provision hereof (or portion thereof), or its application to any circumstances, be held illegal, invalid or unenforceable to any extent, the validity and enforceability of the remainder of the provision and this instrument, or of such provisions as applied to any other circumstances, shall not be affected thereby, and shall continue in full force and effect as valid, binding and subsisting. All changes or amendments to this Agreement must be in writing and signed by the parties to be binding on the parties.

18. The acceptance of this Agreement in writing or by course of conduct or payment by Subscriber to Dealer waives all terms and conditions contained in any purchase order, acknowledgment or contract submitted by Subscriber and Subscriber agrees that no other terms or conditions contained in any Subscriber document, unless signed by an authorized officer of Company, whether those terms or conditions be additional to, different from, or conflicting with the terms and conditions hereof, shall be deemed included herein or agreed to by Company. Neither the failure of Company to object to any communication from Subscriber, nor any performance by Company shall be deemed an acceptance of any terms or conditions which are additional to, different from, or conflicting with the terms and conditions contained herein.

19. If, at any time after the date hereof, additional services are authorized by Subscriber, all services supplied by Company shall be subject to the terms of this Agreement only, except that additional charges shall be made for such additional services.

20. Company reserves the right to subcontract for the provision of services under this Agreement. Subscriber agrees and acknowledges that the provisions of this Agreement inure to the benefit of and are applicable to any subcontractors engaged by Company to provide any service set forth herein to Subscriber, and bind Subscriber to said subcontractor(s) with the same force and effect as they bind Subscriber to Company. Subscriber specifically agrees to defend, indemnify and hold harmless Company from and against all claims by any subcontractor engaged by Company.

21. Subscriber acknowledges that Company may record wire and oral communications and hereby consents and authorizes Company to so record all such communications between Company, Subscriber and/or Subscriber's agents, servants, employees and/or representatives.

22. Subscriber agrees to pay without recourse or to reimburse Company for all charges, fees, expenses, permits, etc., by any utility or local, state or federal government or agency, relating to the services Provided under this Agreement.

23. Subscriber agrees that System monitoring information, notification information, and all other information used by Company to perform services under this Agreement shall be in writing only. All changes or modifications of information shall be in writing only. No oral communication shall be binding on Company.

24. If the System is Remote Programmable, Subscriber agrees that all Subscriber requests shall be in writing or, if oral, shall be recorded by Company and Subscriber hereby consents to such recording pursuant to Paragraph 21 hereof. Further, Subscriber agrees that all Remote Programmable changes or additions to service provided by the Company shall automatically be subject to the terms and conditions of this Agreement only, except that all additional charges, if any, shall be paid by Subscriber to Dealer upon receipt of invoice for same.

[25. Subscriber agrees that Company shall have no responsibility for the monitoring of medical alert signals except to the extent and as defined in the Medical Alert Rider to this Agreement which must be executed by Subscriber as a condition precedent to the monitoring of medical alert signals by Company. Subscriber agrees that unless a Medical Alert Rider is executed by Subscriber, Company shall be exculpated from any and all liability whatsoever in connection with, arising out of or from, or resulting from receipt of any medical alert signal(s) from Subscriber or Subscriber's premises. If Subscriber executes a Medical Alert Rider, Company's liability shall be subject to paragraph three (3) hereof.]

[26. Subscriber acknowledges and agrees that it is Subscriber's specific intent that all medical alert signals shall be deemed by the parties to be general emergency signals (herein after "General Emergency Signals") and NOT signals denoting any medical emergency requiring Company to contact or dispatch any medical, hospital, ambulance, or other like entity, person or service (hereinafter "Medical Assistance"). Subscriber agrees that it is Subscriber's sole responsibility to (i) prepare for any medical emergency, and (ii) contact or dispatch, and/or make other arrangements to contact or dispatch, Medical Assistance if and when necessary by means other than through Company.]

[27. SUBSCRIBER ACKNOWLEDGES AND AGREES THAT COMPANY'S SOLE RESPONSIBILITY UPON RECEIPT OF A GENERAL EMERGENCY SIGNAL TRANSMITTED FROM EQUIPMENT AT THE PREMISES IS TO CALL BY TELEPHONE THE LOCAL POLICE DEPARTMENT OR PUBLIC EMERGENCY RESPONSE AGENCY RESPONSIBLE FOR THE MUNICIPALITY IN WHICH THE PREMISES IS LOCATED. SUBSCRIBER UNDERSTANDS AND AGREES THAT COMPANY SHALL NOT UNDER ANY CIRCUMSTANCES CONTACT OR DISPATCH MEDICAL ASSISTANCE FOR SUBSCRIBER OR THE PREMISES AND COMPANY IS HEREBY RELEASED FROM ANY AND ALL CLAIMS, SUITS, ACTIONS AND DEMANDS WHATSOEVER IN LAW OR EQUITY WHICH SUBSCRIBER, OR ANYONE CLAIMING THROUGH SUBSCRIBER, IN ANY WAY MIGHT OR COULD CLAIM AGAINST COMPANY BASED UPON OR IN ANY WAY ARISING OUT OF COMPANY'S FAILURE TO CONTACT OR DISPATCH MEDICAL ASSISTANCE.]

Piper Fire Protection Headquarters
13075 US Hwy 19 N
Clearwater, FL 33764
(727) 581 9339
https://www.piperfire.com/

QUOTE

143088

BILL TO		JOB LOCATION			
Company:	Harrison Ranch CDD	**Company:**	Harrison Ranch Clubhouse	**Date:**	06/20/2025
Address:	Accounts Payable	**Address:**	5755 Harrison Ranch Blvd	**Sales Rep:**	Sarah Fisk
	3434 Colwell Av., Ste. 200		Parrish, FL 34219	**Phone:**	
	Tampa, FL 33614			**Email:**	sarah.fisk@piperfire.com
Contact:		**Contact:**	Helena Teixeira	**Expires:**	
Phone:	(941) 723-8827	**Phone:**		**Billing Method:**	
				Payment Terms:	NET 30

TITLE

I-4285 - Harrison Ranch CDD - Reinstating Phone Line Monitoring

SCOPE OF WORK

Fire Alarm Monitoring - Phone Lines: Piper Fire can provide complete, UL listed central station monitoring of your fire alarm system(s) at the competitive rate of $30.00 per month, per account billed in total at $360.00 annually. Cellular or IP monitoring is additional. Upon approval, we will reprogram your existing dialer (s) to Piper Fire monitoring services during normal business hours, Monday through Friday. Our hourly rate is $160.00 and reprogramming typically takes 2 to 4 hours per panel.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Annual Alarm Monitoring			
Fire Alarm Monitoring - Phonelines	1.00	$360.00	$360.00
Initial Monitoring Programming - $160.00/Hour			
Monitoring Takeover Programming	1.00	$160.00	$160.00
		Subtotal:	$520.00
		Tax:	$0.00
		Total:	$520.00

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN

BUYER:_____ SIGNATURE:_____ DATE:_____
(Print Name)

Tab 12

ESTIMATE	#2711
ESTIMATE DATE	Jun 17, 2025
TOTAL	$756.00

AC1 Heating & Cooling

5755 Harrison Ranch Blvd
Parrish, FL 34219

(941) 776-9725
HTeixeira@rizzetta.com

CONTACT US

3103 29th Ave E
Bradenton, FL 34208

(941) 777-4221
info@callac1.com

ESTIMATE

Services	qty	unit price	amount
Gold Plan -4 Systems	4.0	$189.00	$756.00

Our Gold Plan provides you with year-round, worry-free protection. The benefits include:
1. Clean AC coil
2. Clean condensate line*
3. Inspect filters**
4. Check evaporator air temperatures
5. Check wiring & connections
6. Check refrigerant charge
7. Check operating pressures
8. Check voltage and AMP draw
9. Check performance of system
10. Check contactor points
11. Check pressure switches
12. Check temperature differential
- Inspection and cleaning of your system during service visits (customer provided air filters changed)
- Priority 24 hour scheduling
- 10% discount on labor, repairs, and parts
- A discounted dispatch fee of $89 to be charged for all calls

*Drain clogs are consider normal maintenance item, clogs are covered for thirty days after date of install, service, or maintenance. After that time period a $89 dispatch fee applies plus labor for non-warranty work.
**Filters to be provided by customer, or bought from AC1

Business Unit
HVAC

Services subtotal: $756.00

Total **$756.00**

Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
https://symbiontservice.com/

Bill to
Harrison Ranch CDD
c/o Rizzetta & Company
3434 Colwell Ave #200
Tampa, FL 33614

Ship to
Harrison Ranch CDD
5755 Harrison Ranch Blvd.
Parrish, FL 34219

Invoice #: SA 0000264

Invoice Due Date: 7/3/2025

Item	Description	Quantity	Price	Amount
000033	PM1 WS AC or PH [smaller than a 165] Agreement - 1st Unit	1	$170.00	$170.00
000034	PM1 WS AC or PH [smaller than a 165] Agreement Additional Units	8	$140.00	$1,120.00
000048	Additional charge required for PM - Difficult Access/Additional tech required for large job and/or lake screen pull.	1	$200.00	$200.00
SA-1	SA-Payment of this invoice will continue your planned maintenance you have with us for your equipment for one (1) visit per year. The contract is valid for the term of 1 year with discounts on parts and labor throughout that year. *Additional Service Calls not included during the term of this year if unrelated to maintenance contract. *Filters are not included in contract pricing.	1	$0.00	$0.00

Billing Schedule Notes
1x annual planned maintenance for 9 WSPH 90s - 2-men needed for lake screen

Subtotal:	$1,490.00
Tax:	$0.00
Total:	$1,490.00
Payments:	$0.00
Balance Due:	$1,490.00

Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
https://symbiontservice.com/

Tab 13

Cleaning Proposal

Created by:

Pepper Dorsey

Prepared for:

Helena
Harrison Ranch CDD

Introduction

Cleaning Butlers

Thank you for the opportunity to earn your business.

At Cleaning Butlers, we specialize in delivering reliable, high-quality commercial cleaning services tailored to your property's needs. Our team is trained, insured, and committed to getting it right-every time.

OVER A DECADE OF TRUSTED FACILITY CARE

We're Insured

Fully insured with $1M liability, $2M aggregate, auto, and workers' comp -so you're always protected when we're on the job

Trained. Trusted. Thorough.

With Cleaning Butlers, you get more than a cleaning crew—you get trained professionals committed to consistent, high-quality results every time.

100% Satisfaction Guarantee

Our dedicated operations team is here to ensure clear communication, prompt follow-ups, and a smooth experience from start to finish. If something's not right, we'll make it right

Locally owned & Operated

We've been serving businesses and homes in our community for over 17 years.From office lobbies to warehouses, we treat every space like it's our own.

OUR CLIENTS

and what they say about us

Nicole

★★★★★

Cleaning Butlers are the best, Pepper is so easy to work with! The crew has been cleaning one of commercial properties for years and pays excellent attention to detal.

Zack

★★★★★

Cleaning Butlers is the best commercial cleaning company in Lakewood Ranch! Super professional. If you need janitorial services or power washing in Lakewood Ranch, definitely give them a call!

Benjamin

★★★★★

We have been so impressed with Cleaning Butlers. Everyone is easy to work with - whether getting a quote, scheduling, or actually getting the house cleaned. Chris is amazing and goes totally above and

L Leslee

★★★★★

Very kind, good work ethic. Willing to work
Very flexible!

Steve
Local Guide · 44 reviews · 25 photos

★★★★★

We began working with cleaning butlers about three months ago and cannot be more impressed. Attention to detail, positive attitude and friendly and seems like they truly care about the place. Double thumbs up on this team and happy we chose them over the others

E Elizabeth
11 reviews · 2 photos

★★★★★

Cleaning Butler's cleans a couple associations I manage and we are very pleased with their work. Easy to work with and great customer service.

★★★★★

"Cleaning Butlers exceeded my expectations from start to finish."

Michael W

TRUSTED BY BUSINESSES ACROSS SFW

Scope of Work:

Cleaning Butlers will perform the following services in accordance with the client's established standards, delivering consistent and reliable cleaning across all areas of the facility.

Daily Tasks - Three (3) Times Per Week

Exterior & Entryways – Touch-up clean entryway/door glass, spot clean glass doors
Lobby & Hallways & Sitting Area – Sweep/vacuum floor surfaces, mop floors, remove trash and replace liners as needed, vacuum carpet, wipe tables, check furniture for debris
Offices – Remove trash and replace liners as needed, vacuum carpeted areas, vacuum carpeted areas
Billiards Room/ Card Room – Clean and disinfect surfaces, mop floors with neutral cleaner, sweep floor surfaces, remove trash and replace liners
Kitchen – Clean and disinfect surfaces, sweep and mop floors with neutral cleaner, vacuum carpeted areas, remove trash and replace liners
Bathrooms – Clean and disinfect sinks, toilets, urinals, and countertops; restock paper products and hand soap as needed; remove trash and replace liners; Vacuum/mop floors
Patio – Spot mop floor with neutral cleaner, remove trash and replace liners, sweep floor surfaces, wipe tables and straighten chairs
Gym - dust equipment that is not occupied by a resident, spot clean mirrors, fill wipes as needed, sweep and mop floor

Weekly Tasks

Exterior – Spot wash entryway and glass doors
Lobby – Dust and disinfect front desk, mop floor surfaces, dust horizontal surfaces
Offices – Clean, disinfect, and dust desks (cleaners will not move items on desk to clean); dust electronics and monitors; mop office floors with neutral cleaner; dust horizontal surfaces, wall-to-wall vacuuming
Conference Rooms – Clean and disinfect all surfaces, dust horizontal surfaces, vacuum carpeted areas, spot clean entry glass, remove trash and replace liners
Kitchen – Dust horizontal surfaces, vacuum carpeted areas, clean refrigerator exterior
Hallways – Mop floors with neutral cleaner, wall-to-wall vacuuming, high dusting on vertical surfaces
Bathrooms – dust horizontal surfaces including partitions, lighting and vents
Kitchenettes - Dust horizontal surfaces

Pricing and Acceptance

Client Name:	Harrison Ranch CDD
Cleaning Location:	5755 Harrison Ranch Blvd., Parrish, FL,34219
Contact Name:	Helena
Billing Email:	ClubhouseManager@HarrisonRanchCDD.org
Phone Number:	(941) 776-9725 ext. 101
Days Per Week:	Three (3)
Monthly price:	$ 2,350.00

Cleaning Butlers

By: Pepper Dorsey

Harrison Ranch CDD

Sign and Date Below

Name & title

By executing this Agreement, both parties, CLIENT and CLEANING BUTLERS, mutually agree to be bound by the terms and conditions set forth in the accompanying Cleaning Agreement.

PO Box 20785 · Bradenton, FL 34204-0785
Phone: (941) 907-3200 · www.cleaningbutlers.com

Terms and Conditions

This Service Agreement ("Agreement"), dated 06-30-2025, is entered into by and between Cleaning Butlers ("Service Provider") and Harrison Ranch CDD ("Client"). Service Provider will commence services on a start date mutually agreed upon by the Client and Cleaning Butlers following the execution of this Agreement and subject to the terms and conditions outlined herein.

1. **Scope of Services:** Service Provider will provide janitorial services at the Client's facility, Harrison Ranch CDD, 5755 Harrison Ranch Blvd., Parrish, FL 34219.
2. **Service Provider Responsibilities:** Service Provider will furnish all labor, cleaning chemicals, equipment, and on-site supervision necessary to perform the agreed-upon services.
3. **Client Responsibilities:** Client will provide restroom paper products, hand soap, and trashcan liners, unless otherwise specified in "Additional Conditions." If Service Provider supplies these items, Client will be invoiced separately for those supplies.
4. **Quality Assurance:** Service Provider may conduct periodic on-site inspections.
5. **Issue Resolution:** Client agrees to provide verbal notification of any service issues to Service Provider before submitting written notification.
6. **Non-Solicitation:** During the term of this Agreement and for two (2) years following its termination, Client agrees not to directly or indirectly employ or solicit any Service Provider employees, contractors, or affiliates.
7. **Agreement Term and Renewal:** This Agreement has an initial term of one (1) year, automatically renewing annually unless either party provides written notice of termination at least thirty (30) days prior to the renewal date. Service fees may increase by up to 5% upon renewal.
8. **Termination for Cause:** This Agreement may be terminated by either party for material breach of contract.
9. **Termination Procedure:** The terminating party must provide written notice of the specific breach to the other party. The non-terminating party will have five (5) business days to cure the breach to the reasonable satisfaction of the terminating party. If the breach is not cured, the terminating party will provide written notification of failure to cure, and the Agreement will terminate twenty-five (25) days from the date of that notice. All notices must be sent via certified mail and emailed to Operations@cleaningbutlers.com
10. **Payment Terms:** Invoices will be issued on the first (1st) of each month for upcoming services. Payment is due within thirty (30) days. Accounts are considered delinquent if unpaid by the fifth (5th) of the following month. A late fee of $25.00 or 5% of the outstanding balance, whichever is greater, will be applied to all past-due invoices.
11. **Collection Costs:** Client agrees to pay for services as outlined in this Agreement. In the event of non-payment and subsequent collection efforts, Client will be responsible for all collection, court, and legal fees incurred by Service Provider.
12. **Holiday Schedule:** Service Provider observes major federal holidays, including Christmas and Thanksgiving. For seven (7) day per week service accounts, services will not be performed on these holidays. For accounts with less frequent service, services will be provided the day before or after the holiday.

Cleaning Butlers
PO Box 20785 · Bradenton, FL 34204-0785
Phone: (941) 907-3200 www.cleaningbutlers.com

Additional Services

The following services are available upon request but are <u>not included</u> in this proposal. These can be scheduled by emailing *Operations@cleaningbutlers.com* to receive a work order quote.

1. Pressure Washing

Exterior surface cleaning for sidewalks, building facades, curbs, dumpster pads, pool areas, and other common areas. Helps maintain curb appeal and extend the life of surfaces.

2. Carpet Cleaning

Deep extraction carpet cleaning to remove embedded dirt, stains, allergens, and odors. Recommended for high-traffic areas on a quarterly or bi-annual basis. Spot treatments and odor neutralizers available upon request.

3. Strip and Wax

Complete stripping of old floor finish and application of high-gloss wax. Ideal for VCT floors in hallways, offices, and break rooms to restore shine and durability.

4. Hard Surface

Routine machine scrubbing and maintenance of tile, sealed concrete, laminate, and other commercial flooring surfaces to maintain cleanliness and slip resistance.

5.Window Cleaning

Interior and/or exterior cleaning of windows not included in regular entryway glass cleaning.
Please note: We do not clean windows over 15 feet in height.

6. Supplies

Paper Products: Toilet tissue, paper towels, and facial tissues.
Trash Can Liners: High- and low-density liners in various sizes.
Soap & Dispensers: Hand soap, sanitizer, and compatible dispensers.

7. Maintenance

When it comes to cleaning, maintenance is a big part of the mix. We often focus on surface level cleaning. Other, equally important things might be missed and need attention from time to time, such as A/C units that need upkeep, filters that need replacing, or detailing certain machines so that they remain operating at full capacity. With this service, you ensure you maintain all the nitty-gritty of your office.

Cleaning Pros of America Inc
223 6th Ave E SUITE B, Bradenton, FL 34208, US

Service Proposal

Proposal Code: 241

Proposal Date: June 26, 2025

prepared for

Harrison Ranch CDD
5755 Harrison Ranch Blvd, Parrish, FL 34219, US

CHARGES

Janitorial Cleaning — per Month

3x per week Janitorial Services (MWF)	$2,340.00
Total	**$2,340.00**

Pressure Washing — per Year

Clubhouse exterior pressure washing 2X per year $600 per service	$1,200.00
Total	**$1,200.00**

Floor Cleaning — Once

Vinyl Floor Cleaning - Clubhouse entry, offices and lobby/lounge area (light colored Vinyl)	$1,150.00
Total	**$1,150.00**

Pressure Washing — Once

Pool Deck pressure Washing 1x per year or as needed	$1,425.00
Total	**$1,425.00**

JANITORIAL SERVICE DAYS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	X		X		X	

JANITORIAL SCOPE OF WORK

Monday

Task	Frequency
Empty all trash interior/exterior	
Clean and disinfect restrooms	
Mop restroom floors	
wipe down kitchen countertops and cabinet faces	
Mop floors (Lobby,Offices,Gym,Amenities,Conference Room, Billiards room)	
Clean glass and ensure no fingerprints are left present	
Clean furniture of trash and debris and vacuum	

Wednesday

Task	Frequency
Empty all trash Interior/Exterior	
Clean and disinfect restrooms	
Mop Restrooms Floors	
Wipe down kitchen countertops and cabinet faces	
Vacuum Gym	
Clean and disinfect all gym equipment	
Vacuum all rugs/carpeted areas and hard floors	
Clean glass and ensure no fingerprints are left present	
Clean furniture of trash and debris and vacuum	

Friday

Task	Frequency
Empty all trash Interior/Exterior	
Clean and disinfect restrooms	
Wipe down kitchen countertops and cabinet faces	
Mop floors (Lobby,Offices,Gym,Amenities,Conference Room, Billiards room)	
Clean glass and ensure no fingerprints are left present	
Clean furniture of trash and debris and vacuum	
Fill soap dispensers and change gym wipes as needed	

Supply closet

Task	Frequency
stock and organize supplies	
sweep and mop floors	

The Undersigned customer, **Harrison Ranch CDD** (hereafter referred to as "CUSTOMER") hereby accepts the proposal of **Cleaning Pros of America Inc** (hereafter referred to as "CONTRACTOR") for CUSTOMER's premises located at ***5755 Harrison Ranch Blvd, Parrish, FL 34219, US***.

1. **Services. Contractor will provide maintenance services to Client at the following location(s):*5755 Harrison Ranch Blvd, Parrish, FL 34219, US***.
Services provided are defined in the attached Scope of Work. Additional services may be performed at the request of the Client and will be subject to additional charges.

2. **Term of Agreement. This agreement shall be in effect for 12 months commencing on 07/14/2025. At the end of this 12-month period the contract shall be extended for an additional 12 months if neither party indicates a desire to terminate the agreement.** 3. **Non-Solicitation of Employees and Subcontractors** **Client agrees that during the term of this Agreement and for a period of one (1) year following its termination, expiration, or non-renewal, Client shall not, directly or indirectly, solicit, hire, or engage any employee, contractor, or representative of Contractor to perform any services that are the subject of this Agreement outside of Contractor's employment, without the prior written consent of Contractor. Violation of this provision shall result in a penalty fee equal to either: a. Twenty-five thousand dollars ($25,000) per occurrence; or b. An amount equal to fifty percent (50%) of the employee’s or contractor’s projected annual compensation based on their earnings with Contractor in the twelve (12) months preceding the violation, whichever is greater.**

4. **Termination of Agreement. In the event that this Agreement proves unsatisfactory, 60-day written notice by either party may terminate the Agreement. If the Client terminates without notice, the Client will be billed for the entire month’s services. The Contractor may terminate the Agreement at any time without notice for nonpayment of services. All written notices are to be sent to: 223 6th Ave E Suite B, Bradenton FL 34208 or via email**

5. **Payment Terms. Client agrees to pay $2,503.80 per month for cleaning services plus applicable sales tax if applicable.**

If applicable, A one-time, initial deep cleaning of facility will be charged $0.00

1. **Invoices for cleaning services are e-mailed on the first day of each month with terms of Net 30 days. First bill may be pro-rated depending on actual start date**
2. **Invoices not paid within 30 days of the invoice date will be assessed a finance charge of 1.5%.**
3. **If the Client's account is referred to a collection agency or attorney for collection, the attorney's fees and costs of collection shall be recoverable by the Contractor.**
4. **For bi-weekly cleaning schedules, in the event there is an extra cleaning required due to a five-week month there will be an additional charge. Cleaning Pros of America will contact the client before performing the extra cleaning to verify service is needed.**

5. **Price Adjustments. There will be no price adjustments for services for the period of 1 years. Along with yearly automatic renewal, Cleaning Pros of America factors a 5% C OLA (Cost of Living Adjustment). Prices for supplies the Contractor provides to the Client (including restroom supplies and trash can liners) are subject to price fluctuations. The Contractor will notify the Client of any increase in supply prices with a two-week notice.**

6. **Cleaning Chemicals and Equipment. All cleaning chemicals and equipment to perform the services detailed in the attached Specifications List will be supplied by the Contractor. Client is responsible to provide restroom supplies (soap, toilet paper, paper towels, trash can liners). These supplies can be purchased from Cleaning Pros of America, Inc and would be billed separately. A list of requested products would be needed in order to give proper pricing.**

7. **Indemnification. The Contractor shall indemnify and hold harmless Client from claims for injury, death and/or property damage due to the result of negligent acts and omission of the Contractors, its agents and employees which are out of the work being performed under the Scope of this Agreement.**

8. **Insurance. The Contractor will carry appropriate insurance and bond and shall provide a Certificate of Insurance to the Client upon the Client's request.**

9. **Independent Contractor. The Contractor is an independent contractor and all persons employed to furnish services are employees or subcontractors of the Contractor.** 10. **Entire Agreement. This Agreement and the attached specifications are the entire Agreement between both parties. All prior negotiations between the parties are merged into this Agreement. The Agreement may not be modified except by the written approval of both parties. All services rendered by contractor and its employees pursuant to this Agreement shall conform with and be in full compliance with all applicable laws, rules, ordinances and regulations adopted or required by any federal, state, or local government. Contractor shall be entirely and solely responsible for the payment of employee and employer payroll taxes, contributions, and/or assessments, whether pertaining to federal, state, or local requirements, workers' compensation insurance, or other insurance for Janitor and all of its employees providing the services specified in this Agreement.** 11. **Acceptance. By signing below parties accept the terms and conditions of this agreement.**

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed this Service Proposal Agreement by their duly authorized representatives on the dates set forth below.

Cleaning Pros of America Inc	**Harrison Ranch CDD**
_____	_____
Signature	*Signature*
_____	_____
Print Name	*Print Name*
_____	_____
Title	*Title*
_____	_____
Service Start Date	*Service Start Date*

PROFESSIONAL
BIZ EXCHANGE
LLC

Commercial & Residential Cleaning Services

Professional Business Exchange, LLC

3715 14th W.
Bradenton, FL 34205
Phone: (941) 210-9519
Email:profbizexchange@gmail.com

BILL TO:
Harrison Ranch CDD
755 Harrison Ranch Blvd
Parrish, FL 34219

Description of Work – June 2025

Clubhouse Cleaning Services (3x per week: Monday, Wednesday, Friday)

As outlined in the agreed-upon schedule, this includes:

- Empty all trash (inside and outside)
- Clean all restrooms and mop floors
- Wipe down kitchen countertops
- Mop or vacuum all floors, including billiards room

- Clean all glass (no fingerprints)
- Dust and check all furniture
- Gym cleaning (Wednesdays): vacuum floors, wipe down equipment
- Refill soap dispensers (Fridays)

Itemized Costs

Service Description	Qty	Unit Price	Amount
Clubhouse General Cleaning (3x/week	1	$662.50	$2,650.00
Restroom Supply Refill & Management	2	$112.50	$225.00
Gym & Equipment Care (Weekly)	1	$80.00	$80.00
Initial or Additional Deep Clean	TBD	TBD	TBD

Subtotal: $2,955.00
~~**Florida Sales Tax:** $200.05~~
Total Due: ~~$3,181.05~~ $2955.00

Thank you.

Please make checks payable to **Professional Business Exchange LLC**, or remit via ACH transfer upon request.
For any questions regarding this invoice, contact us at (941) 210-9519 or profbizexchange@gmail.com.