



Rizzetta & Company

# **Harrison Ranch Community Development District**

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## **Board of Supervisors' Meeting September 9, 2025**

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

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

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219  
[www.harrisonranchcdd.org](http://www.harrisonranchcdd.org)

<b>Board of Supervisors</b>	Susan Walterick	Chairman
	Thomas Benton	Vice Chairman
	Victor Colombo	Assistant Secretary
	Julianne Giella	Assistant Secretary
	James Ritchey	Assistant Secretary
<b>District Manager</b>	Matt O’Nolan	Rizzetta & Company, Inc
<b>District Counsel</b>	Lauren Gentry	Kilinski Van Wyk, PLLC
	Patrick Collins	Kilinski Van Wyk, PLLC
<b>District Engineer</b>	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 238 853 4634

Passcode 862015

Teams Dial in number: 321-754-9488

Phone conference ID: 886 903 778#

## **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**

9/2/2025

### **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, September 8, 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
  - 1. Consideration of Larvicide Proposal..... Tab 2
- B. Landscape Maintenance Inspection and Updates
- C. District Counsel
- D. District Engineer
  - 1. Consideration of Legal Fee Agreement ..... USC
- E. Clubhouse Manager Report .....Tab 3
- F. District Manager
  - 1. District Manager Report.....USC
  - 2. Consideration of Goals and Objectives .....Tab 4

##### **4. BUSINESS ADMINISTRATION**

- A. Consideration of Operations & Maintenance Expenditures for July 2025..... Tab 5

##### **5. BUSINESS ITEMS**

- A. Consideration of the District Management Addendum ..... Tab 6
- B. Consideration of Roofing Quotes ..... Tab 7
- C. Consideration of No Parking Signs..... Tab 8
- D. Discussion of Voting Location
- E. Discussion of Alcohol at Events

##### **7. 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





# MONTHLY REPORT

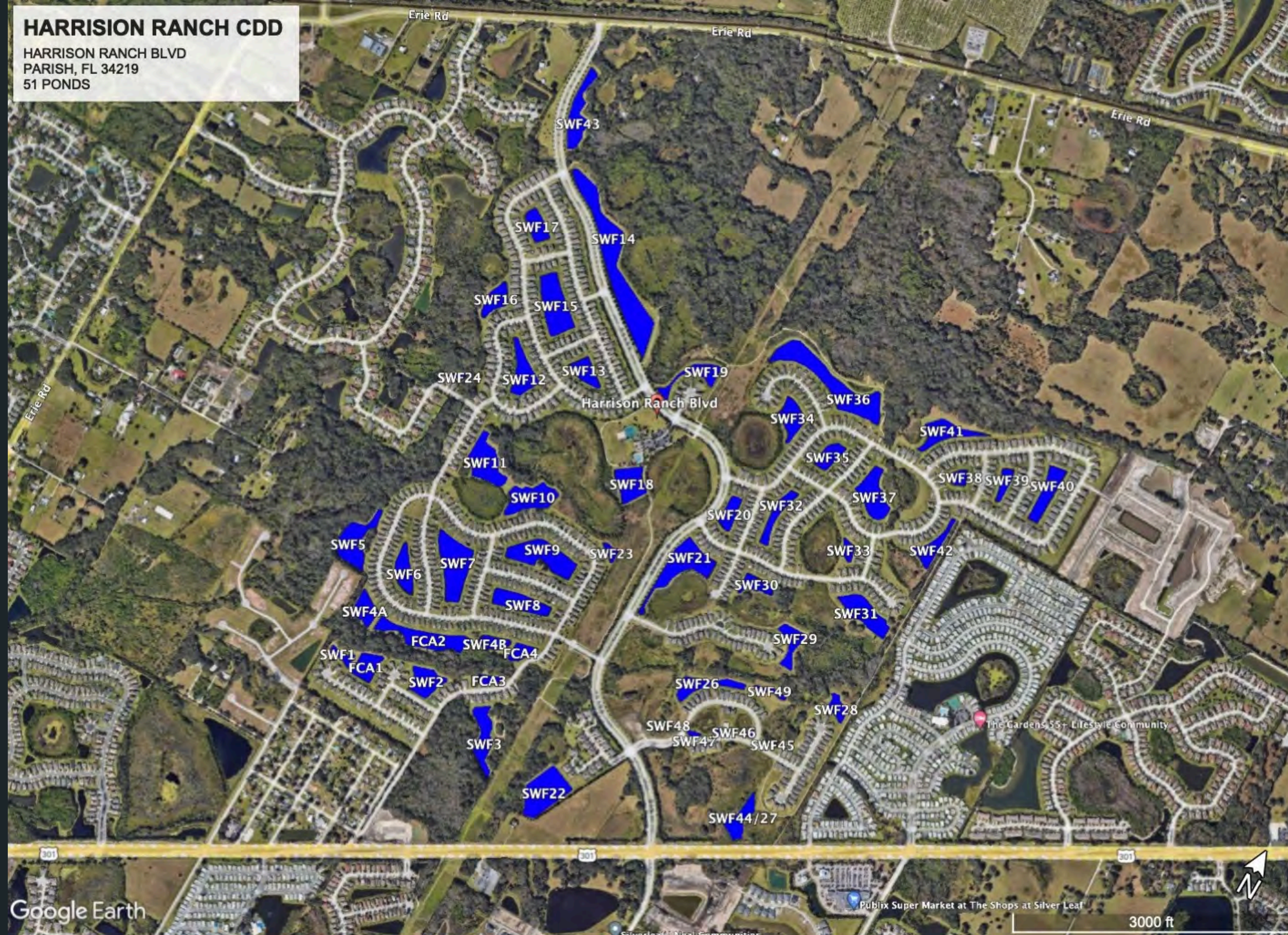
SEPTEMBER, 2025





# HARRISON RANCH CDD

HARRISON RANCH BLVD  
PARISH, FL 34219  
51 PONDS





Prepared for: Matt Nolan  
Prepared By: Devon Craig

## SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.





Pond #SWF8 Treated for Shoreline Vegetation.



Pond #FCA4 Treated for Shoreline Vegetation.



Pond #SWF9 Treated for Shoreline Vegetation.





Pond #SWF6 Treated for Algae and Shoreline Vegetation.



Pond #SWF7 Treated for Algae and Shoreline Vegetation.



Pond #SWF4A Treated for Shoreline Vegetation.





Pond #SWF13 Treated for Algae and Shoreline Vegetation.



Pond #SWF11 Treated for Algae and Shoreline Vegetation.



Pond #SWF10 Treated for Water lettuce and Shoreline Vegetation.





Pond #SWF16 Treated for Water lettuce and Shoreline Vegetation.



Pond #SWF15 Treated for Hydrilla and Shoreline vegetation.



Pond #SWF12 Treated for Algae and Shoreline Vegetation.





Pond #SWF43 Treated for Water lettuce and Shoreline Vegetation.



Pond #SWF17 Treated for Algae and Shoreline Vegetation.



Pond #SWF14 Treated for Water lettuce 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.

Tab 2

# 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: \$10,726.40  
Total 10 month Cost: \$107,274.00

SEE ATTACHED SHEET FOR INDIVIDUAL POND PRICING

*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.*

08/14/2025

Accepted By

Date

President, Sitex Aquatics Ilc.

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 percent (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 by 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 (Monday-Friday) 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.

			Monthly	Annual
<b>Pond Number</b>	<b>Linner Feet</b>	<b>Acres</b>		
SWF1	836	0.56	\$125.40	\$1254.00
FCA1	1032	1.43	\$154.80	\$1548.00
SWF2	1226	1.91	\$183.90	\$1839.00
FCA2	2444	3.28	\$366.60	\$3666.00
SWF3	1884	2.18	\$282.60	\$2826.00
FCA3	642	0.44	\$96.30	\$963.00
SWF4A	1046	1.38	\$156.90	\$1569.00
SWF4B	822	0.80	\$123.30	\$1233.00
FCA4	828	0.83	\$124.20	\$1242.00
SWF5	1965	2.78	\$294.75	\$2947.50
SWF6	1266	1.59	\$189.90	\$1899.00
SWF7	1931	3.99	\$289.65	\$2896.50
SWF8	1512	2.19	\$226.80	\$2268.00
SWF9	1985	3.62	\$297.75	\$2977.50
SWF10	1623	2.81	\$243.45	\$2434.50
SWF11	1673	3	\$246.45	\$2464.50
SWF12	1541	2.1	\$231.15	\$2311.50
SWF13	1050	1.3	\$157.50	\$1575.00
SWF14	4661	8.49	\$699.15	\$6991.50
SWF15	1743	3.61	\$261.45	\$2614.50
SWF16	1090	1.37	\$163.50	\$1635.00
SWF17	975	1.32	\$146.25	\$1462.50
SWF18	1265	2.13	\$189.75	\$1897.50
SWF19	1934	1.53	\$290.10	\$2901.00
SWF20	975	1.11	\$146.25	\$1462.50
SWF21	2636	3.73	\$395.40	\$3954.00
SWF22	1669	3.9	\$250.35	\$2503.50
SWF23	616	0.4	\$92.40	\$924.00
SWF24	369	0.14	\$55.35	\$553.50
SWF26	1797	1.71	\$269.55	\$2695.50
SWF28	894	0.91	\$134.10	\$1341.00
SWF29	1419	1.46	\$212.85	\$2128.50
SWF30	1071	1	\$160.65	\$1606.50
SWF31	1648	2.71	\$247.20	\$2472.00
SWF32	1527	1.33	\$229.05	\$2290.50
SWF33	649	0.49	\$97.35	\$973.50
SWF34	1275	1.7	\$191.25	\$1912.50
SWF35	949	1.19	\$142.35	\$1423.50
SWF36	3404	6.1	\$510.60	\$5106.00
SWF37	1531	2.62	\$229.65	\$2296.50
SWF38	623	0.57	\$93.45	\$934.50

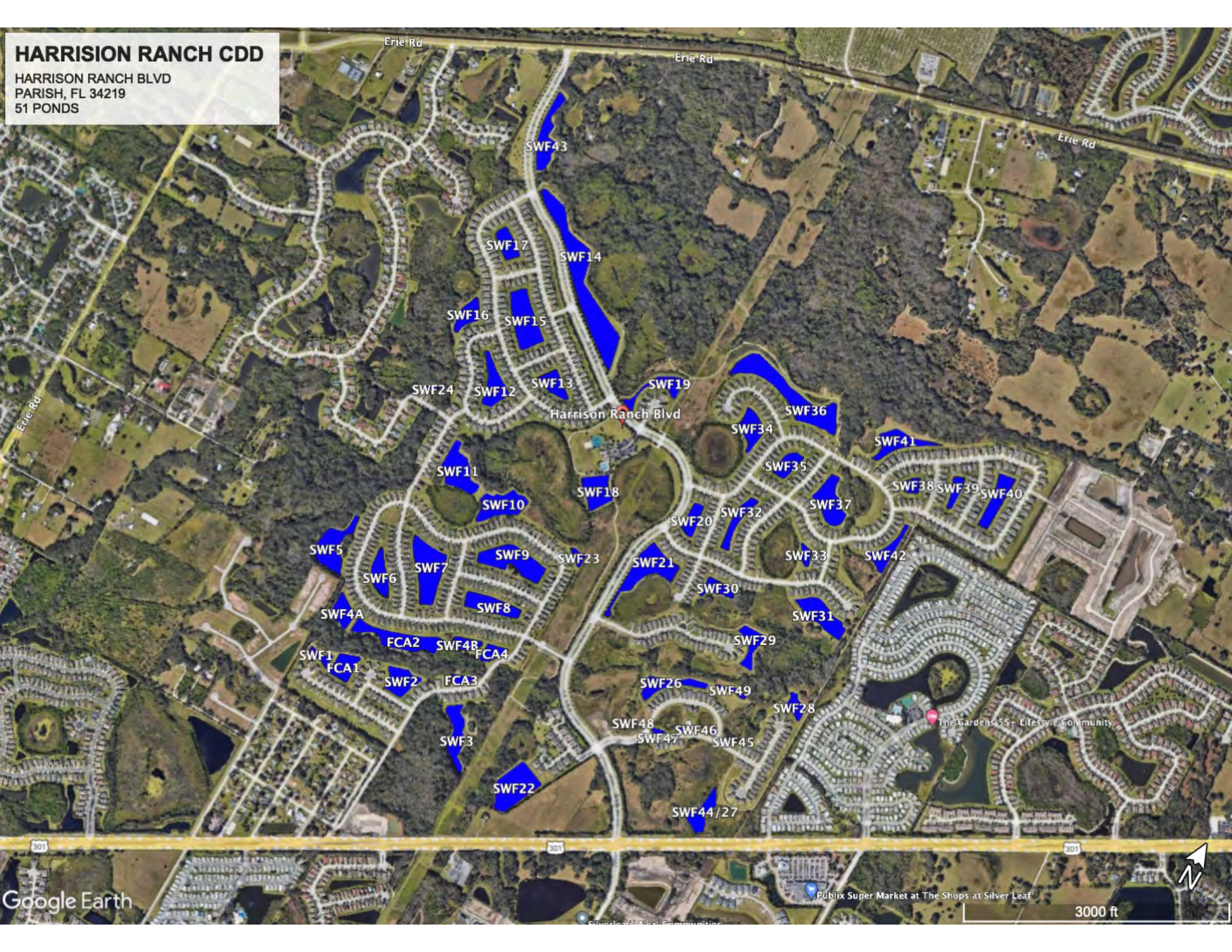


SWF39	899	0.76	\$134.85	\$1348.50
SWF40	1565	1.94	\$234.75	\$2347.50
SWF41	1909	2.1	\$286.35	\$2863.50
SWF42	1510	1.4	\$226.50	\$2265.00
SWF43	2130	2.54	\$319.50	\$3195.00
SWF44/27	1540	1.66	\$231.00	\$2310.00
SWF45	297	0.1	\$44.50	\$445.50
SWF46	223	0.1	\$33.50	\$334.50
SWF47	236	0.1	\$34.40	\$354.00
SWF48	396	0.15	\$59.40	\$594.00
SWF49	815	0.36	\$122.25	\$1222.50
	71546	96.92	\$10,726.40	\$107,274.00



**HARRISON RANCH CDD**

HARRISON RANCH BLVD  
PARISH, FL 34219  
51 PONDS





Tab 3

## Monthly Manager's Report August 2025



### HARRISON RANCH

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

#### **Operations/Maintenance Updates: August 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
- Maintenance drove around the community with the Kabota picking up Trash.

##### **Projects**

##### **Operations/Maintenance Updates**

#### **Operation Report for August – Vendor Summary**

##### **1. Locks Purchase and Installation**

- Procured all necessary locks for exterior doors to be replaced.

##### **2. Damage Repairs – Gym Area Wall**

- Received quotes for repairs related to damage at the gym area wall.

### **3. Signage and Posts – Harrison Ranch Blvd**

- Obtained two quotes for the installation of signage and posts.

### **4. Fire Emergency Equipment**

- Purchased a Knox Box key holder for fire emergency access.
- Ordered a chain for the backflow hydrant.
- Requested a quote for painting the backflow hydrant as per fire inspector's order.
- Piper Fire Service all the fire extinguisher waiting a a quote to replace the old batteries for the exit fire sign. Installed a fire extinguisher in the e container storage

### **5. Trash Cans**

- Purchased new trash cans for the pool area.

### **6. Cleaning and Gym Supplies**

- Purchased supplies for cleaning and gym needs.

### **7. Pressure Washing**

- Conducted pressure washing of the front of the clubhouse.

### **8. Security and Access Control**

- SecuriTeam (Safetouch) repaired the party room door that was not locking properly.

### **9. Electrical Repairs**

- Owens repaired a loose wire around the clubhouse.
- Reported all non-functional lights in the resident community for Owens' repair.

### **10. HVAC Maintenance – Parrish Heating and Cooling**

- Performed monthly maintenance on four split-system units.
- Identified that Unit 2 was not operational due to a faulty transformer.

- Replaced the 24-volt transformer to restore functionality.

### **Rentals Access Cards and Event fees**

Rental	4	\$200	\$800.00
Access Cards			
Deposit	2	\$300.00	\$300.00
<b>Refunded</b>			<b>\$300.00</b>
<b>Total</b>			<b>\$1100.00</b>

### **Upcoming Even**

Tab 4



**Rizzetta & Company**  
Professionals in Community Management

3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614  
p: 813.514.0400  
f: 813.514.0401  
[rizzetta.com](http://rizzetta.com)

## **MEMORANDUM**

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2025/2026

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This memo outlines potential district goals and objectives for the 2025-2026 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

### **Financial Goals and Objectives:**

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

### **Board Meeting Goals and Objectives:**

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

### **Administrative Goals and Objectives:**

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

### **Operational Goals and Objectives:**

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.



Tab 5

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures July 2025 For Board Approval**

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

The total items being presented:     **\$136,944.97**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charter Communications	070725-01	2144984061825 ACH	Cable Services-Gym 06/25	\$ 95.19
Cooper Pools Remodeling & Resurfacing Inc	300185	2025-813	Pool Maintenance 06/25	\$ 631.98
Cooper Pools Remodeling & Resurfacing Inc	300197	2025-594	Pool Repairs 07/25	\$ 5,385.08
Damm Good Plumbing & Air Corporation	300211	9329376216	Maintenance -Womens Restroom 07/25	\$ 224.00
DEX Imaging, LLC	300198	AR13625445	Connectivity Agreement 07/25	\$ 22.00
Florida Department of Revenue	072325-01	51-8015668220-6 06/25 ACH	Sales Tax 06/25	\$ 13.92
Florida Power & Light Company	300212	FPL Summary 79909-28017 07/25	FPL Summary 79909-28017 07/25	\$ 6,149.10
Frontier Florida, LLC	070125-01	941-776-3095-090719-5 06/25 ACH	5755 Harrison Ranch Blvd 06/25	\$ 645.87
James T. Ritchey	300190	JR071425	Board of Supervisor Meeting 07/14/25	\$ 200.00
Julianne Giella	300191	JG071425	Board of Supervisor Meeting 07/14/25	\$ 200.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kilinski   Van Wyk, PLLC	300199	12736	Legal Services 06/25	\$ 2,572.54
Landscape Maintenance Professionals, Inc.	300177	339529	Irrigation Repairs 06/25	\$ 335.00
Landscape Maintenance Professionals, Inc.	300186	340721	Annual Install Mulch & Seasonal Flowers 06/25	\$ 9,887.50
Landscape Maintenance Professionals, Inc.	300213	344427	Monthly Maintenance 07/25	\$ 30,609.83
Manatee County Utilities Department	072225-01	MCUD Water Bill Summary 06/25 ACH	MCUD Water Bill Summary 06/25 ACH	\$ 1,260.51
Marlin Business Bank	070225-1	21791095 ACH	Copystar Copier - Account # 1613410 06/25	\$ 416.59
Nick Knows LLC	300187	HRCDD203	Clubhouse Monthly Cleaning Services 07/25	\$ 800.00
Owens Electric, Inc.	300183	33395508	June Inspction-Service Call 06/25	\$ 8,127.62
Owens Electric, Inc.	300196	33704267	Service Call 07/25	\$ 525.00
Parrish Heating and Cooling	300178	062725	Service Call 06/25	\$ 109.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Piper Fire Protection, Inc.	300200	137196	Annual Fire Alarm Sprinkler Inspection 07/25	\$ 175.00
Piper Fire Protection, Inc.	300200	137197	Alarm Repairs 07/25	\$ 232.00
Rizzetta & Company, Inc.	300176	INV0000100484	District Management Fees 07/25	\$ 6,125.84
Rizzetta & Company, Inc.	300181	INV0000100655	Cell Phone 06/25	\$ 100.00
Rizzetta & Company, Inc.	300182	INV0000100588	General Management Oversight and Personnel Reimbursement 07/25	\$ 8,086.10
Rizzetta & Company, Inc.	300194	INV0000100682	Mass Mailing 07/25	\$ 2,173.85
Rizzetta & Company, Inc.	300195	INV0000100705	Personnel Reimbursement 07/25	\$ 5,834.18
Romaner Graphics	300179	22721	50% Deposit -Double Sided Monument 06/25	\$ 17,325.00
Romaner Graphics	300179	22722	50% Deposit - Traffic & Street Signs 06/25	\$ 8,790.50
Romaner Graphics	300179	22723	50% Deposit - Remove Stone to Repair Missing or Damaged Stone	\$ 4,250.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SafeTouch, LLC	300188	20356	Access Cards 06/25	\$ 1,296.00
SafeTouch, LLC	300188	16981062425	Remote Video Monitoring 06/25	\$ 218.75
SafeTouch, LLC	300214	16999070225	Remote Video Monitoring 07/25	\$ 175.00
Schappacher Engineering, LLC	300189	2891	Engineering Services 06/25	\$ 1,093.75
Sitex Aquatics, LLC	300201	9909-B	Quarterly Aeration Maintenance 07/25	\$ 300.00
Sitex Aquatics, LLC	300201	9996-B	Monthly Lake Maintenance 07/25	\$ 5,664.00
Susan Walterick	300192	SW071425	Board of Supervisor Meeting 07/14/25	\$ 200.00
Symbiont Service Corp.	300180	i66070	Service Call 06/25	\$ 275.55
Symbiont Service Corp.	300180	SA0000264	Service Call 06/25	\$ 1,490.00
Symbiont Service Corp.	300184	i66132	Service Call 07/25	\$ 1,180.84
The Observer Group, Inc.	300202	25-1198M	Legal Advertising 07/25	\$ 533.76
Thomas Benton	300193	TB071425	Board of Supervisor Meeting 07/14/25	\$ 200.00

**Harrison Ranch Community Development District**

**Paid Operation & Maintenance Expenditures**

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Valley National Bank	072825-01	Valley Bank CC 063025 ACH	Credit Card Expenses 06/25	<u>\$ 3,014.12</u>
<b>Report Total</b>				<b><u>\$ 136,944.97</u></b>

June 18, 2025  
Invoice Number: 2144984061825  
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](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary** *Service from 06/18/25 through 07/17/25  
details on following pages*

Previous Balance	95.19
Payments Received -Thank You!	-95.19
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	59.00
Other Charges	28.00
Taxes, Fees and Charges	8.19
Current Charges	\$95.19
<i>YOUR AUTO PAY WILL BE PROCESSED 07/05/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$95.19</b>

**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 **1-855-574-7470** for details.

**Seamless communication solutions are available to keep your business connected.** Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-866-337-2046** 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 06192025 NNNNNNNN 01 996022

Harrison Ranch  
rosette and company  
9428 CAMDEN FIELD PKWY  
RIVERVIEW FL 33578-0519

June 18, 2025

**Harrison Ranch**

Invoice Number: 2144984061825  
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





Invoice Number: 2144984061825  
 Account Number: 8337 12 013 2144984  
 Security Code:

Harrison Ranch

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

8633 2390 NO RP 18 06192025 NNNNNNNN 01 996022

**Charge Details**

Previous Balance		95.19
EFT Payment	06/05	-95.19
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/18/25 will appear on your next bill.

Service from 06/18/25 through 07/17/25

**Spectrum Business™ TV**

Spectrum Business TV	45.00
Spectrum Receiver	14.00
	<b>\$59.00</b>

Spectrum Business™ TV Total **\$59.00****Other Charges**

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$28.00</b>

**Taxes, Fees and Charges**

State and Local Sales Tax	0.98
Communications Services Tax	7.21
<b>Taxes, Fees and Charges Total</b>	<b>\$8.19</b>

**Current Charges \$95.19****Total Due by Auto Pay \$95.19****Billing Information**

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

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

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

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

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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

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

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

Continued on the next page....

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)For questions or concerns, please call **1-866-519-1263**.



Invoice Number: 2144984061825  
Account Number: 8337 12 013 2144984  
Security Code:

[Harrison Ranch](#)

**Contact Us**

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

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

8633 2390 NO RP 18 06192025 NNNNNNNN 01 996022

**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](mailto: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](mailto:closedcaptioningissues@charter.com).



Invoice Number: 2144984061825  
Account Number:: 8337 12 013 2144984  
Security Code:

[Harrison Ranch](#)



**Contact Us**

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

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

8633 2390 NO RP 18 06192025 NNNNNNNN 01 996022



INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company: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.: 2025-813  
Terms: Net 30  
Invoice date: 06/27/2025  
Due date: 07/27/2025

Technician: Bob  
PO#: ADA Chair Battery Replacement



#	Date	Product or service	Description	Qty	Rate	Amount
1.		SR SMITH BATTERY LIFT OPERATORRR-KIT	SR SMITH BATTERY LIFT OPERATOR R-KIT	1	\$631.98	\$631.98

Total \$631.98

Ways to pay



View and pay

INVOICE

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

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



Cleaning Commercial Acct:Rizzetta & Company: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.: 2025-594  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		2.5" 0-30"HG .025" BTM MOUNT STEEL VACUUM GAUGE	2.5" 0-30"HG .025" BTM MOUNT STEEL VACUUM GAUGE	2	\$17.70	\$35.40
2.		355318Z CHALLENGER STRAINER BASKET	355318Z CHALLENGER STRAINER BASKET	1	\$69.68	\$69.68
3.		Monthly Commercial Maintenance	Monthly Commercial Maintenance July 2025	1	\$5,280.00	\$5,280.00

Total \$5,385.08

Ways to pay



View and pay

RECEIVED  
07/01/2025



## Damm Good Plumbing and Air & Grease Free

Harrison Ranch CDD  
Harrison Ranch  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

(941) 776-9725  
h Teixeira@rizzetta.com

INVOICE	#9329376216
SERVICE DATE	Jul 15, 2025
INVOICE DATE	Jul 15, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jul 23, 2025
AMOUNT DUE	<b>\$224.00</b>

### CONTACT US

6130 Clark Center Ave, Suite 102  
Sarasota, FL 34238

(941) 927-3828  
dammgoodplumbingandair@gmail.com

Service completed by: Sammy Geo

## INVOICE

Services	qty	unit price	amount
Womens restroom toilet is clogged and backing up	1.0	\$165.00	\$165.00
Equipment Charge - Toilet Auger	1.0	\$35.00	\$35.00
***The first drain cleaning is under warranty for 10 days after work was completed, anything following that has no warranty***			
Materials	qty	unit price	amount
Fill Valve Fluid Master	1.0	\$24.00	\$24.00
Toilet Parts			

RECEIVED  
07/23/25

Subtotal	\$224.00
<b>Job Total</b>	<b>\$224.00</b>
<b>Amount Due</b>	<b>\$224.00</b>

All payments can now be made online and are due upon receipt.

Thank you, we appreciate your business.

See our [Terms & Conditions](#)



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

## CONTRACT INVOICE

**Invoice Number:** AR13625445

**Invoice Date:** 7/14/2025

**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	7/14/2025	\$22.00	<b>\$22.00</b>
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 6/21/2025 to 7/20/2025 overage period	\$0.00 **
Remote Diagnostic, Connectivity Agreement	\$22.00
**See overage details below	<u>\$22.00</u>

### Detail:

#### Equipment included under this contract

5755 Harrison Ranch Blvd  
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	34,838	35,175	337	1,000	0	0.011000	\$0.00
Color	COLOR	89,541	90,358	817	2,500	0	0.066100	\$0.00
								\$0.00

**RECEIVED**  
07/14/2025

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
<b>Balance Due:</b>	<b>\$22.00</b>





State of Florida  
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)  
Sales Tax - [Click for Help](#) NODE: 4

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: 250717406804

**RECEIVED**  
07/17/25

DR15-EZ

Certificate Number Collection Period Confirm Date and Time

51-8015668220-6 06/2025 07/17/2025 10:36:22 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: 7/18/2025  
Amount for Check: \$13.92  
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

- Gross Sales  
(Do not include tax) 238.19
- Exempt Sales  
(Include these in Gross Sales, Line 1) 0.00
- Taxable Sales/Purchases  
(Include Internet/Out-of-State Purchases) 238.19

Discretionary Sales Surtax Information		
Taxable Sales and		
A. Purchases <b>Not</b> Subject to	\$	0.00
Discretionary Sales		
Surtax		
B. Total Discretionary	\$	2.38
Sales Surtax Due		

- Total Tax Due \$ 13.92  
(Include Discretionary Sales Surtax from Line B)
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 13.92
- a. Less (-) Collection Allowance; or if \$ 0.00  
Late,
- b. Plus (+) Penalty and Interest \$ 0.00
- Amount Due With Return \$ 13.92

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



**Payment you have authorized**

13.92

Harrison Ranch CDD FPL Electric Summary  
Account # 79909-28017 Invoice Date: 07/17/2025  
Service Dates: 06/13/2025-07/15/2025  
Due: 08/07/2025

**RECEIVED**  
07/22/25

<u>Account</u>	<u>Service</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
02865-79362	UTILITY SERVICES	4605 Harrison Ranch Blvd-Main Entrance	001 53100 4301	\$ 67.77
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	\$ 70.79
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	\$ 83.30
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	\$ 50.16
14123-45298	STREET LIGHTS	5756 99th Avenue Cri E	001 53100 4307	\$ 97.23
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	\$ 61.18
23025-48272	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Perimeter	001 53100 4304	\$ 30.37
23843-37065	UTILITY SERVICES	11049 58th Street Cir E	001 53100 4301	\$ 50.16
29090-55432	UTILITY SERVICES	10402 55th Ln E #Sign	001 53100 4301	\$ 27.53
29678-78196	UTILITY SERVICES	10202 57th Ct E	001 53100 4301	\$ 30.08
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	\$ 28.70
30037-27066	UTILITY SERVICES	11131 58th Street Cir E #Unit 1	001 53100 4301	\$ 56.00
30797-37064	UTILITY SERVICES	5808 110th Ave E	001 53100 4301	\$ 29.79
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	\$ 42.33
36260-99109	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	\$ 28.31
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	\$ 32.55
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	\$ 43.45
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	\$ 81.82
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	\$ 55.35
59381-21463	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	\$ 2,094.78
67960-61205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	\$ 79.39
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	\$ 43.85
71480-20378	UTILITY SERVICES	5026 Harrison Ranch Blvd Entrance	001 53100 4301	\$ 28.66
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	\$ 79.54
76568-88273	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	\$ 731.67
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	\$ 26.58
77871-91514	UTILITY SERVICES	10609 48th St E	001 53100 4301	\$ 26.29
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	\$ 100.92
79950-70468	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Landscape	001 53100 4304	\$ 127.23
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	\$ 72.31
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	\$ 54.97
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	\$ 68.89
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	\$ 38.37
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	\$ 51.05
<b>TOTAL</b>				<b>\$ 6,149.10</b>

<b>Summary</b>	
<b>UTILITY SERVICES</b>	<b>001 53100 4301 \$ 387.31</b>
<b>RECREATIONAL FACILITIES</b>	<b>001 53100 4304 \$ 3,012.36</b>
<b>STREET LIGHTS</b>	<b>001 53100 4307 \$ 2,749.43</b>
<b>Total</b>	<b>\$ 6,149.10</b>

**RECEIVED**  
07/22/25

**Summary Bill Statement**  
**Statement Date:** Jul 17, 2025  
**Master Account #:** 79909-28017  
**Total Number of Subordinates:** 35

**CURRENT BILL**

**\$6,149.10**  
TOTAL AMOUNT YOU OWE

**Aug 7, 2025**  
NEW CHARGES DUE BY

**HARRISON RANCH CDD****SUMMARY BILL**

Total kWh	53,627
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:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



/ 27

9012799092801740194160000

**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

ACCOUNT NUMBER

\$6,149.10

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:** HARRISON RANCH CDD  
**Account Number:** 79909-28017

**FPL.com** Page 2

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### Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

[Claim credits](#)

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[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.



Customer Name: HARRISON RANCH CDD  
Account Number: 79909-28017

FPL.com Page 3

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	2025-07-15 32	431 / 0	\$67.77	
05365-28037	9918 100TH DR E # LTS	ACD9904	2025-07-15 32	455 / 0	\$70.79	
05462-88259	9782 50TH STREET CIR E # LTS	AC13499	2025-07-15 32	554 / 0	\$83.30	
10034-50200	9881 50TH STREET CIR E # LTS	AC13677	2025-07-15 32	292 / 0	\$50.16	
14123-45298	5756 99TH AVENUE CIR E # LTS	AC13476	2025-07-15 32	664 / 0	\$97.23	
21023-16292	9908 59TH ST E # LTS	AC13475	2025-07-15 32	379 / 0	\$61.18	
23025-48272	5755 HARRISON RANCH BLVD # PERIMETER LIG	AE05816	2025-07-15 32	91 / 0	\$30.37	
23843-37065	11049 58TH STREET CIR E	ACD5445	2025-07-15 32	292 / 0	\$50.16	
29090-55432	10402 55TH LN E # SIGN	ACD4023	2025-07-15 32	36 / 0	\$27.53	
29678-78196	10202 57TH CT E	ACD0427	2025-07-15 32	85 / 0	\$30.08	
29683-69252	10016 58TH ST E	AC13541	2025-07-15 32	59 / 0	\$28.70	
30037-27066	11131 58TH STREET CIR E #UNIT 1	ACD5378	2025-07-15 32	338 / 0	\$56.00	
30797-37064	5808 110TH AVE E	ACD1469	2025-07-15 32	80 / 0	\$29.79	
31255-79270	10515 48TH CT E # ENTRANCE	AC45138	2025-07-15 32	230 / 0	\$42.33	
36260-99109	5755 HARRISON RANCH BLVD # IRR	KLJ3465	2025-07-15 32	51 / 0	\$28.31	
38549-29274	9935 52ND ST E # LTS	AC13500	2025-07-15 32	133 / 0	\$32.55	
46128-19252	5838 100TH AVE E # LTS	AC13544	2025-07-15 32	239 / 0	\$43.45	
46298-57030	9712 46TH CT E # LTS	AC73195	2025-07-15 32	542 / 0	\$81.82	
56720-86294	9737 50TH STREET CIR E # LTS	AC13496	2025-07-15 32	333 / 0	\$55.35	
59381-21463	5755 HARRISON RANCH BLVD # POOL	KLL6997	2025-07-15 32	19522 / 61	\$2,094.78	
67960-61205	5323 98TH AVE E # LTS	AC13472	2025-07-15 32	523 / 0	\$79.39	
69576-29360	9805 47TH ST E # LTS	AC13607	2025-07-15 32	242 / 0	\$43.85	
71480-20378	5026 HARRISON RANCH BLVD # ENTRANCE	AC13495	2025-07-15 32	58 / 0	\$28.66	
73725-36180	STREET LIGHTS # HARRISON RNC		2025-07-15 32	16832 / 0	\$1,557.73	
75284-20461	5821 100TH AVE E # LTS	AC45137	2025-07-15 32	524 / 0	\$79.54	

Continue on next page



Customer Name: HARRISON RANCH CDD  
Account Number: 79909-28017

FPL.com Page 4

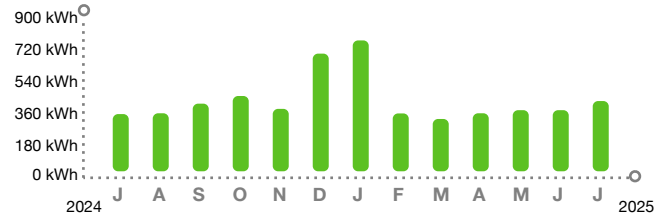
Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
76568-88273	5755 HARRISON RANCH BLVD	KLL6998	2025-07-15 32	7001 / 19	\$731.67	
77678-60393	STREET LIGHTS # HARRISON RCH		2025-07-11 30	300 / 0	\$26.58	
77871-91514	10609 48TH ST E	ACD3197	2025-07-15 32	12 / 0	\$26.29	
78604-78036	5009 99TH AVE E # LTS	AC13479	2025-07-15 32	693 / 0	\$100.92	
79950-70468	5755 HARRISON RANCH BLVD # LANDSCAPE	KL83325	2025-07-15 32	901 / 0	\$127.23	
80171-39109	5735 99TH AVENUE CIR E # LTS	AC13473	2025-07-15 32	467 / 0	\$72.31	
93846-48250	5769 99TH AVENUE CIR E # LTS	AC13474	2025-07-15 32	330 / 0	\$54.97	
95166-90204	5221 100TH DR E # LTS	AC13542	2025-07-15 32	440 / 0	\$68.89	
96273-49039	4728 100TH DR E # LTS	AC13606	2025-07-15 32	199 / 0	\$38.37	
97013-08257	5012 100TH DR E # LTS	ACD1823	2025-07-15 32	299 / 0	\$51.05	
TOTAL AMOUNT OF BILL					\$6,149.10	

**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$67.77**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	60.68
Payments received	-60.68
Balance before new charges	0.00
Total new charges	67.77
<b>Total amount you owe</b>	<b>\$67.77</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$67.77

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 02865-79362

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	60.68
Payment received - Thank you	-60.68
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) \$41.44

Fuel: (\$0.027180 per kWh) \$11.71

Electric service amount 66.02

Gross receipts tax (State tax) 1.69

Taxes and charges 1.69

Regulatory fee (State fee) 0.06

Total new charges \$67.77

**Total amount you owe \$67.77**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	87824		87393		431

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	431	375	351
Service days	32	30	32
kWh/day	13	13	11
Amount	\$67.77	\$60.68	\$53.44

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$70.79**

TOTAL AMOUNT YOU OWE

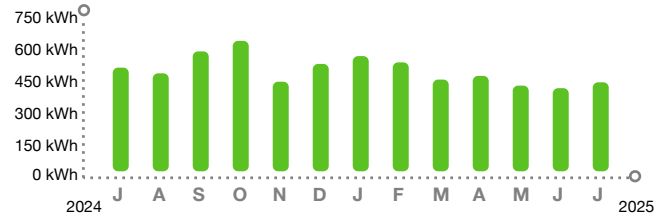
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	66.99
Payments received	-66.99
Balance before new charges	0.00
Total new charges	70.79
<b>Total amount you owe</b>	<b>\$70.79</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$70.79

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 05365-28037

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	66.99
Payment received - Thank you	-66.99
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) \$43.72

Fuel: (\$0.027180 per kWh) \$12.37

Electric service amount 68.96

Gross receipts tax (State tax) 1.77

Taxes and charges 1.77

Regulatory fee (State fee) 0.06

Total new charges \$70.79

**Total amount you owe \$70.79**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04584		04129		455

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	455	425	530
Service days	32	30	32
kWh/day	14	14	17
Amount	\$70.79	\$66.99	\$73.99

### 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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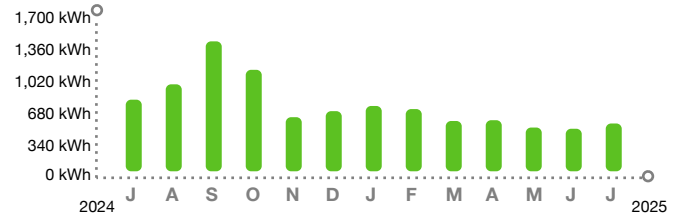
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**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 05462-88259**Service Address:**9782 50TH STREET CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$83.30**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	75.60
Payments received	-75.60
Balance before new charges	0.00
Total new charges	83.30
<b>Total amount you owe</b>	<b>\$83.30</b>

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$83.30

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 05462-88259

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	75.60
Payment received - Thank you	-75.60
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) \$53.22

Fuel: (\$0.027180 per kWh) \$15.06

Electric service amount 81.15

Gross receipts tax (State tax) 2.08

Taxes and charges 2.08

Regulatory fee (State fee) 0.07

Total new charges \$83.30

**Total amount you owe \$83.30**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	50610		50056		554

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	554	493	830
Service days	32	30	32
kWh/day	17	16	26
Amount	\$83.30	\$75.60	\$108.46

### 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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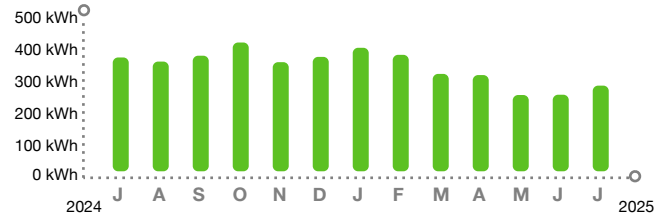
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**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 10034-50200**Service Address:**9881 50TH STREET CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$50.16**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	46.26
Payments received	-46.26
Balance before new charges	0.00
Total new charges	50.16
<b>Total amount you owe</b>	<b>\$50.16</b>

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$50.16

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 10034-50200

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	46.26
Payment received - Thank you	-46.26
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) \$28.06

Fuel: (\$0.027180 per kWh) \$7.94

Electric service amount 48.87

Gross receipts tax (State tax) 1.25

Taxes and charges 1.25

Regulatory fee (State fee) 0.04

Total new charges \$50.16

**Total amount you owe \$50.16**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	80457		80165		292

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	292	261	388
Service days	32	30	32
kWh/day	9	9	12
Amount	\$50.16	\$46.26	\$57.70

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$97.23**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	90.41
Payments received	-90.41
Balance before new charges	0.00
Total new charges	97.23
<b>Total amount you owe</b>	<b>\$97.23</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$97.23

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 14123-45298

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	90.41
Payment received - Thank you	-90.41
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) \$63.80

Fuel: (\$0.027180 per kWh) \$18.05

Electric service amount 94.72

Gross receipts tax (State tax) 2.43

Taxes and charges 2.43

Regulatory fee (State fee) 0.08

Total new charges \$97.23

**Total amount you owe \$97.23**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	34655		33991		664

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	664	610	844
Service days	32	30	32
kWh/day	21	20	26
Amount	\$97.23	\$90.41	\$110.07

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$61.18**

TOTAL AMOUNT YOU OWE

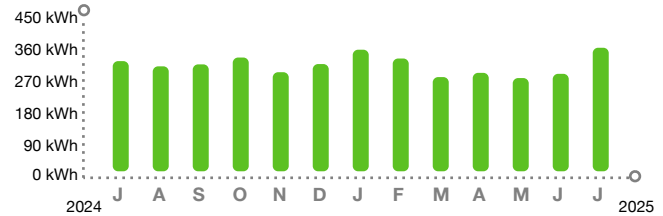
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	51.05
Payments received	-51.05
Balance before new charges	0.00
Total new charges	61.18
<b>Total amount you owe</b>	<b>\$61.18</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$61.18

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 21023-16292

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	51.05
Payment received - Thank you	-51.05
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) \$36.43

Fuel: (\$0.027180 per kWh) \$10.30

Electric service amount 59.60

Gross receipts tax (State tax) 1.53

Taxes and charges 1.53

Regulatory fee (State fee) 0.05

Total new charges \$61.18

**Total amount you owe \$61.18**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	70313		69934		379

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	379	299	338
Service days	32	30	32
kWh/day	12	10	11
Amount	\$61.18	\$51.05	\$51.95

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$30.37**

TOTAL AMOUNT YOU OWE

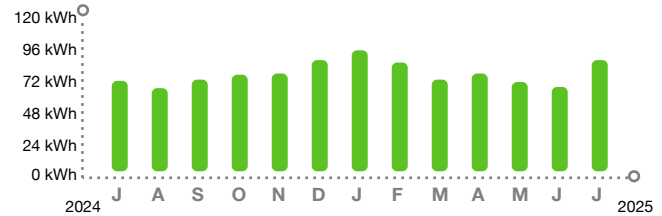
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	29.23
Payments received	-29.23
Balance before new charges	0.00
Total new charges	30.37
<b>Total amount you owe</b>	<b>\$30.37</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$30.37

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 23025-48272

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	29.23
Payment received - Thank you	-29.23
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$5.50

Non-fuel: (\$0.096100 per kWh) \$8.74

Fuel: (\$0.027180 per kWh) \$2.47

Electric service amount 29.58

Gross receipts tax (State tax) 0.76

Taxes and charges 0.76

Regulatory fee (State fee) 0.03

Total new charges \$30.37

Total amount you owe \$30.37

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	13975		13884		91

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	91	69	74
Service days	32	30	32
kWh/day	3	2	2
Amount	\$30.37	\$29.23	\$28.66

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$50.16**

TOTAL AMOUNT YOU OWE

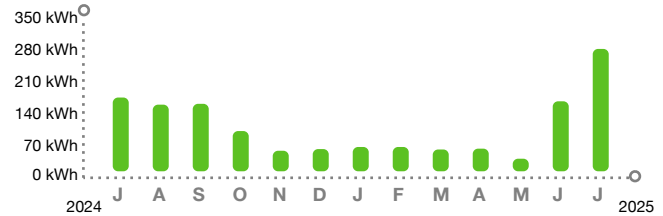
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	34.34
Payments received	-34.34
Balance before new charges	0.00
Total new charges	50.16
<b>Total amount you owe</b>	<b>\$50.16</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$50.16

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 23843-37065

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	34.34
Payment received - Thank you	-34.34
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) \$28.06

Fuel: (\$0.027180 per kWh) \$7.94

Electric service amount 48.87

Gross receipts tax (State tax) 1.25

Taxes and charges 1.25

Regulatory fee (State fee) 0.04

Total new charges \$50.16

**Total amount you owe \$50.16**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	07352		07060		292

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	292	167	176
Service days	32	30	32
kWh/day	9	6	6
Amount	\$50.16	\$34.34	\$33.33

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$27.53**

TOTAL AMOUNT YOU OWE

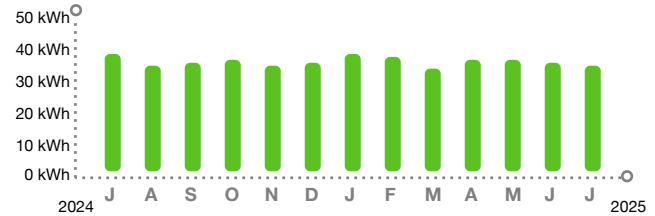
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	27.58
Payments received	-27.58
Balance before new charges	0.00
Total new charges	27.53
<b>Total amount you owe</b>	<b>\$27.53</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$27.53

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 29090-55432

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E001

## BILL DETAILS

Amount of your last bill	27.58
Payment received - Thank you	-27.58
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$9.51

Non-fuel: (\$0.096100 per kWh) \$3.46

Fuel: (\$0.027180 per kWh) \$0.98

Electric service amount 26.82

Gross receipts tax (State tax) 0.69

Taxes and charges 0.69

Regulatory fee (State fee) 0.02

Total new charges \$27.53

Total amount you owe \$27.53

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	09182		09146		36

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	36	37	40
Service days	32	30	32
kWh/day	1	1	1
Amount	\$27.53	\$27.58	\$27.28

## 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$30.08**

TOTAL AMOUNT YOU OWE

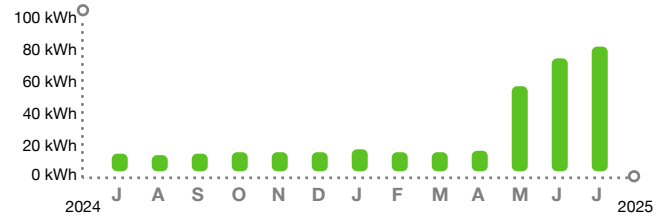
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	29.65
Payments received	-29.65
Balance before new charges	0.00
Total new charges	30.08
<b>Total amount you owe</b>	<b>\$30.08</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$30.08

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 29678-78196

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	29.65
Payment received - Thank you	-29.65
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$5.94

Non-fuel: (\$0.096100 per kWh) \$8.18

Fuel: (\$0.027180 per kWh) \$2.31

Electric service amount 29.30

Gross receipts tax (State tax) 0.75

Taxes and charges 0.75

Regulatory fee (State fee) 0.03

Total new charges \$30.08

Total amount you owe \$30.08

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	17420		17335		85

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	85	77	12
Service days	32	30	32
kWh/day	3	3	0
Amount	\$30.08	\$29.65	\$26.15

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 29683-69252**Service Address:**

10016 58TH ST E

PARRISH, FL 34219

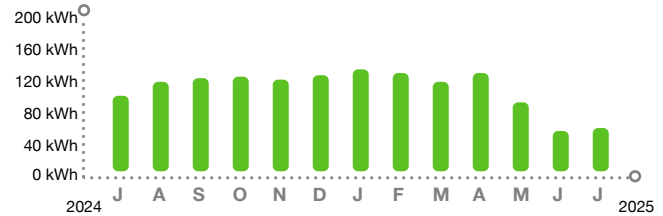
**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$28.70**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	28.50
Payments received	-28.50
Balance before new charges	0.00
Total new charges	28.70
<b>Total amount you owe</b>	<b>\$28.70</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

29683-69252

ACCOUNT NUMBER

\$28.70

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 29683-69252

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	28.50
Payment received - Thank you	-28.50
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$7.83

Non-fuel: (\$0.096100 per kWh) \$5.66

Fuel: (\$0.027180 per kWh) \$1.60

Electric service amount 27.96

Gross receipts tax (State tax) 0.72

Taxes and charges 0.72

Regulatory fee (State fee) 0.02

Total new charges \$28.70

**Total amount you owe \$28.70**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	27580		27521		59

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	59	55	103
Service days	32	30	32
kWh/day	2	2	3
Amount	\$28.70	\$28.50	\$29.85

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$56.00**

TOTAL AMOUNT YOU OWE

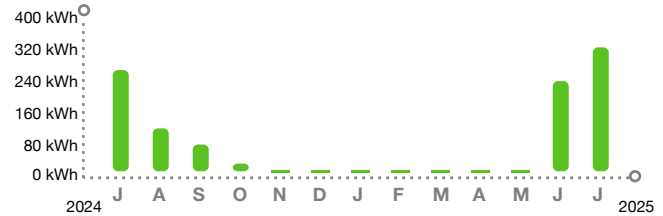
**Aug 7, 2025**

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	56.00
<b>Total amount you owe</b>	<b>\$56.00</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

30037-27066

ACCOUNT NUMBER

\$56.00

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 30037-27066

FPL.com Page 2

E001

### 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) \$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 ACD5378. Next meter reading Aug 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	17316		16978		338

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	338	246	276
Service days	32	30	32
kWh/day	11	8	9
Amount	\$56.00	\$44.36	\$44.84

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$29.79**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	33.07
Payments received	-33.07
Balance before new charges	0.00
Total new charges	29.79
<b>Total amount you owe</b>	<b>\$29.79</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$29.79

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: HARRISON RANCH CDD  
Account Number: 30797-37064

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	33.07
Payment received - Thank you	-33.07
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$6.30

Non-fuel: (\$0.096100 per kWh) \$7.68

Fuel: (\$0.027180 per kWh) \$2.17

Electric service amount 29.02

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.03

Total new charges \$29.79

**Total amount you owe \$29.79**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04025		03945		80

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	80	143	0
Service days	32	30	32
kWh/day	3	5	0
Amount	\$29.79	\$33.07	\$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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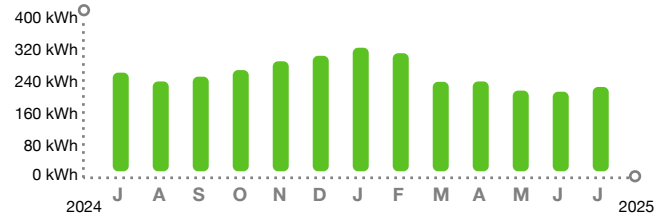


**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 31255-79270**Service Address:**10515 48TH CT E # ENTRANCE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$42.33**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	40.67
Payments received	-40.67
Balance before new charges	0.00
Total new charges	42.33
<b>Total amount you owe</b>	<b>\$42.33</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

31255-79270

ACCOUNT NUMBER

\$42.33

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 31255-79270

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	40.67
Payment received - Thank you	-40.67
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) \$22.11

Fuel: (\$0.027180 per kWh) \$6.25

Electric service amount 41.23

Gross receipts tax (State tax) 1.06

Taxes and charges 1.06

Regulatory fee (State fee) 0.04

Total new charges \$42.33

**Total amount you owe \$42.33**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04572		04342		230

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	230	217	269
Service days	32	30	32
kWh/day	7	7	8
Amount	\$42.33	\$40.67	\$44.03

### 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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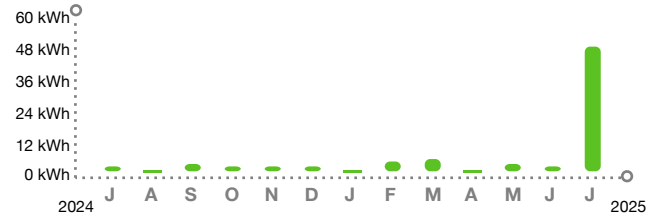
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**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 36260-99109**Service Address:**5755 HARRISON RANCH BLVD # IRR  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$28.31**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	25.75
Payments received	-25.75
Balance before new charges	0.00
Total new charges	28.31
<b>Total amount you owe</b>	<b>\$28.31</b>

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$28.31

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 36260-99109

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	25.75
Payment received - Thank you	-25.75
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$8.42

Non-fuel: (\$0.096100 per kWh) \$4.90

Fuel: (\$0.027180 per kWh) \$1.39

Electric service amount 27.58

Gross receipts tax (State tax) 0.71

Taxes and charges 0.71

Regulatory fee (State fee) 0.02

Total new charges \$28.31

**Total amount you owe \$28.31**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	21564		21513		51

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	51	2	2
Service days	32	30	32
kWh/day	1	0	0
Amount	\$28.31	\$25.75	\$25.74

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$32.55**

TOTAL AMOUNT YOU OWE

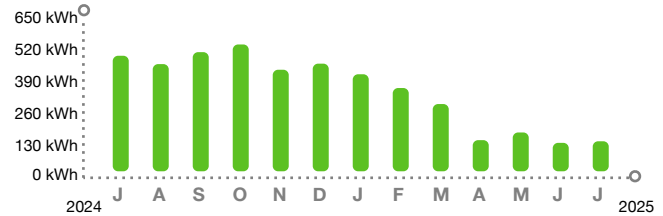
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	32.19
Payments received	-32.19
Balance before new charges	0.00
Total new charges	32.55
<b>Total amount you owe</b>	<b>\$32.55</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$32.55

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: HARRISON RANCH CDD  
Account Number: 38549-29274

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	32.19
Payment received - Thank you	-32.19
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$2.44

Non-fuel: (\$0.096100 per kWh) \$12.79

Fuel: (\$0.027180 per kWh) \$3.61

Electric service amount 31.71

Gross receipts tax (State tax) 0.81

Taxes and charges 0.81

Regulatory fee (State fee) 0.03

Total new charges \$32.55

**Total amount you owe \$32.55**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	06910		06777		133

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	133	126	512
Service days	32	30	32
kWh/day	4	4	16
Amount	\$32.55	\$32.19	\$71.94

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$43.45**

TOTAL AMOUNT YOU OWE

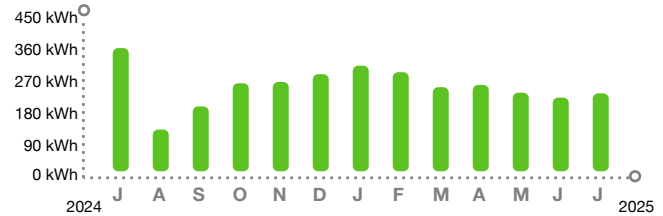
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	41.83
Payments received	-41.83
Balance before new charges	0.00
Total new charges	43.45
<b>Total amount you owe</b>	<b>\$43.45</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$43.45

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 46128-19252

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	41.83
Payment received - Thank you	-41.83
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) \$22.95

Fuel: (\$0.027180 per kWh) \$6.50

Electric service amount 42.32

Gross receipts tax (State tax) 1.09

Taxes and charges 1.09

Regulatory fee (State fee) 0.04

Total new charges \$43.45

**Total amount you owe \$43.45**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	89470		89231		239

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	239	226	378
Service days	32	30	32
kWh/day	7	8	12
Amount	\$43.45	\$41.83	\$56.54

### 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.
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**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 46298-57030**Service Address:**

9712 46TH CT E # LTS

PARRISH, FL 34219

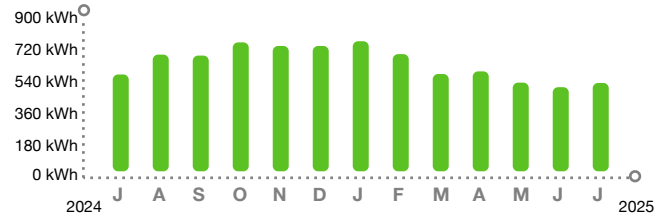
**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$81.82**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	78.51
Payments received	-78.51
Balance before new charges	0.00
Total new charges	81.82
<b>Total amount you owe</b>	<b>\$81.82</b>

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$81.82

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 46298-57030

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	78.51
Payment received - Thank you	-78.51
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) \$52.10

Fuel: (\$0.027180 per kWh) \$14.73

Electric service amount 79.70

Gross receipts tax (State tax) 2.05

Taxes and charges 2.05

Regulatory fee (State fee) 0.07

Total new charges \$81.82

**Total amount you owe \$81.82**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	59888		59346		542

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	542	516	594
Service days	32	30	32
kWh/day	17	17	19
Amount	\$81.82	\$78.51	\$81.35

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$55.35**

TOTAL AMOUNT YOU OWE

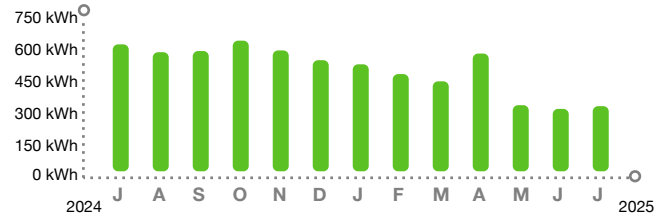
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	53.59
Payments received	-53.59
Balance before new charges	0.00
Total new charges	55.35
<b>Total amount you owe</b>	<b>\$55.35</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$55.35

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 56720-86294

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	53.59
Payment received - Thank you	-53.59
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) \$32.00

Fuel: (\$0.027180 per kWh) \$9.05

Electric service amount 53.92

Gross receipts tax (State tax) 1.38

Taxes and charges 1.38

Regulatory fee (State fee) 0.05

Total new charges \$55.35

**Total amount you owe \$55.35**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	26489		26156		333

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	333	319	649
Service days	32	30	32
kWh/day	10	11	20
Amount	\$55.35	\$53.59	\$87.68

### 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.
- 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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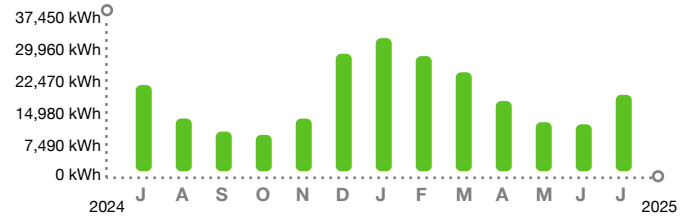
[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$2,094.78**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	1,416.11
Payments received	-1,416.11
Balance before new charges	0.00
Total new charges	2,094.78
<b>Total amount you owe</b>	<b>\$2,094.78</b>

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$2,094.78

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: HARRISON RANCH CDD  
Account Number: 59381-21463

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,416.11
Payment received - Thank you	-1,416.11
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$661.60

Fuel: (\$0.027180 per kWh) \$530.61

Demand: (\$13.41 per KW) \$818.01

Electric service amount 2,040.63

Gross receipts tax (State tax) 52.37

Taxes and charges 52.37

Regulatory fee (State fee) 1.78

Total new charges \$2,094.78

**Total amount you owe \$2,094.78**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	91664		72142		19522
Demand KW	60.62				61

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	19522	11990	22016
Service days	32	30	32
kWh/day	610	399	688
Amount	\$2,094.78	\$1,416.11	\$1,981.10

## 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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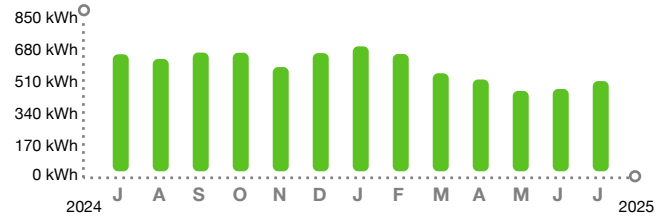
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**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 67960-61205**Service Address:**5323 98TH AVE E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$79.39**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	73.58
Payments received	-73.58
Balance before new charges	0.00
Total new charges	79.39
<b>Total amount you owe</b>	<b>\$79.39</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$79.39

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 67960-61205

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	73.58
Payment received - Thank you	-73.58
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) \$50.25

Fuel: (\$0.027180 per kWh) \$14.22

Electric service amount 77.34

Gross receipts tax (State tax) 1.98

Taxes and charges 1.98

Regulatory fee (State fee) 0.07

Total new charges \$79.39

**Total amount you owe \$79.39**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	38781		38258		523

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	523	477	678
Service days	32	30	32
kWh/day	16	16	21
Amount	\$79.39	\$73.58	\$91.00

## 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 69576-29360**Service Address:**

9805 47TH ST E # LTS

PARRISH, FL 34219

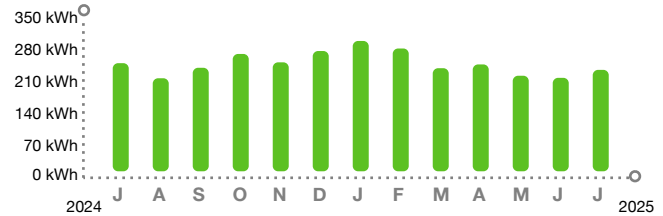
**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$43.85**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	41.44
Payments received	-41.44
Balance before new charges	0.00
Total new charges	43.85
<b>Total amount you owe</b>	<b>\$43.85</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$43.85

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 69576-29360

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	41.44
Payment received - Thank you	-41.44
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) \$23.26

Fuel: (\$0.027180 per kWh) \$6.58

Electric service amount 42.71

Gross receipts tax (State tax) 1.10

Taxes and charges 1.10

Regulatory fee (State fee) 0.04

Total new charges \$43.85

**Total amount you owe \$43.85**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	51068		50826		242

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	242	223	258
Service days	32	30	32
kWh/day	8	7	8
Amount	\$43.85	\$41.44	\$42.76

### 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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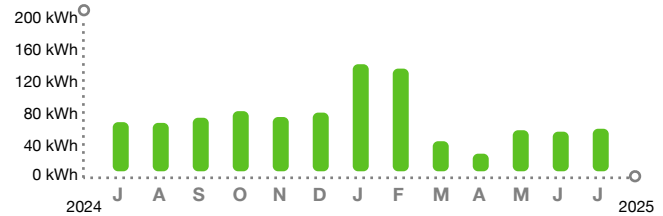
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**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 71480-20378**Service Address:**5026 HARRISON RANCH BLVD # ENTRANCE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$28.66**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	28.45
Payments received	-28.45
Balance before new charges	0.00
Total new charges	28.66
<b>Total amount you owe</b>	<b>\$28.66</b>

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$28.66

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 71480-20378

FPL.com Page 2

E001

### 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: \$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 AC13495. Next meter reading Aug 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	19178		19120		58

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	58	54	67
Service days	32	30	32
kWh/day	2	2	2
Amount	\$28.66	\$28.45	\$28.38

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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

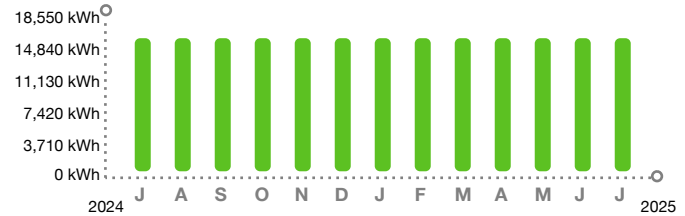
**Aug 7, 2025**

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
<b>Total amount you owe</b>	<b>\$1,557.73</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 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:  
Outside Florida:Summary Bill Coordinator  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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

ACCOUNT NUMBER

\$1,557.73

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: HARRISON RANCH CDD  
Account Number: 73725-36180

FPL.com Page 2

E001

### 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
<b>Total amount you owe</b>	<b>\$1,557.73</b>

\*\* 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 Aug 14, 2025.

Usage Type	Usage
Total kWh used	16832

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	16832	16832	16832
Service days	32	30	32
kWh/day	526	561	526
Amount	\$1,557.73	\$1,557.73	\$1,188.49

### 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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Customer Name: HARRISON RANCH CDD  
Account Number: 73725-36180

For: 06-13-2025 to 07-15-2025 (32 days)  
kWh/Day: 526  
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 Energy			E	92	2.080000	5,520	191.36
116 KWH Energy			E	82	4.010000	9,512	328.82
HPS0150 Energy	150	16000	R	30	2.080000	1,800	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



Customer Name: HARRISON RANCH CDD  
Account Number: 73725-36180

For: 06-13-2025 to 07-15-2025 (32 days)  
kWh/Day: 526  
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
<b>Electric service amount</b>							<b>1,519.15</b>
Gross receipts tax (State tax)							37.26
Regulatory fee (State fee)							1.32
<b>Total</b>						<b>16,832</b>	<b>1,557.73</b>

\* 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$79.54**

TOTAL AMOUNT YOU OWE

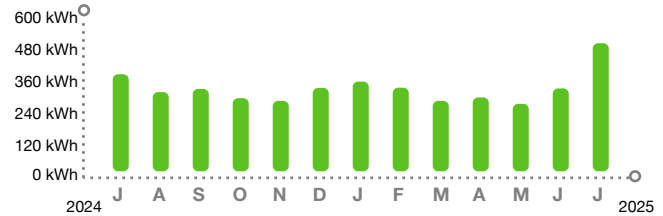
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	56.11
Payments received	-56.11
Balance before new charges	0.00
Total new charges	79.54
<b>Total amount you owe</b>	<b>\$79.54</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$79.54

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 75284-20461

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	56.11
Payment received - Thank you	-56.11
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) \$50.37

Fuel: (\$0.027180 per kWh) \$14.24

Electric service amount 77.48

Gross receipts tax (State tax) 1.99

Taxes and charges 1.99

Regulatory fee (State fee) 0.07

Total new charges \$79.54

**Total amount you owe \$79.54**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	06264		05740		524

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	524	339	397
Service days	32	30	32
kWh/day	16	11	12
Amount	\$79.54	\$56.11	\$58.74

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$731.67**

TOTAL AMOUNT YOU OWE

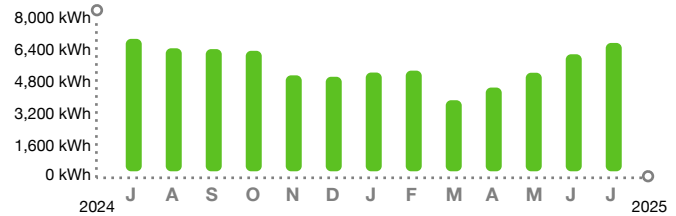
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	692.92
Payments received	-692.92
Balance before new charges	0.00
Total new charges	731.67
<b>Total amount you owe</b>	<b>\$731.67</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$731.67

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 76568-88273

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	692.92
Payment received - Thank you	-692.92
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$237.27
Fuel: (\$0.027180 per kWh)	\$190.29
Demand: (\$13.41 per KW)	\$254.79

Electric service amount 712.76

Gross receipts tax (State tax) 18.29

Taxes and charges 18.29

Regulatory fee (State fee) 0.62

Total new charges \$731.67

**Total amount you owe \$731.67**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	11263		04262		7001
Demand KW	19.40				19

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	7001	6383	7223
Service days	32	30	32
kWh/day	218	212	225
Amount	\$731.67	\$692.92	\$727.63

### 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.
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**Electric Bill Statement****For:** Jun 11, 2025 to Jul 11, 2025 (30 days)**Statement Date:** Jul 11, 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

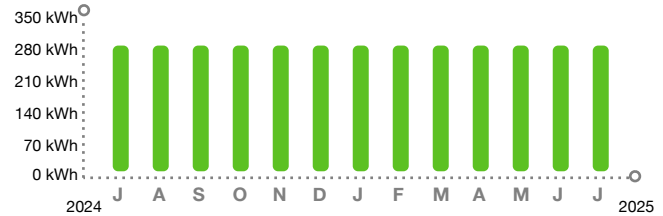
**Aug 7, 2025**

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
<b>Total amount you owe</b>	<b>\$26.58</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 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:  
Outside Florida:Summary Bill Coordinator  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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

ACCOUNT NUMBER

\$26.58

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 77678-60393

FPL.com Page 2

E001

### 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
<b>Total amount you owe</b>	<b>\$26.58</b>

\*\* 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 Aug 12, 2025.

Usage Type	Usage
Total kWh used	300

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 11, 2025	Jun 11, 2025	Jul 12, 2024
kWh Used	300	300	300
Service days	30	30	30
kWh/day	10	10	10
Amount	\$26.58	\$26.58	\$19.98

### 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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Customer Name: HARRISON RANCH CDD  
Account Number: 77678-60393

For: 06-11-2025 to 07-11-2025 (30 days)  
kWh/Day: 10  
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



Customer Name: HARRISON RANCH CDD  
Account Number: 77678-60393

For: 06-11-2025 to 07-11-2025 (30 days)  
kWh/Day: 10  
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
<b>Electric service amount</b>							<b>25.90</b>
Gross receipts tax (State tax)							0.66
Regulatory fee (State fee)							0.02
<b>Total</b>						<b>300</b>	<b>26.58</b>

\* 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$26.29**

TOTAL AMOUNT YOU OWE

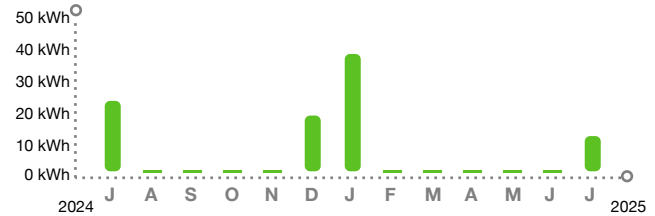
**Aug 7, 2025**

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	26.29
<b>Total amount you owe</b>	<b>\$26.29</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$26.29

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: HARRISON RANCH CDD  
Account Number: 77871-91514

FPL.com Page 2

E001

### 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: \$11.26

Non-fuel: (\$0.096100 per kWh) \$1.15

Fuel: (\$0.027180 per kWh) \$0.33

Electric service amount 25.61

Gross receipts tax (State tax) 0.66

Taxes and charges 0.66

Regulatory fee (State fee) 0.02

Total new charges \$26.29

**Total amount you owe \$26.29**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	05138		05126		12

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	12	0	24
Service days	32	30	32
kWh/day	0	0	1
Amount	\$26.29	\$25.66	\$26.64

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$100.92**

TOTAL AMOUNT YOU OWE

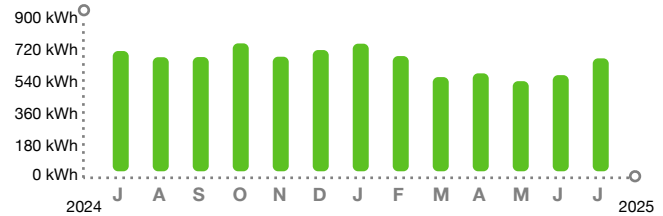
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	87.88
Payments received	-87.88
Balance before new charges	0.00
Total new charges	100.92
<b>Total amount you owe</b>	<b>\$100.92</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$100.92

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 78604-78036

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	87.88
Payment received - Thank you	-87.88
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) \$66.60

Fuel: (\$0.027180 per kWh) \$18.84

Electric service amount 98.31

Gross receipts tax (State tax) 2.52

Taxes and charges 2.52

Regulatory fee (State fee) 0.09

Total new charges \$100.92

**Total amount you owe \$100.92**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	37117		36424		693

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	693	590	738
Service days	32	30	32
kWh/day	22	20	23
Amount	\$100.92	\$87.88	\$97.90

### 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.

### Easy way to reduce costs

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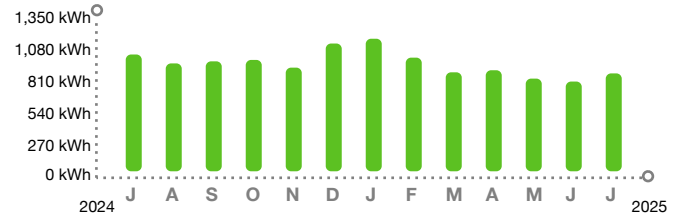
[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$127.23**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	117.74
Payments received	-117.74
Balance before new charges	0.00
Total new charges	127.23
<b>Total amount you owe</b>	<b>\$127.23</b>

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$127.23

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 79950-70468

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	117.74
Payment received - Thank you	-117.74
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) \$86.58

Fuel: (\$0.027180 per kWh) \$24.49

Electric service amount 123.94

Gross receipts tax (State tax) 3.18

Taxes and charges 3.18

Regulatory fee (State fee) 0.11

Total new charges \$127.23

**Total amount you owe \$127.23**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	80313		79412		901

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	901	826	1075
Service days	32	30	32
kWh/day	28	27	33
Amount	\$127.23	\$117.74	\$136.63

### KEEP IN MIND

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**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$72.31**

TOTAL AMOUNT YOU OWE

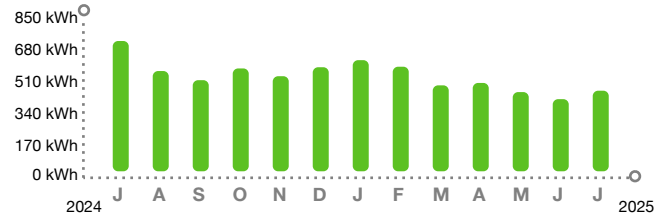
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	66.10
Payments received	-66.10
Balance before new charges	0.00
Total new charges	72.31
<b>Total amount you owe</b>	<b>\$72.31</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$72.31

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 80171-39109

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	66.10
Payment received - Thank you	-66.10
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) \$44.88

Fuel: (\$0.027180 per kWh) \$12.69

Electric service amount 70.44

Gross receipts tax (State tax) 1.81

Taxes and charges 1.81

Regulatory fee (State fee) 0.06

Total new charges \$72.31

**Total amount you owe \$72.31**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	35235		34768		467

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	467	418	755
Service days	32	30	32
kWh/day	15	14	24
Amount	\$72.31	\$66.10	\$99.86

### 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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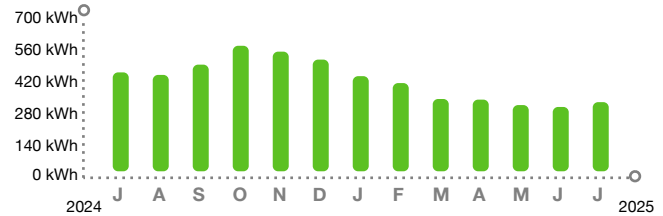


**Electric Bill Statement****For:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 2025**Account Number:** 93846-48250**Service Address:**5769 99TH AVENUE CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$54.97**

TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	52.05
Payments received	-52.05
Balance before new charges	0.00
Total new charges	54.97
<b>Total amount you owe</b>	<b>\$54.97</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$54.97

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 93846-48250

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	52.05
Payment received - Thank you	-52.05
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) \$31.71

Fuel: (\$0.027180 per kWh) \$8.97

Electric service amount 53.55

Gross receipts tax (State tax) 1.37

Taxes and charges 1.37

Regulatory fee (State fee) 0.05

Total new charges \$54.97

**Total amount you owe \$54.97**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	95996		95666		330

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	330	307	472
Service days	32	30	32
kWh/day	10	10	15
Amount	\$54.97	\$52.05	\$67.34

## 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$68.89**

TOTAL AMOUNT YOU OWE

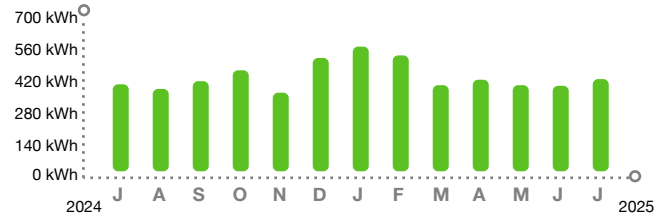
**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	64.84
Payments received	-64.84
Balance before new charges	0.00
Total new charges	68.89
<b>Total amount you owe</b>	<b>\$68.89</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$68.89

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 95166-90204

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	64.84
Payment received - Thank you	-64.84
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) \$42.28

Fuel: (\$0.027180 per kWh) \$11.96

Electric service amount 67.11

Gross receipts tax (State tax) 1.72

Taxes and charges 1.72

Regulatory fee (State fee) 0.06

Total new charges \$68.89

**Total amount you owe \$68.89**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	30608		30168		440

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	440	408	415
Service days	32	30	32
kWh/day	14	14	13
Amount	\$68.89	\$64.84	\$60.79

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$38.37**

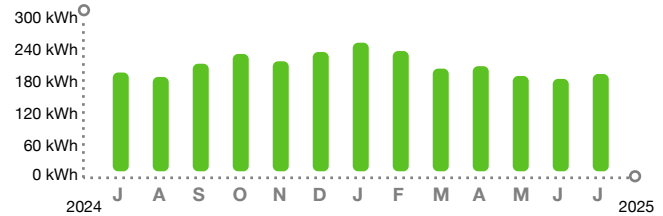
TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	37.12
Payments received	-37.12
Balance before new charges	0.00
Total new charges	38.37
<b>Total amount you owe</b>	<b>\$38.37</b>

*(See page 2 for bill details.)***ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$38.37

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 96273-49039

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	37.12
Payment received - Thank you	-37.12
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) \$19.10

Fuel: (\$0.027180 per kWh) \$5.41

Electric service amount 37.38

Gross receipts tax (State tax) 0.96

Taxes and charges 0.96

Regulatory fee (State fee) 0.03

Total new charges \$38.37

**Total amount you owe \$38.37**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	50973		50774		199

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	199	189	202
Service days	32	30	32
kWh/day	6	6	6
Amount	\$38.37	\$37.12	\$36.32

### 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:** Jun 13, 2025 to Jul 15, 2025 (32 days)**Statement Date:** Jul 15, 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****\$51.05**

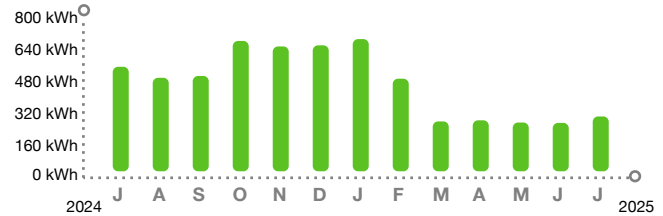
TOTAL AMOUNT YOU OWE

**Aug 7, 2025**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	46.63
Payments received	-46.63
Balance before new charges	0.00
Total new charges	51.05
<b>Total amount you owe</b>	<b>\$51.05</b>

*(See page 2 for bill details.)***ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after October 08, 2025 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$51.05

TOTAL AMOUNT YOU OWE

Aug 7, 2025

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



Customer Name: Account Number:  
HARRISON RANCH CDD 97013-08257

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	46.63
Payment received - Thank you	-46.63
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) \$28.73

Fuel: (\$0.027180 per kWh) \$8.13

Electric service amount 49.73

Gross receipts tax (State tax) 1.28

Taxes and charges 1.28

Regulatory fee (State fee) 0.04

Total new charges \$51.05

**Total amount you owe \$51.05**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04747		04448		299

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2025	Jun 13, 2025	Jul 16, 2024
kWh Used	299	264	570
Service days	32	30	32
kWh/day	9	9	18
Amount	\$51.05	\$46.63	\$78.58

### 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.
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HARRISON RANCH CDD OFFICE

Account Number:

941-776-3095-090719-5

PIN:

Billing Date:

Jun 07, 2025

Billing Period:

Jun 07 - Jul 06, 2025

**RECEIVED**  
 06/13/25

Hi HARRISON RANCH CDD OFFICE,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$644.86
Payment received by Jun 07, thank you	-\$644.86

**Service summary**

	Previous month	Current month
Bundle	\$581.77	\$581.77
Other	\$3.49	↑\$4.50
Taxes and Fees	\$59.60	\$59.60
<b>Total services</b>	<b>\$644.86</b>	<b>\$645.87</b>
<b>Total balance</b>		<b>\$645.87</b>

Total balance

**\$645.87**
 Auto Pay is scheduled  
**Jul 01**


Starting this month, the price for the printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting [frontier.com/paperless](https://frontier.com/paperless).

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>


 P.O. Box 211579  
 Eagan, MN 55121-2879

6790 0107 NO RP 07 06092025 NNNNNNNN 01 001535 0006

**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or the MyFrontier app.**

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


4730099417763095090719000000000000000645875



**HARRISON RANCH CDD OFFICE** Account Number:  
**941-776-3095-090719-5**  
 PIN:

Billing Date:  
**Jun 07, 2025**  
 Billing Period:  
**Jun 07 - Jul 06, 2025**

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the  
MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://frontier.com/chat), or call us at 800-921-8102.  
 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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/privacy).



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](https://business.frontier.com/internet-backup)



## Bundle

### Monthly Charges

06.07-07.06	(2)	FiberOptic Internet 300 Dynamic IP	\$321.96
	(2)	OneVoice Nationwide	\$219.98
		OneVoice Long Distance Intra	
		OneVoice Long Distance Inter	
		OneVoice Features	
		Federal Primary Carrier Multi Line Charge	\$14.99
	(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
	(2)	Access Recovery Charge Multi-Line Business	\$6.44

**Bundle Total** **\$581.77**

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.

Starting this month, the price for a printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting [frontier.com/paperless](https://frontier.com/paperless).



## Other Charges

### Monthly Charges

06.07-07.06	Printed Bill Fee	\$4.50
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**Other Charges Total** **\$4.50**



## 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** **\$645.87**





**HARRISON RANCH CDD OFFICE**

Account Number:

**941-776-3095-090719-5**

PIN:

Billing Date:

**Jun 07, 2025**

Billing Period:

**Jun 07 - Jul 06, 2025**



**HARRISON RANCH CDD****7/14/2025****SUPERVISOR PAY REQUEST****RECEIVED**  
07/17/25

Name of Board Supervisor	Check if Paid	
Julianne Giella	<input checked="" type="checkbox"/>	JG071425
Susan Walterick	<input checked="" type="checkbox"/>	SW071425
Tom Benton	<input checked="" type="checkbox"/>	TB071425
James Ritchey	<input checked="" type="checkbox"/>	JR071425
Victor Colombo	<input type="checkbox"/>	

(\*) Does not get paid

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

Meeting Start Time:	6:30
Meeting End Time:	8:31
Total Meeting Time:	

Time Over ( 3 ) Hours:	
------------------------	--

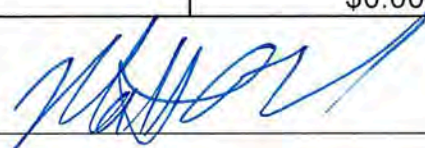
Total at \$175 per Hour:	\$0.00
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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 PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 12736  
Date: 07/13/2025  
Due On: 08/12/2025

RECEIVED  
07/18/25

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$2,572.54	) - ( \$0.00	) = <b>\$2,572.54</b>

### HRCDD-01

#### Harrison Ranch CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/03/2025	Review final agenda package.	0.20	\$330.00	\$66.00
Service	PC	06/03/2025	Review and draft revisions to District Manager's draft of fiscal year 2026 mailed/published budget and assessment hearing notices.	0.50	\$285.00	\$142.50
Service	PC	06/04/2025	Correspond with District Manager regarding revisions to budget and assessment hearing notices; Draft revisions to meeting minutes for May meeting of the Board of Supervisors; Analysis of agenda for 06/09/2025 meeting of the Board of Supervisors including review of vendor reports, District financial statements, administrative matters, and contractor proposals.	1.20	\$285.00	\$342.00
Service	LG	06/09/2025	Travel to and attend Board meeting.	3.50	\$330.00	\$1,155.00
Expense	KB	06/09/2025	Travel: Mileage - LG.	91.00	\$0.70	\$63.70
Expense	EB	06/09/2025	Travel: Toll-LG	1.00	\$0.84	\$0.84

6/9/25 at 8:48 PM						
Service	PC	06/10/2025	Draft additional services order for landscape services approved at 06/09/2025 meeting of the Board of Supervisors.	0.30	\$285.00	\$85.50
Service	LG	06/13/2025	Provide update to attorney audit letter.	0.10	\$330.00	\$33.00
Service	LG	06/19/2025	Review historical documents related to Thurlow suspension.	0.20	\$330.00	\$66.00
Service	LG	06/23/2025	Review email relating to public records and security concerns and respond to same; research ownership of property near entrance and advise regarding damage of landscaping within easements.	0.90	\$330.00	\$297.00
Service	LG	06/24/2025	Review information from County regarding roundabout property; confer with Walterick regarding resident comments.	0.70	\$330.00	\$231.00
Service	PC	06/27/2025	Review of tentative agenda and action items for July meeting of the Board of Supervisors.	0.20	\$285.00	\$57.00
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$330.00	\$33.00
<b>Non-billable entries</b>						
Service	PC	06/09/2025	Correspond with District Manager regarding updates to June Board of Supervisors meeting agenda; Attend 06/09/2025 Board of Supervisors meeting.	4.00	\$285.00	\$1,140.00
Expense	KB	06/09/2025	Travel: Mileage - PC.	56.00	\$0.70	\$39.20
<b>Total</b>						<b>\$2,572.54</b>

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



Invoice 339529

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

RECEIVED  
06/16/25

Date	Due Date
06/16/25	7/16/2025
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$335.00</b>

**#346643 - Decoder and Solenoid**

Replace faulty decoder and solenoid for zone #37 controller C

*Control Components - 06/13/2025*

Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$50.00	\$50.00
Hunter ICD Decoder 1 station	1.00EA	\$285.00	\$285.00

**Grand Total \$335.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$67,505.83	\$0.00	\$0.00	(\$7,041.00)	\$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



**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 340721

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

**RECEIVED**  
06/25/25

Date	Due Date
06/25/25	7/25/2025
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$9,887.50</b>

**#343253 - Annual install to include a soil amendment and pine fine mulch**

Install New Annual Rotation to include a Soil Amendment and pine fine mulch. Crimson Red and Lime green (Yellow) Coleus.

*Landscape Material - 06/24/2025*

Command Soil	13.00Yard	\$250.00	\$3,250.00
Pine Fines Mulch 2 cu. ft. Bag	50.00BG	\$7.75	\$387.50
Seasonal Flowers Red and Yellow Coleus	2,500.EA 00	\$2.50	\$6,250.00

**Grand Total** **\$9,887.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$75,198.33	\$0.00	\$0.00	(\$7,041.00)	\$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

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 344427

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

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
RYAN EBERLY	

Item	Amount
#307271 - Harrison Ranch CDD Template - LMP July 2025	\$30,609.84

Grand Total \$30,609.84

**RECEIVED**  
07/03/2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$40,832.34	\$0.00	\$0.00	(\$7,041.00)	\$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

Manatee County Utilities		Invoice Date: 06/30/2025 Harrison Ranch -June 25		Credit Balances
		Service Dates: 05/21/25-06/22/25		
Account No.:	Amount	Due	Address:	
100135961	\$ 1,232.59	7/22/2025	5755 Harrison Ranch Blvd-Fire Hydrant	
100136017	\$ 27.92	7/22/2025	5755 Harrison Ranch Blvd	
100136072	\$ -	7/22/2025	5755 Harrison Ranch Blvd-Reclaimed	
100136129	\$ -	7/22/2025	4902 100th Dr E	
100136185	\$ -	7/22/2025	9810 47th St E	
100136245	\$ -	7/22/2025	9798 50th Street Cir E	
100136297	\$ -	7/22/2025	5314 98th Ave E	
100136354	\$ -	7/22/2025	9957 50th Street Cir E	
100136410	\$ -	7/22/2025	10704 58th Ave E-Reclaimed	
100136468	\$ -	7/22/2025	10402 55th Lane East	
100136525	\$ -	7/22/2025	5936 106th Terr E-Reclaimed	\$ 3.85
100136581	\$ -	7/22/2025	9715 54th Ct E	
100136638	\$ -	7/22/2025	5305 105th Ter E	\$ 8.18
100136693	\$ -	7/22/2025	10720 55th Ct E	\$ 8.02
100136749	\$ -	7/22/2025	11220 58th Street Cir E- Reclaimed	\$ 3.64
Grand Total	\$ 1,260.51	ACH	GL Code 001-53600-4301	



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



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

HARRISON RANCH CDD  
5755 HARRISON RANCH BLVD



Amount Due	\$1,232.59
Please Pay By	21-Jul-2025
Account Number	100135961

Auto-pay is scheduled for 21-Jul-2025


Account Summary	
Previous Amount Due	\$1,096.59
Payments Received	-\$1,096.59
Balance Forward	\$0.00
Contract Charges	\$1,232.59
Total Amount Due	\$1,232.59

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334174				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/21	3840	06/22	4476	63.6 kgal

Important Information	
<ul style="list-style-type: none"><li>This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, &amp; yard waste will all be picked up on the same day each week—three services, one day! Learn more at <a href="http://mymanatee.org/bigbin">mymanatee.org/bigbin</a>.</li></ul>	

Charge Details	Service Period 05/21 - 06/22 (33 Days)	
Master Metered Water Commercial (Meter # 61334174) (05/21 - 05/31)		
Water Base Rate	0.33 month(s) x \$70.01	\$23.34
Water Base Rate	0.67 month(s) x \$73.58	\$49.05
Master Meter Water Commercial	21.2 kgal x \$2.83	\$60.00
Master Meter Water Commercial	42.4 kgal x \$2.97	\$125.93
Master Metered Sewer Commercial (05/21 - 05/31)		
Sewer Base Rate	0.33 month(s) x \$197.93	\$65.98
Sewer Base Rate	0.67 month(s) x \$208.02	\$138.68
Master Metered Sewer Commercial	21.2 kgal x \$6.27	\$132.92
Master Metered Sewer Commercial	42.4 kgal x \$6.59	\$279.42
Commercial Rented Bins Service (05/23 - 06/22)		
4 Yard Rented Bin	1 month(s) x \$325.69	\$325.69
Gate Service (05/23 - 06/22)		
Gate Service	1 month(s) x \$31.58	\$31.58
Total New Charges		\$1,232.59
Total Amount Due		\$1,232.59

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5755 HARRISON RANCH BLVD
	ACCOUNT NUMBER	100135961
	BILLING DATE	30-Jun-2025
	DUE DATE	21-Jul-2025
	TOTAL AMOUNT DUE	\$1,232.59
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100135961200001232590000000



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



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

HARRISON RANCH CDD  
5755 HARRISON RANCH BLVD



Amount Due	\$27.92
Please Pay By	22-Jul-2025
Account Number	100136017

Auto-pay is scheduled for 22-Jul-2025


Account Summary	
Previous Amount Due	\$26.65
Payments Received	-\$26.65
Balance Forward	\$0.00
Contract Charges	\$27.92
Total Amount Due	\$27.92

Usage Profile	(Consumption x 1000 = GAL)
No usage this period	

Important Information
<ul style="list-style-type: none"><li>The 2024 Drinking Water Quality Summary is now available at <a href="https://mymanatee.org/waterquality">mymanatee.org/waterquality</a>. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.</li></ul>

Charge Details		Service Period 05/30 - 06/29 (31 Days)	
Unmetered Fireline Service (05/30 - 05/31)			
Unmetered Fireline Base Rate	0.06 month(s) x \$26.65		\$1.72
Unmetered Fireline Base Rate	0.94 month(s) x \$28.01		\$26.20
Total New Charges			\$27.92
Total Amount Due			\$27.92

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	5755 HARRISON RANCH BLVD
	ACCOUNT NUMBER	100136017
	BILLING DATE	01-Jul-2025
	DUE DATE	22-Jul-2025
	TOTAL AMOUNT DUE	\$27.92
	AMOUNT PAID	Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136017Z000000027920000000



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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
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:
05/21	0	06/19	0	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/19 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 52632837) (05/21 - 05/31)			
Individual Residential	0 kgal x \$1.11		\$0.00
Commercial Reclaim Usage			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **6439B3TE** (do not share this code)

 <div>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</div>	SERVICE ADDRESS	4902 100TH DR E
	ACCOUNT NUMBER	100136129
	BILLING DATE	30-Jun-2025
	DUE DATE	21-Jul-2025
	TOTAL AMOUNT DUE	\$0.00
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		CREDIT BALANCE
ADDRESSEE:		Do Not Pay
		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136129Z000000000000000000000000



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



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

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:
05/21	0
End Date:	End Read:
06/19	0
Period Consumption:	
0 kgal	

Important Information

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Charge Details		Service Period 05/21 - 06/19 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 53764067) (05/21 - 05/31)			
Individual Residential	0 kgal x \$1.11		\$0.00
Commercial Reclaim Usage			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **8USZ3DEW** (do not share this code)

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

SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	100136185
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-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  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136185Z000000000000000000000000



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



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

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:
05/21	0	06/19	0	0 kgal

Important Information

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Charge Details		Service Period 05/21 - 06/19 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 54639930) (05/21 - 05/31)			
Individual Residential	0 kgal x \$1.11		\$0.00
Commercial Reclaim Usage			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

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

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

SERVICE ADDRESS	9798 50TH STREET CIR E
ACCOUNT NUMBER	100136245
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-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  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136245Z000000000000000000000000





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



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

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:
05/21	3	06/19	3	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/19 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 51039093) (05/21 - 05/31)			
Individual Residential	0 kgal x \$1.11		\$0.00
Commercial Reclaim Usage			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **XOPFX6OZ** (do not share this code)



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

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	100136297
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	\$0.00

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

CREDIT BALANCEDo Not Pay

ADDRESSEE:MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136297200000000000000000000000



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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
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:
05/21	0	06/19	0	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/19 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 51094880) (05/21 - 05/31)			
Individual Residential	0 kgal x \$1.11		\$0.00
Commercial Reclaim Usage			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **N5JMW512** (do not share this code)

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

SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	100136354
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-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  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
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:
05/21	2698	06/22	2698	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/22 (33 Days)	
Individual Residential Commercial Reclaim (Meter # 60662922) (05/21 - 05/31)			
Individual Residential	0 kgal x \$1.11		\$0.00
Commercial Reclaim Usage			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **OVDN7DLU** (do not share this code)

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-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	\$0.00

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

CREDIT BALANCEDo Not Pay

ADDRESSEE:MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

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



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

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:
05/21	9523	06/22	9523	0 kgal

### Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/22 (33 Days)	
Common Area Reclaim (Meter # 70301060) (05/21 - 05/31)			
Reclaim Usage	0 kgal x \$0.45		\$0.00
Reclaim Usage	0 kgal x \$0.47		\$0.00
Total New Charges			\$0.00
Balance Forward			-\$3.85
Total Amount Due			-\$3.85

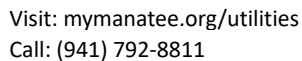
View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **FW17USO2** (do not share this code)

 <div>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</div>	SERVICE ADDRESS	5936 106TH TER E
	ACCOUNT NUMBER	100136525
	BILLING DATE	30-Jun-2025
	DUE DATE	21-Jul-2025
	TOTAL AMOUNT DUE	-\$3.85
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		CREDIT BALANCE
ADDRESSEE:		Do Not Pay
		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136525200000003850000000



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:
05/21	651	06/19	651	0 kgal

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/19 (30 Days)
Common Area Reclaim (Meter # 70301638) (05/21 - 05/31)		
Reclaim Usage	0 kgal x \$0.45	\$0.00
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

**View & Pay Your Bill Online:** Visit [mymanatee.org/utilities](https://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-Jun-2025
DUE DATE	21-Jul-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  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

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



Visit: [mymanatee.org/utilities](http://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:
05/21	0	06/22	0	0 kgal

**Important Information**

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/22 (33 Days)	
Common Area Reclaim (Meter # 52390486) (05/21 - 05/31)			
Reclaim Usage	0 kgal x \$0.45		\$0.00
Reclaim Usage	0 kgal x \$0.47		\$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](http://mymanatee.org/utilities) and use your activation code **1IH25LXK** (do not share this code)

 <div>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</div>	SERVICE ADDRESS	5305 105TH TER E
	ACCOUNT NUMBER	100136638
	BILLING DATE	30-Jun-2025
	DUE DATE	21-Jul-2025
	TOTAL AMOUNT DUE	-\$8.18
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		CREDIT BALANCE
ADDRESSEE:		Do Not Pay
		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136638Z000000008180000000



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



Visit: [mymanatee.org/utilities](http://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:
05/21	2020
End Date:	End Read:
06/22	2020
Period Consumption:	
0 kgal	

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/22 (33 Days)	
Common Area Reclaim (Meter # 52791474) (05/21 - 05/31)			
Reclaim Usage	0 kgal x \$0.45		\$0.00
Reclaim Usage	0 kgal x \$0.47		\$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](http://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-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	-\$8.02

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

CREDIT BALANCE

Do Not Pay

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136693Z000000008020000000



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



Visit: [mymanatee.org/utilities](http://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:
05/21	16479	06/22	16479	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at [mymanatee.org/bigbin](http://mymanatee.org/bigbin).

Charge Details		Service Period 05/21 - 06/22 (33 Days)	
Common Area Reclaim (Meter # 70268634) (05/21 - 05/31)			
Reclaim Usage	0 kgal x \$0.45		\$0.00
Reclaim Usage	0 kgal x \$0.47		\$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](http://mymanatee.org/utilities) and use your activation code **3W7S4QU5** (do not share this code)



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-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	-\$3.64

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

CREDIT BALANCEDo Not Pay

ADDRESSEE:MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136749200000003640000000





PO Box 13604  
Philadelphia PA 19101-3604

## INVOICE

Address Service Requested

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:** 21791095  
**Invoice Date:** 06/09/2025  
**Invoice Due Date:** 07/01/2025  
**Total Due:** **\$416.59**

**Amount Paid:** \$ \_\_\_\_\_

Use enclosed envelope and make check payable to:

**MARLIN LEASING CORPORATION**  
PO BOX 13604  
PHILADELPHIA PA 19101-3604



09001002179109590000004165946

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](http://leaseservices.com)!**

*\*some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE		LAST PAYMENT RECEIVED	
1613410		06/09/2025	21791095	07/01/2025		06/01/2025 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	369.26					369.26
	SALES/USE TAX	25.85					25.85
	INSURANCE FEE	20.08					20.08
	TAX ON INSURANCE FEE	1.40					1.40
	BALANCE DUE:	416.59					416.59

**RECEIVED**  
06/10/2025

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](http://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](http://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.



PO Box 13604  
Philadelphia PA 19101-3604



# INVOICE

**Nick Knows LLC**  
3848 Sun City Center Blv  
Suite 104 PMB 1039  
Ruskin, Florida 33573  
United States

8554656697  
www.nickknowscleaning.com

RECEIVED  
07/10/25

**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:** HRCDD203

**Invoice Date:** July 10, 2025

**Payment Due:** July 25, 2025

**Amount Due (USD): \$800.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Clubhouse Facility Cleaning:</b> 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 playground area.  (3) times a week service  Billed Monthly 800.00	1	\$800.00	\$800.00

**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](http://www.nickknowscleaning.com)

Pay Securely Online



[link.waveapps.com/e32k2j-b7jc8c](https://link.waveapps.com/e32k2j-b7jc8c)

## Notes / Terms

Housekeeping for July 2025

Thank You for Your Business!

Powered by  wave

Page 2 of 2 for Invoice #HRCDD203



Owens Electric, Inc.  
2242 Industrial Blvd  
Sarasota, Florida 34234  
(941) 355-0035  
Service@Owens-Electric.com  
EC13002293 & EC13009131

Invoice 33395508  
Invoice Date 7/8/2025  
Completed Date 7/8/2025  
Payment Term Due Upon Receipt  
Due Date 7/8/2025

**Billing Address**

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219 USA

**Job Address**

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219 USA

**RECEIVED**  
07/10/25  
Description of work

**June Inspection**

Pole# 186: Changed out bad photocell and retrofit to LED.

Pole# 254: Changed out bad lamp and ballast. Retrofit to LED.

Pole# 285: Changed out bad lamp and ballast. Retrofit to LED.

Pole# 306 (both sides): Retrofit to LED.

Pole# 307 (both sides): Retrofit to LED.

Pole#308 (both sides): Retrofit to LED.

Pole# 309 (both sides): Retrofit to LED.

Pole# 310 (both sides): Retrofit to LED.

Changed out bad photocell at the main entrance panel.

Found exit ground lights at the main entrance to have been broken and pipe damaged from site crews of the new building.

Traced out wires, found the main junction box for the lights damaged and safed them off. Also removed all broken and damaged lights, wires and pipe that we could.

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-400W MOG	250-400W Fixture Retrofit with LED Lamp, MOGUL BASE	10.00	\$525.00	\$5,250.00
BT-Retro-Pole-150W MED	75-150W Fixture Retrofit with LED Lamp, MEDIUM BASE	3.00	\$525.00	\$1,575.00
1HR BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician	3.00	\$225.00	\$675.00
M-DEV-180	Photocell button style	2.00	\$56.31	\$112.62
Special Equipment Wire Tracer	Special Equipment - Wire Tracer	1.00	\$125.00	\$125.00

<b>Sub-Total</b>	\$8,127.62
<b>Tax</b>	\$0.00
<b>Total</b>	\$8,127.62
<b>Payment</b>	\$0.00
<b>Balance Due</b>	\$8,127.62

**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 33704267  
Invoice Date 7/11/2025  
Completed Date 7/11/2025  
Payment Term Due Upon Receipt  
Due Date 7/11/2025

**Billing Address**  
Harrison Ranch CDD  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219 USA

**RECEIVED**  
07/17/25

**Job Address**  
Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219 USA

**Description of work**

Troubleshoot pole #28 not working properly. Found bad lamp and ballast. Retrofit to LED and tested for operation.

Service #	Description	Quantity	Your Price	Total
BT-Retro-Pole-150W MED	75-150W Fixture Retrofit with LED Lamp, MEDIUM BASE	1.00	\$525.00	\$525.00

<b>Sub-Total</b>	\$525.00
<b>Tax</b>	\$0.00
<b>Total</b>	<u>\$525.00</u>
<b>Payment</b>	\$0.00
<b>Balance Due</b>	\$525.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!





Office 941-776-7550  
Cell 941-720-9452  
3004 97th Ave East  
Parrish, FL 34219  
jonwilson@tampabay.rr.com  
parrishheatingcooling.com

RECEIVED  
06/30/25

Submitted To: <u>HARRISON RANCH CLUBHOUSE</u>		Date: <u>6/27/2025</u>	
Job Location: <u>5755 HARRISON RANCH BLVD.</u>			
City, State, Zip: <u>PARRISH, FL.</u>		Phone: <u>941-776-9725</u>	
Air Handler	Make <u>TRANE</u> Mfg Date <u>2016</u>	Condenser or	Make _____ Mfg Date _____
Section:	Model <u>TEM4ROC60S51SAA</u>	Package Unit	Model _____
	Serial No: <u>1627401102V</u>	Section:	Serial No: _____
Qty.	Description	Price	Maintenance: Air Handler Section
	<u>SERVICE CALL</u>	<u>\$109.00</u>	<input type="checkbox"/> VOLT CHECK
	<u>FOUND DRAIN LINE</u>		<input type="checkbox"/> CHECKED MOTOR AMPS
	<u>CLOGGED - CLEARED</u>		_____ RATED _____ ACTUAL
	<u>DRAIN LINE ON UNIT #3</u>		<input type="checkbox"/> CHECK/CHANGED FILTER
	<u>LOTS OF SLUDGE IN</u>		<input checked="" type="checkbox"/> CLEANED DRAIN LINE
	<u>PRIMARY PAN. REMOVED</u>		<input type="checkbox"/> RELAYS CHECKED
	<u>SLUDGE FROM PAN AS BEST</u>		<input type="checkbox"/> CHECKED ELECTRIC HEAT _____ AMPS
	<u>AS COULD.</u>		<input type="checkbox"/> CHECKED THERMOSTAT
	<u>POSSIBLY NEEDS PULL</u>		<input type="checkbox"/> CHECKED COIL <input type="checkbox"/> CLEAN <input type="checkbox"/> DIRTY
	<u>&amp; CLEAN ON COIL TO REMOVE</u>		<input type="checkbox"/> UNIT RUSTED <input type="checkbox"/> YES <input type="checkbox"/> NO
	<u>SLUDGE FROM UNDERNEATH</u>		<input type="checkbox"/> ELECTRICAL CONNECTIONS
	<u>COIL. BELIEVE NOT ALLOWING</u>		<input type="checkbox"/> CHECKED BELTS _____
	<u>TO DRAIN PROPERLY.</u>		<input type="checkbox"/> CHECKED SAFETY CONTROLS
	<u>(WILL WAIT &amp; SEE.)</u>		Maintenance: Condenser Section
			<input type="checkbox"/> VOLT CHECK
			<input type="checkbox"/> SUCTION PRESSURE
			<input type="checkbox"/> DISCHARGE PRESSURE
			<input type="checkbox"/> REFRIGERANT R410A R-22
			<input type="checkbox"/> CHECKED COMPRESSOR AMPS
			<input type="checkbox"/> RLA _____ ACTUAL _____
			<input type="checkbox"/> CHECKED FAN AMPS
			<input type="checkbox"/> UNIT RUSTED <input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> CAPACITORS <input type="checkbox"/> WEAK <input type="checkbox"/> OK
			<input type="checkbox"/> CONTACTOR _____
			<input type="checkbox"/> FREON ADDED _____ LBS
			<input type="checkbox"/> CLEAN CONDENSER COIL
			<input type="checkbox"/> CHECKED ELECTRICAL CONNECTIONS
			<input type="checkbox"/> ANY SIGN OF FREON LEAK _____
ALL WORK IS COD Please pay technician		AMOUNT DUE <u>\$109.00</u>	
FORM OF PAYMENT <input type="checkbox"/> Cash <input type="checkbox"/> Check No: _____			
<input type="checkbox"/> Credit Card <u>4% service charge on credit card payments over \$1,000.00.</u>			
Authorization Code: _____ Exp: _____ Zip Code: _____			
Card No: _____			
Name on Card: _____			
THANK YOU! All of us at Parrish Heating and Cooling value this opportunity to serve you!			
Technician Signature <u>DAISH.</u>		Customer Signature <u>[Signature]</u>	



Pay on line at [www.piperfire.com](http://www.piperfire.com)

**INVOICE**

**137196**

**RECEIVED**  
07/14/25

**REMIT TO:** 13075 US HWY 19 N  
Clearwater, FL 33764  
Phone: (800) 327-7604

**Sarasota Location:**  
1595 Barber Rd  
Sarasota, FL 34240

BILL TO		SITE			
<b>Customer No:</b>	PF-3870	<b>SiteNo:</b>	PF-4345	<b>Date:</b>	06/23/2025
<b>Company:</b>	Harrison Ranch CDD	<b>Company:</b>	Harrison Ranch Clubhouse	<b>Sales Rep:</b>	
<b>Address:</b>	5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Address:</b>	5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Terms:</b>	NET 30
		<b>Contact:</b>	Helena Teixeira	<b>Due Date:</b>	08/09/2025
				<b>Call No:</b>	196840

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
CALLBILL-F-NONTAX	FIXED: CALLBILL-F - Non-Taxable	1.00	\$175.00	\$175.00
<b>COMMENTS</b>				<b>Total: \$175.00</b>

**Paid Amount:** \$0.00

**Balance:** \$175.00

Annual Sprinkler Inspection completed

*Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.*

**Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.**





## SERVICE ORDER

CALL #	I#	COMBO	DATE
196840	I-4285	<input checked="" type="checkbox"/> Yes	06/23/2025
SITE NAME	EMAIL	CUSTOMER #	
Harrison Ranch Clubhouse	Clubhousemanager@harrisonranchcdd.org	3870	
SERVICE ADDRESS	CITY	STATE	ZIP
5755 Harrison Ranch Blvd	Parrish	FL	34219
CONTACT	PHONE	SERVICE	PO#:
Helena Teixeira	9417769725 office 8134633515 cell	Inspection	

### TROUBLE REPORTED

### DESCRIPTION OF WORK DONE

### QUANTITY OF REPORTS

### COLOR OF INSPECTION TAG ON DEPARTURE

### ALARM PANEL NORMAL AT ARRIVAL

### ALARM PANEL NORMAL AT DEPARTURE

### MATERIAL:

QTY.	MATERIAL DESCRIPTION

### LABOR:

DATE	SERVICE PERSON	HOURS	RATE/HR.	LABOR
06/23/25	Mark m	2		
06/23/25	Jan c	Trainee		

Impairments may reduce or eliminate the effectiveness of this life safety system. As such it is the property owner / agents responsibility to provide a fire watch program to protect life & property.

This work was performed to customer satisfaction.

Customer Signature

A handwritten signature in black ink, appearing to be "H. Teixeira", written inside a dashed rectangular box.

Date

Technician Signature

A handwritten signature in black ink, appearing to be "M. Mark", written inside a dashed rectangular box.

Date

## Standard Terms and Conditions

1. Subscriber agrees to pay Contractor its agents or assigns for a period of 1 year(s) from the date inspection service is started and in advance thereafter unless this contract is terminated at end of the year, or until terminated at the end of any subsequent contract year by written notice of such termination by either party at least thirty (30) days prior to the end of such year. Contractor shall have the right to increase the annual service charge provided for herein at any time after one year from effective date of this agreement if an effective date is herein specified, upon giving Subscriber written notice sixty (60) days in advance of the effective date of such increase, and if Subscriber is unwilling to pay such increase charge, Subscriber may terminate the Agreement by notifying Contractor in writing by registered or certified mail thirty (30) days prior to the otherwise effective date of any increase.

2. It is understood that neither PIPER FIRE PROTECTION, INC. nor any third party designated by PIPER FIRE PROTECTION, INC. which provides service to the subscriber is an insurer, that insurance if any, shall be obtained by the subscriber and that the amounts payable to the contractor hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscriber( s) property or others located in subscriber(s) premises. The subscriber does not desire this contract to provide for full liability of the contractor or any such third party and agrees that the contractor and any such third party shall be exempt from liability for loss or damage due directly to occurrences, or consequences therefrom, which the service is designed to detect or avert; that if the contractor or any such third party should be found liable for loss or damage due to failure of service in any respect, its liability shall be limited to a sum equal to ten percent of the annual service charge or \$250.00, whichever is greater, and that the provisions of this paragraph shall apply if loss or damage, irrespective of -cause or origin, results directly or indirectly to person or property from performance or non performance of obligations imposed by this contract or from negligence, active or otherwise of the contractor and any such third party and their agents or employees. No suit or action shall be brought against the contractor more than one (1) year after the accrual of the cause of action thereof.

3. Subscriber is hereby given an absolute and unequivocal option to require the contractor to assume liability beyond that indicated above. If the subscriber exercises such option, a rider to this contract will be entered into and signed by the parties hereto providing for the extent of contractor's additional liability in consideration for which subscriber agrees to pay the contractor additional service charges specified in the rider which shall be consonant with contractor's additional cost of obtaining liability insurance covering the full scope of liability requested by subscriber, in which event clause No. 4 above will be null and void, provided, however, that such additional obligation shall in no way be interpreted to hold contractor as an insurer.

#### 4. Schedule of Service:

-Provide 24-hour emergency services and give Subscriber telephone contact,  
-Furnish completed copy of Service Technician's report indicating what repairs, if any, are needed. Complete and provide work with proper authorization from Subscriber at addition cost to subscriber.  
-See lists or inspection quote form page 1, attached.

5. It is agreed that all maintenance and other work, including inspections and tests of said system(s), shall be performed during regular daytime business hours, exclusive of Saturdays, Sundays and holidays, unless Subscriber otherwise directs in such case Subscriber hereby agrees to pay contractor any increased cost resulting therefrom.

6. If Subscriber shall default in the making of any payment herein provided for or fails to comply with any of the other terms, conditions, or covenants of this agreement, Contractor may give Subscriber ten days written notice of intention to terminate this agreement and thereupon at the expiration of said ten days (if such default continues) this agreement shall terminate and Contractor may in all respects discontinue the service. Such notice shall be deemed to be sufficiently given if delivered to Subscriber personal, or sent by certified mail postpaid and addressed to Subscriber at said premises; and the time of giving such notice shall be deemed the time when same is delivered or mailed as aforesaid. In the event of such termination and discontinuance of service, Subscriber agrees to pay Contractor, in addition to the amount then accrued and due, a sum equal to seventy-five percent of the service charge pro-rated for the period from such termination to the next permissible lamination date by Subscriber plus attorney's fees and/or collection charges not exceeding twenty-five percent.

7. Contractor's obligation shall relate solely to inspection service and it shall in no way be obligated to maintain, repair, service, alter, replace or operate, nor shall it be in any way responsible for the condition or operation of any equipment, device, or property of any sort of Subscriber or others.

8. Contractor assumes no liability for delays of service due to strikes, riots, floods, fires, acts of God, or any cause beyond its control, and will not be required to supply service while any such delay or interruption shall continue.

9. WAIVER OF SUBROGATION - Subscriber does hereby for himself and any other parties, claiming under him, release and discharge Contractor from and against all hazards covered by Subscriber's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Contractor.

10. INDEMNITY AGREEMENT - The Subscriber agrees to and shall indemnify and save harmless the Contractor and any third party designated by the Contractor which provides service and all their employees and agents, for and against any claims, suits, losses, demands, and expenses arising from any death of or injury to any person or any loss or damage to property occasioned or alleged to be occasioned by Contractor's or any third party's performances or failure to perform its obligations under this agreement whether due to contractor's negligence or otherwise, or through burglary, theft, robbery, fire or any other cause.

11. This agreement may be assigned by the Subscriber provided the written consent of Contractor is first obtained, which consent shall not be unreasonably withheld and shall be conditioned upon the assignees' agreement, in form satisfactory to Contractor to make the payments herein provided and to perform and comply with all the other terms, covenants, and conditions hereof on Subscriber's part to be preformed and complied with. There are no agreements, understandings, or representations changing, modifying, or otherwise affecting any of the terms of this agreement. This agreement cannot be changed, modified or discharged orally.

12. The laws of the State of Florida shall govern this Agreement.

(The inspector suggests the improvements from the discrepancies sheet; however these suggestions are not the result of an engineering survey)

TEST FREQUENCY PER NFPA 72 -2010 TABLE 14.4.5. NOTED STANDARDS IN PARENTHESES ARE FROM NFPA 25 - 2011

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S

TOTAL MATERIAL

## Deficiencies & Comments / Service Order

No activities found



## Report of Inspection of Water Based Fire Protection Systems

<input checked="" type="checkbox"/> Combo		<input type="checkbox"/> Common areas accessed only	
		<input type="checkbox"/> Walk through performed separately	
PROPERTY NAME Harrison Ranch Clubhouse		STATE FL	Inspection File # I-4285
STREET 5755 Harrison Ranch Blvd	CITY Parrish	Customer # 3870	ZIP CODE 34219
LOCATION 			
ATTENTION Helena Teixeira	EMAIL ADDRESS Clubhousemanager@harrisonranchcdd.org	PHONE NUMBER 9417769725 office 8134633515 cell	FAX NUMBER 
INSPECTOR NAME Mark Mustopich	INSPECTOR # FP117000190	SERVICE PROVIDED Annual	DATE 06/23/2025
NO. OF SYSTEMS 1		SIZE 6"	
TYPE Auto Wet NFPA 13		WATER SOURCE City	

### TO BE ANSWERED BY OWNER OR OWNER'S REPRESENTATIVE:

A-1 Has the occupancy classification, machinery or operations remained the same since the last inspection: (4.1.6) Yes	A-2 Is the Building currently occupied? Yes
A-3 Has the system(s) remained in service without modification since the last inspection: (4.1.5) Yes	A-4 Are all fire protection systems in service? (4.1) Yes
A-5 If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced: N/A	A-6 Are any high temperature solder sprinklers regularly exposed to temperatures near 300 degrees: (5.3.1.1.1.4) N/A
A-7 Has internal inspection of piping and check valves been completed: (14.2 & 13.4.2.1) Yes	A-8 Date completed: 7/17/2021
A-9 Was the fire department connection pressure tested to 150psi for two hours: List date: (13.8.5) N/A	A-10 Did fire department connection pass pressure test: N/A
A-11 Backflow prevention assemblies inspected internally within 5 years to verify that all components operate correctly, move freely, and are in good condition: (13.7.1.3) Yes	A-12 Date of internal inspection of backflow prevention assembly: 7/17/21

### TO BE ANSWERED BY INSPECTOR - CONTROL VALVES:

A-13 Control valves sealed, locked or supervised in the appropriate open or closed position: (Quarterly) (13.3.2.2) Yes	A-16 No. of turns: (Annually) 
A-15 Post indicator valves fully exercised and number of turns recorded: (Annually)(13.3.3.2) N/A	A-14 Control valves lubricated and fully exercised: (valve left 1/4 turn from appropriate fully open or closed position) (Annually) (13.3.4.1) Yes

CONTROL VALVE LOCATION (13.3.2.2)	QTY	VALVE TYPE	EASY ACCESS	SIGNS	VALVES OPEN	FREE OF LEAKS	SECURED	SEALED / LOCKED	SUPERVISORY OPERATIONAL
A-11 CITY CONNECTION	2	OSY Valve	YES	NO	YES	YES	YES	LOCKED	N/A
A-12 SYSTEM	1	Butterfly Valve	YES	YES	YES	YES	YES	SUPERVISED	YES

MAIN DRAIN TEST PIPE LOCATION (13.2.5)

-	MAIN DRAIN TEST PIPE LOCATION (QUARTERLY) (13.2.5)	PIPE SIZE	STATIC BEFORE	FLOW	STATIC AFTER	TIME TO REFILL
B-1	SW storage room / Riser	2"	75/73	55/55	56/60	2 sec

FIRE DEPARTMENT CONNECTIONS

B-5 Fire Department Connections visible, accessible, and identification plate in place:  
(Quarterly) (13.8.1)

YES

B-6 Fire Department Connections in satisfactory condition, couplings free, caps or plugs in place and check valves tight: (Quarterly)(13.8.1)

YES

HYDRAULIC NAME PLATE AND GAUGES

B-7 Hydraulic name plate attached: (Annually)(5.2.5)

YES

B-8 Gauges functional & within 5yr. limit: (Monthly/Quarterly) (13.2.7)

YES

ALARMS

C-1 Alarm devices pass visual inspection (Quarterly) (5.2.4)

YES

C-2 Valve supervisory switches operate: (Semi-annually) (13.3.3.5.1)

YES

C-3 Water motor gong operate: (Quarterly)(13.2.6.1) (5.3.2.1)

N/A

C-4 Electric bell operate properly: (5.3.3.1)

N/A

C-5 Water flow alarm switch operate: (Semi-annually) 5.3.2.3)

YES

C-6 Time to ring alarms: (range)

60

C-7 Alarm panel reset properly: (NFPA 72)

YES

C-8 Monitoring restored: (NFPA 72)

NO

C-9 Alarm panel clear after testing (NFPA 72)

YES

C-10 System left in service:

YES

C-11 Inspection tag in place

YES

C-12 Time for monitoring to receive signals (NFPA72)

90

PIPING, HANGERS, & SPRINKLERS (TO BE ANSWERED ANNUALLY)

D-1 Building areas protected by a wet system, heated, including its blind attics and perimeter areas, where accessible: (4.1.2)

NO

D-2 Pipe and fittings appear to be in good condition free from external loads, mechanical damage, leakage, and corrosion: (5.2.2.1)

YES

D-3 Hangers and seismic braces appear to be free from damage, and are not loose: (5.2.3)

YES

D-4 Sprinkler systems have been extended to all visible areas of the building:

YES

D-5 Do sprinklers generally appear to be free of damage, corrosion, paint, or loading and visible obstructions, and is all trim assembly in place: (5.2.1.1.1)

YES

D-6 Proper clearance between the top of all storage and the sprinkler head deflector: (5.2.1.2)

YES

D-7 Spare head supply installed with appropriate number of sprinklers and head wrench? (5.2.1.4)

YES

D-8 All sprinklers in building less than 50 years old or all quick response sprinklers less than 20 years old. (5.3.1.1 & 5.3.1.1.1.3))

YES

D-9 If representative sample of sprinklers have been tested: 50 years for standard response, and 20 years for quick response, what date was this completed?

N/A

D-10 If building contains dry sprinklers, have they been in service for 10 years or less, or has representative samples been tested: (5.3.1.1.1.6)

N/A

D-11 Sprinklers installed in areas free from harsh environments, including corrosive atmospheres & corrosive water supplies: (5.3.1.1.2)

YES

D-12 Antifreeze solution checked to provide adequate freeze protection: (5.3.3)

N/A

Forward Flow Test of Backflow Preventer(s) NFPA 25 13.7.2

Backflow Location	Static PSI:	Residual PSI:	# of Outlets:	Sys. Design Flow Rate (GPM):	Flow Results (GPM)

Device List

☒ Inspect

☒ Test

Area	Location	Type	Size	Make/Model	Pass/Fail	Remarks
Location entrance	8006332677 5T-3510	Fire Alarm Panel	Addressable	FCI 7100	Pass	
Location entrance	Backflow city side	OS&Y Valve	6 in	FL X FL Clow	Pass	
Location entrance	Backflow system side	OS&Y Valve	6 in	FL X FL Clow	Pass	
Location entrance	Backflow FDC	Check Valve	4"	Threaded	Pass	

Area	Location	Type	Size	Make/Model	Pass/Fail	Remarks
Location entrance	Backflow FDC	Check Valve	5"	Threaded Storz	Pass	Direct to Check
Southwest storage room	Sprinkler riser	Butterfly Valve	6 in	GXG Victaulic	Pass	
Southwest storage room	Sprinkler riser	Flow Switch	6 in	Potter VSR-F Ubolt	Pass	
Southwest storage room	Sprinkler riser	Groove Check	6 in	Victaulic gxg	Pass	
Southwest storage room	Sprinkler riser	Gauge	1/4"	(2) 300lb air/water	Pass	
North exterior by pool	Test drain	Inspector's Test Valve	1"	Globe valve txt to	Pass	
Riser room	Wall mounted	Spare Fire Sprinkler Box	12 head	1/2 Tyco TY3231 155QR white pendent 2006 (6) 1/2 Tyco TY3131 200QR brass upright 2006 (6) Wrench OK	Pass	

Recommended Improvements

NFPA 13 OBSERVATIONS & NOTES:

TECHNICIAN COMMENTS & RECOMMENDED IMPROVEMENTS:

The system was restored to normal operation & all control valves left in the open position on:

Date:

06/23/2025

Time:

1:30p

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S REPRESENTATIVE.

Name of Owner or Representative:

Joe McCallister

Date:

06/23/2025

Owner or Representative Signature:

Technician's Name:

Mark Mustopich

Date:

06/23/2025

Technician's Signature:



This testing was performed in accordance with the applicable Florida adopted NFPA 25 2020 Standard.

For facilites that fall under the jurisdiction are utilizing other standards, such as Hospitals & other Healthcare facilities, please refer to the applicable Joint Commission Accreditation Standards under; Environement of Care: EC.02.03.05 and their perspective Elements of Performance: (EP1 - EP28).

Deficiencies and Comments / Wet Based Systems

No activities found



Pay on line at [www.piperfire.com](http://www.piperfire.com)

**INVOICE**

**137197**

**REMIT TO:** 13075 US HWY 19 N  
Clearwater, FL 33764  
Phone: (800) 327-7604

**Sarasota Location:**  
1595 Barber Rd  
Sarasota, FL 34240

BILL TO		SITE			
<b>Customer No:</b>	PF-3870	<b>SiteNo:</b>	PF-4345	<b>Date:</b>	07/10/2025
<b>Company:</b>	Harrison Ranch CDD	<b>Company:</b>	Harrison Ranch Clubhouse	<b>Sales Rep:</b>	
<b>Address:</b>	5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Address:</b>	5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Terms:</b>	NET 30
		<b>Contact:</b>	Helena Teixeira	<b>Due Date:</b>	08/09/2025
				<b>Call No:</b>	196841

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
CALLBILL-FIXED	FIXED: Fixed Priced Service	1.00	\$232.00	\$232.00

**COMMENTS**

Annual Alarm Inspection completed

**Total:** \$232.00  
**Paid Amount:** \$0.00  
**Balance:** \$232.00

**RECEIVED**  
07/14/2025

*Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.*

Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.





## SERVICE ORDER

CALL #	I#	COMBO	DATE
196841	I-4285	<input checked="" type="checkbox"/> Yes	06/23/2025
SITE NAME		EMAIL	CUSTOMER #
Harrison Ranch Clubhouse		Clubhousemanager@harrisonranchcdd.org	3870
SERVICE ADDRESS	CITY	STATE	ZIP
5755 Harrison Ranch Blvd	Parrish	FL	34219
CONTACT	PHONE	SERVICE	PO#:
Helena Teixeira	9417769725 office 8134633515 cell	Inspection	

### TROUBLE REPORTED

### DESCRIPTION OF WORK DONE

Annual fire alarm WO 196841

### QUANTITY OF REPORTS

2

### COLOR OF INSPECTION TAG ON DEPARTURE

-- select an option --

### ALARM PANEL NORMAL AT ARRIVAL

NO

### ALARM PANEL NORMAL AT DEPARTURE

NO

### MATERIAL:

QTY.	MATERIAL DESCRIPTION

### LABOR:

DATE	SERVICE PERSON	HOURS	RATE/HR.	LABOR
6/23/25	Markm	2		
	Janc	Training		

Impairments may reduce or eliminate the effectiveness of this life safety system. As such it is the property owner / agents responsibility to provide a fire watch program to protect life & property.

This work was performed to customer satisfaction.

Customer Signature

A handwritten signature in black ink, appearing to be "H. Teixeira", written inside a dashed rectangular box.

Date

06/23/2025

Technician Signature

A handwritten signature in black ink, appearing to be "J. Janc", written inside a dashed rectangular box.

Date

06/23/2025

## Standard Terms and Conditions

1. Subscriber agrees to pay Contractor its agents or assigns for a period of 1 year(s) from the date inspection service is started and in advance thereafter unless this contract is terminated at end of the year, or until terminated at the end of any subsequent contract year by written notice of such termination by either party at least thirty (30) days prior to the end of such year. Contractor shall have the right to increase the annual service charge provided for herein at any time after one year from effective date of this agreement if an effective date is herein specified, upon giving Subscriber written notice sixty (60) days in advance of the effective date of such increase, and if Subscriber is unwilling to pay such increase charge, Subscriber may terminate the Agreement by notifying Contractor in writing by registered or certified mail thirty (30) days prior to the otherwise effective date of any increase.

2. It is understood that neither PIPER FIRE PROTECTION, INC. nor any third party designated by PIPER FIRE PROTECTION, INC. which provides service to the subscriber is an insurer, that insurance if any, shall be obtained by the subscriber and that the amounts payable to the contractor hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscriber( s) property or others located in subscriber(s) premises. The subscriber does not desire this contract to provide for full liability of the contractor or any such third party and agrees that the contractor and any such third party shall be exempt from liability for loss or damage due directly to occurrences, or consequences therefrom, which the service is designed to detect or avert; that if the contractor or any such third party should be found liable for loss or damage due to failure of service in any respect, its liability shall be limited to a sum equal to ten percent of the annual service charge or \$250.00, whichever is greater, and that the provisions of this paragraph shall apply if loss or damage, irrespective of -cause or origin, results directly or indirectly to person or property from performance or non performance of obligations imposed by this contract or from negligence, active or otherwise of the contractor and any such third party and their agents or employees. No suit or action shall be brought against the contractor more than one (1) year after the accrual of the cause of action thereof.

3. Subscriber is hereby given an absolute and unequivocal option to require the contractor to assume liability beyond that indicated above. If the subscriber exercises such option, a rider to this contract will be entered into and signed by the parties hereto providing for the extent of contractor's additional liability in consideration for which subscriber agrees to pay the contractor additional service charges specified in the rider which shall be consonant with contractor's additional cost of obtaining liability insurance covering the full scope of liability requested by subscriber, in which event clause No. 4 above will be null and void, provided, however, that such additional obligation shall in no way be interpreted to hold contractor as an insurer.

#### 4. Schedule of Service:

-Provide 24-hour emergency services and give Subscriber telephone contact,  
-Furnish completed copy of Service Technician's report indicating what repairs, if any, are needed. Complete and provide work with proper authorization from Subscriber at addition cost to subscriber.  
-See lists or inspection quote form page 1, attached.

5. It is agreed that all maintenance and other work, including inspections and tests of said system(s), shall be performed during regular daytime business hours, exclusive of Saturdays, Sundays and holidays, unless Subscriber otherwise directs in such case Subscriber hereby agrees to pay contractor any increased cost resulting therefrom.

6. If Subscriber shall default in the making of any payment herein provided for or fails to comply with any of the other terms, conditions, or covenants of this agreement, Contractor may give Subscriber ten days written notice of intention to terminate this agreement and thereupon at the expiration of said ten days (if such default continues) this agreement shall terminate and Contractor may in all respects discontinue the service. Such notice shall be deemed to be sufficiently given if delivered to Subscriber personal, or sent by certified mail postpaid and addressed to Subscriber at said premises; and the time of giving such notice shall be deemed the time when same is delivered or mailed as aforesaid. In the event of such termination and discontinuance of service, Subscriber agrees to pay Contractor, in addition to the amount then accrued and due, a sum equal to seventy-five percent of the service charge pro-rated for the period from such termination to the next permissible lamination date by Subscriber plus attorney's fees and/or collection charges not exceeding twenty-five percent.

7. Contractor's obligation shall relate solely to inspection service and it shall in no way be obligated to maintain, repair, service, alter, replace or operate, nor shall it be in any way responsible for the condition or operation of any equipment, device, or property of any sort of Subscriber or others.

8. Contractor assumes no liability for delays of service due to strikes, riots, floods, fires, acts of God, or any cause beyond its control, and will not be required to supply service while any such delay or interruption shall continue.

9. WAIVER OF SUBROGATION - Subscriber does hereby for himself and any other parties, claiming under him, release and discharge Contractor from and against all hazards covered by Subscriber's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Contractor.

10. INDEMNITY AGREEMENT - The Subscriber agrees to and shall indemnify and save harmless the Contractor and any third party designated by the Contractor which provides service and all their employees and agents, for and against any claims, suits, losses, demands, and expenses arising from any death of or injury to any person or any loss or damage to property occasioned or alleged to be occasioned by Contractor's or any third party's performances or failure to perform its obligations under this agreement whether due to contractor's negligence or otherwise, or through burglary, theft, robbery, fire or any other cause.

11. This agreement may be assigned by the Subscriber provided the written consent of Contractor is first obtained, which consent shall not be unreasonably withheld and shall be conditioned upon the assignees' agreement, in form satisfactory to Contractor to make the payments herein provided and to perform and comply with all the other terms, covenants, and conditions hereof on Subscriber's part to be performed and complied with. There are no agreements, understandings, or representations changing, modifying, or otherwise affecting any of the terms of this agreement. This agreement cannot be changed, modified or discharged orally.

12. The laws of the State of Florida shall govern this Agreement.

(The inspector suggests the improvements from the discrepancies sheet; however these suggestions are not the result of an engineering survey)

TEST FREQUENCY PER NFPA 72 -2010 TABLE 14.4.5. NOTED STANDARDS IN PARENTHESES ARE FROM NFPA 25 - 2011

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S

TOTAL MATERIAL

## Deficiencies & Comments / Service Order

No activities found



## Fire Alarm System Test and Inspection Form

<input checked="" type="checkbox"/> Combo			
Date of Inspection:		Customer #:	Inspection File #:
06/23/2025		3870	I-4285
Inspector Name:		Inspection Qualification:	
Mark Mustopich		FASA/BASA	
Property Name:		Customer Contact:	
Harrison Ranch Clubhouse		Helena Teixeira	
Street:		Phone Number:	
5755 Harrison Ranch Blvd		9417769725 office 8134633515 cell	
City:	State:	Zip Code:	Fax Number:
Parrish	FL	34219	
Building/Location:			Email Address:
			Clubhousemanager@harrisonranchcdd.org
Service Provided:			
<input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-annual <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Bi-Annual Sensitivity <input type="checkbox"/> Walk Test			
Monitoring Entity:		Local:	Account #:
COPS		Yes	5T3510
Phone #:			
8006332677			
FACP Loc.		Make:	Model #:
Front Entrance		Gamewell	7100-1D
Addressable:		Dialer Make:	Model:
Yes		Integral	7100-1D
System Type:			
Fire Alarm			

### Prior to any Testing of Fire Alarm System

#### Make Notifications

Notifications	Entity	Yes/No	Who was notified	Time
Monitoring Entity:	COPS	No	Operator	1342
Building Occupants:		Yes	All	Verbal
Other - Specify:		Yes	Helena	1330

#### Premises Monitoring

Monitoring Info	Yes/No	Who/Operator	Time
Alarm Signal	No	App	
Supervisory Signal	No	App	
Supervisory Restore	No	App	
Trouble Signal	No	App	

#### Notification That Testing is Complete

Notifications Made	Yes/No	Who	Time
Bldg. Management	Yes	Helena	Verbal
Monitoring Agency	No		
Building Occupants	Yes	All	Verbal
Other - Specify			

### Alarm Initiation Devices And Circuit Information

No of Initiation Circuits Used:	No of Initiation Circuits Total:	Circuit Styles:	Last Service Date:
1	2	B SLC	03/15/2024

Equipment	Qty	Manufacturer	Model #
Photo Smoke	5	Gamewell	ASD-PL2F
Duct Detector	3	System Sensor	DWR
Heat Detector			
Manual Pull Station	6	Gamewell	MS-7AF
Supervisory Switch	1	Victaulic	Tamper
Flow Switch	1	Potter(VSR-F)	Flow

Signaling Line Circuits and Circuit Information

No of Indicating Circuits Used:

2

No of Indicating Circuits Total:

2

Circuit Styles:

B

Circuits Supervised:

Yes

Equipment	Qty	Manufacturer	Model #
Bells			
Horns			
Horn/Strobes	7	System Sensor	P2R
Horn/Strobes	1	System Sensor	P2RK
Strobes	8	System Sensor	SR
Other:			

Primary Power Supply / System Secondary Power Supply Battery Capacities and Battery Type

Primary Nominal Voltage:

120

Is the fire alarm on its own dedicated circuit?

Yes

Breaker/Fuse #:

Mech Rm HP

Amps:

20

Storage Battery - Qty:

2

Type of Battery:

SEALED / LED ACID

Voltage Per Battery:

12

Amp Hour:

8

Date:

12/11/23

Other:

Calculated capacity to operate system, in hours:

24

Location of fuel source, if yes:

N/A

Engine driven generator dedicated to fire alarm:

N/A

Location of UPS system:

N/A

Equipment Powered by UPS:

N/A

In Alarm mode (minutes):

5

Calculated capacity of UPS batteries to drive system in standby (hours):

N/A

System Tests and Inspections

Type	Functional	Visual	Comments
Control Panel	Yes	Yes	
Lamps/LEDs	Yes	Yes	
Trouble Signals	Yes	Yes	
Disconnect Switches	Yes		
Ground Fault Monitor	Yes		
Supervision	Yes	Yes	
Battery Condition	Yes	Yes	
Load Voltage	Yes	Yes	
Discharge Voltage:	Yes	Yes	
Charger Test	Yes	Yes	
Fan Shutdown	No	Yes	
Other - Specify:			

Annunciator:
<div>Qty</div> <div>Functional</div> <div>Visual</div> <div>Location</div>

Device List

☒ Inspect

☒ Test

Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
Main Entrance	Pass	Manual Pull Station	1M:01		
Main Entrance	Pass	Horn Strobe			
Above FACP	Pass	Smoke Detector	1S:01		
Women's Restroom	Pass	Strobe			

Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
Women's Restroom	Pass	Strobe			
Exit to Pool	Pass	Manual Pull Station	1M:08		
Exit to Pool	Pass	Horn Strobe			
Exit to Pool	Pass	Smoke Detector	1S:09		
Mens Room	Pass	Strobe			
Mens Room	Pass	Strobe			
Fitness Center	Pass	Manual Pull Station	1M:07		
Fitness Center	Pass	Horn Strobe			
Hall to Restroom	Pass	Strobe			
Great Room	Pass	Horn Strobe			
Exit at Kitchen	Fail	Manual Pull Station	1M:06		
Exit at Kitchen	Pass	Smoke Detector	1S:04		
Exit at Kitchen	Pass	Strobe			
Game Room Exit	Pass	Manual Pull Station	1M:02		
Game Room	Pass	Horn Strobe			
Game Room Exit	Pass	Manual Pull Station	1M:03		
Game Room Exit	Pass	Horn Strobe			
Game Room Exit	Pass	Smoke Detector	1S:03		
Board Room	Pass	Strobe			
Riser Room	Pass	Tamper Switch	1M:05		
Riser Room	Pass	Waterflow	1M:04		
Riser Room	Pass	Smoke Detector	1S:02		
A/C Closet AHU#1	Pass	Duct Detector	1S:05		
A/C Closet AHU#2	Pass	Duct Detector	1S:06		
A/C Closet AHU#3	Fail	Duct Detector	1S:08		
Exterior of Clubhouse	Fail	Horn Strobe			
Hall by Game Room	Pass	Horn Strobe			
Office by Game Room	Pass	Strobe			

EXPLANATION OF "NO" ANSWERS, DISCREPANCIES AND RECOMMENDED IMPROVEMENTS:

INSPECTOR / TECHNICIAN COMMENTS:

Customer reported that panel goes into trouble. Upon further investigation, Panel goes into dact fault for account every couple of days at the same time and same duration.

Date the system was restored to normal operation on:

Time:

06/23/2025

3PM

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S REPRESENTATIVE.

Name of Owner or Representative:

Date:

Owner or Representative Signature:

Mack

06/23/2025


Technician's Name:

Date:

Technician's Signature:

Mark Mustopich


06/23/2025



Deficiencies & Comments / Fire Alarm Form


MC

Mikey Curinga - today

☐ Resolve 

**Pass/Fail**

Horn strobe sounds doesn't strobe during alarm System Sensor P2RK  
Defect existed from 2024 annual.




[Linked Field](#)

Row #	Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
30	Exterior of Clubhouse	Fail	Horn Strobe			

MM

Mark Mustopich - today

☐ Resolve 

**Pass/Fail**


Manual Pull station failed. L1M06 "MISSING" at arrival LED not polling. Gamewell FCI MS7-AF

[Linked Field](#)

Row #	Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
15	Exit at Kitchen	Fail	Manual Pull Station	1M:06		

MM

Mark Mustopich - today

☐ Resolve 

**Pass/Fail**


Duct detector functioned. Air handler #3 did not shut down on any alarm

[Linked Field](#)

Row #	Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
29	A/C Closet AHU#3	Fail	Duct Detector	1S:08		

MM

Mark Mustopich - today

☐ Resolve 

**Panel monitoring**

Panel in Comm fail at arrival and departure. Monitoring was ceased 5/6/25. Quote has been sent for cell dialer.



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

# Invoice

Date	Invoice #
7/2/2025	INV0000100484

**Bill To:**

HARRISON RANCH CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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 #
7/1/2025	INV0000100655

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
07/11/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00062

[illegible]

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

# Invoice

Date	Invoice #
7/3/2025	INV0000100588

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00062

[illegible]

Amenities  
Employee Expenses  
7/03/2025

	<div>Harrison Ranch CDD</div>
Employee Expenses	
Salaries - Amenity Management	\$5,328.75
Payroll Taxes	400.40
Insurance	286.82
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	903.45
Payroll Expenses - Work Comp	66.68
Total Employee Expenses	6,986.10

**Amenities**  
**Employee Expenses**  
7/03/2025

	<u>Covington</u> <u>Park CDD</u>
<b>Employee Expenses</b>	
Salaries - Amenity Management	\$10,319.63
Payroll Taxes	808.30
Insurance	304.20
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	1,756.93
Payroll Expenses - Work Comp	129.14
<b>Total Employee Expenses</b>	<b>13,318.20</b>

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

# Invoice

Date	Invoice #
7/16/2025	INV0000100682

**Bill To:**

HARRISON RANCH CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

RECEIVED  
07/16/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00362

[illegible]



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

# Invoice

Date	Invoice #
7/18/2025	INV0000100705

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
07/17/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00062

[illegible]

**Amenities**  
**Employee Expenses**  
7/18/2025

<b>Employee Expenses</b>		<b>Harrison Ranch CDD</b>
Salaries - Amenity Management	\$4,400.88	
Payroll Taxes	329.42	
Insurance	286.82	
Payroll Expenses - 401k ER Match	0.00	
Payroll Expenses -Payroll Fees	761.99	
Payroll Expenses - Work Comp	55.07	
<b>Total Employee Expenses</b>	<b>5,834.18</b>	



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

INVOICE # 22721

RECEIVED  
06/30/25

TO: \_\_\_\_\_  
COMPANY NAME: Harrison Ranch  
DATE: 6/9/25

Harrison Ranch:  
NORMANDE EAST , THE BRAHAM, CHILLINGHAM,  
NORMANDE WEST, CORRIENTE, GALLOWAY, AND PEMBROKE:

18"x114"x1/2" sign panel with 1/2" acrylic letters  
.5"x1" tubing frame  
Removal and disposal of existing lettering is included.

Double sided monument @ \$2,475.00 per side = \$4,950.00 ea.  
TOTAL: (7) @ \$4,950 = \$34,650.00

(Even though the number of letters vary in each monument,  
we rounded out the total number of letters and were able to make  
each location the same price).

TOTAL: \$34,650.00.  
50% deposit required.

Amount due: \$17,325.00

Thank You,



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

INVOICE # 22722

RECEIVED  
06/30/25

TO: \_\_\_\_\_

COMPANY NAME: Harrison Ranch

DATE: 6/9/25 HARRISON RANCH HURRICANE DAMAGE - Traffic and street signs

CORRIENTE

Pedestrian Crossing Sign - \$179.00  
Arrow with frame - \$239.00  
50th St. Cir. E \*  
100th Dr. E. \*  
Pedestrian Crossing with frame - \$353.00  
Arrow with frame - \$239.00  
50th St. Cir. E \*  
99 Ave. E \*  
98 Ave. E \* New post needed - \$239.00  
98 Ave. E \*  
99 Ave. E \*  
99 Ave. E \*  
Arrow with frame - 2 @ \$239.00 ea. = \$478.00

BRADFORD

98 Ave. E \*  
99 Ave. Cir E \*  
58th St. E \*  
59th St. E \*  
58th St. E \*  
99 Ave. Cir. E \*  
54th Ct. E \*  
25 Speed Limit w/frame \$288.00  
Stop Sign w/frame (100th Ave/58) \$353.00  
Stop Sign w/frame (59th Ave/100th) \$353.00

GALLOWAY

106th Terr E \*  
106th Terr E \*  
106th Terr E \*  
58th St E \*  
58th St Cir E \*  
110th Ave E \*  
55th Ct. \*  
58th St E \*  
61st St E \*  
100th Ave E \*  
60th LN E \*  
Pedestrian crossing sign with frame  
2 @ \$353 = \$706.00  
Pedestrian crossing arrow with frame  
2 @ \$239 = \$478.00  
25 Speed Limit with frame - \$288.00  
Frame for stop sign - \$279.00  
Fluted Aluminum Post (100 Ave/61st St) - \$239.00

\* All Street Name Signs include New Chamfer cornered aluminum sign frames w/full post collar - \$495 ea.  
Posts are 3" diameter fluted aluminum, black powder coated.  
26 Street name signs with frames @ \$495 ea. = \$12,870.00

**TOTAL: \$17,581.00**  
**50% Deposit Required: \$8,790.50**



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

INVOICE # 22723

RECEIVED  
06/30/25

TO: \_\_\_\_\_  
COMPANY NAME: Harrison Ranch  
DATE: 6/9/25

Remove cultured stone in an area 21' 6" x 19" on (2) monuments.  
Use removed stone to repair missing or damaged stone.

Fabricate and install 21' 6" x 19" aluminum panel with 1/2" acrylic  
letters, painted.

Colors TBD.

Letters will be screwed from back of aluminum panel.

TOTAL: (2) @ \$4,250.00 ea. = \$8,500.00

50% deposit required = \$4,250.00

Thank You,



13745 N. Nebraska Ave  
Tampa, FL 33613  
813.909.7775  
AR165@Safetouch.com

# Invoice

**RECEIVED**  
06/26/25

Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA

Ship To
Harrison Ranch CDD 5755 Harrison Ranch Blvd Parrish, FL 34219 USA

Date	Invoice #	P.O. No.	Terms	Due Date
6/26/2025	20356		Net 30	7/26/2025

QTY	Description		
200	2100PGGMN HID Access Card Format: H10301 FC: 11 Range: 2800-2999		
<div>Securiteam is now part of Safetouch Security!</div>		Subtotal	\$1,296.00
		Sales Tax (0.0%)	\$0.00
		Total	\$1,296.00
		Payments/Credits	\$0.00
		Balance Due	\$1,296.00





13745 N. Nebraska Ave  
Tampa, FL 33613  
813.909.7775  
AR165@Safetouch.com

# Invoice

Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219

Date	Invoice #	P.O. No.	Terms	Due Date
6/26/2025	16981062425		Net 30	7/26/2025

QTY	Description
1.25	<p>Service Labor - 1 hour minimum</p> <p>"Job#: 14443</p> <p>Date Submitted: 06/23/25/Schedule Date: 06/24/25</p> <p>Community Name: Harrison Ranch CDD</p> <p>Location: IN HARRISON RANCH CLUBHOUSE MANAGERS AND ASSISTANT MANAGERS OFFICE</p> <p>Requested By: Helena Teixeira</p> <p>Email(s): hteixeira@rizzetta.com</p> <p>Phone Number: +1 (941) 776-9725</p> <p>Repair Authorization: 0</p> <p>Issue Reported: The main pool door doesn't lock needs immediate attention. Thank you</p> <p>Work Completed: The technician responded promptly to a report concerning the main pool door, which required immediate attention due to a locking issue. Upon arrival, the technician thoroughly assessed the situation and identified damage to both the reader wire and the maglock wire. Repairs were completed on-site using existing components, with no additional parts needed. Following the service, the system was fully restored and is now operating correctly."</p>

Securiteam is now part of Safetouch Security!	<b>Subtotal</b>	\$218.75
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$218.75
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$218.75

**RECEIVED**  
06/27/25



13745 N. Nebraska Ave  
Tampa, FL 33613  
813.909.7775  
AR165@Safetouch.com

# Invoice

Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219

Date	Invoice #	P.O. No.	Terms	Due Date
7/7/2025	16999070225		Net 30	8/6/2025

QTY	Description
1	<p>Service Labor - 1 hour minimum "Job#: 14463</p> <p>Date Submitted: 06/30/25/Schedule Date: 07/02/25</p> <p>Community Name: Harrison Ranch CDD</p> <p>Location: IN HARRISON RANCH CLUBHOUSE TENNIS COURT DOOR LOCK</p> <p>Requested By: Teixeira</p> <p>Email(s): hteixeira@rizzetta.com</p> <p>Phone Number: +1 (941) 776-9725</p> <p>Repair Authorization: 0</p> <p>Issue Reported: THE TENNIS COUT ACCESS DOO BUTTON IS BROKEN AND THE DOOR WONT LOCK</p> <p>Work Completed: The technician was dispatched to address a service ticket indicating that the tennis court access door button was broken and the gate was not locking properly. Upon inspection, it was determined that the site had suffered extensive damage due to a lightning strike. There were clear signs of electrical failure, including visible burn marks on multiple components. As a result, the S2 control board, maglock, and exit button were all found to be non-functional and will need to be replaced in order to restore the gate system to full operational status. Immediate action is recommended to ensure the security and usability of the tennis court access point."</p>

Securiteam is now part of Safetouch Security!	<b>Subtotal</b>	\$175.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$175.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$175.00

**RECEIVED**  
07/07/25

Schappacher Engineering LLC

PO Box 21256  
Bradenton, FL 34204  
941-251-7613

# Invoice

Date	Invoice #
7/7/2025	2891

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
6/9/2025	Prep work for CDD meeting, review agenda and print pertinent documents. Reach out to commercial developer for updates. Site review to check on drainage erosion concern and attend CDD meeting.	4	175.00	700.00
6/11/2025	Coordinate with commercial developer to see if there were cameras on site for recent string of incidences.	0.25	175.00	43.75
6/12/2025	Coordinate with commercial developer. Review plans for existing drainage structures. Highlight plans and forward to CDD manager .	0.75	175.00	131.25
6/30/2025	Review e-mail from CDD manager regarding roundabout, review documents from Manatee County on land purchase and respond.	1.25	175.00	218.75
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>RECEIVED</b> 07/09/2025		
			<b>Total</b>	\$1,093.75

# 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

## Invoice details

Invoice no.: 9909-b  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Fountain Maintenance</b>	Quarterly Aeration Maintenance-Ponds 38and 40	1	\$300.00	\$300.00

**Total** **\$300.00**

**RECEIVED**  
07/01/2025

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



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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

-----

**Invoice details**

Invoice no.: 9996-b  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance-51 Waterways	1	\$5,664.00	\$5,664.00

**Total** **\$5,664.00**

**RECEIVED**  
07/01/2025



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

**RECEIVED**  
06/30/25

Phone Number: (813) 463-3515

Work Order #: 80676

Transaction Date: 6/25/2025

Terms: Net

**Invoice #: i66070**

Assigned Tech: Logan F.

Item	Description	Price	Amount	Equipment
Notes	Unit 1 Model:PH090ARDSWNJ Serial:1138079-J12  Problem: Off on HP5.  Diagnosis: Turned heaters on and found them all tripping on HP. Checked source pump and found it at vac:15 psi:20. Plenty of water flow to heaters. Found heaters to have very impacted source coils.  Work done: I freeze cleaned units 1 and 2 and now they're running 500psi head in cooling. Attempted to freeze clean the other heaters with no luck.  Could only get 2 units running in cooling mode today. Will need to come back and flush source coils on all heaters with chlorine.  Spoke with Helena. Submitted quote for cleaning coils.	\$0.00	\$0.00	
DIAG FEE	Diagnostic Fee (No PM)	\$45.00	\$45.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$120.00	\$120.00	
MSCNLR50040	Attempting to freeze clean dirty source coils. Only could get 2 units operating.	\$110.55	\$110.55	

**You could have saved \$15.56**

Subtotal: \$275.55  
Total: \$275.55  
Payments: \$0.00  
Balance Due: \$275.55

Date	Auth #	Method
------	--------	--------





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4372 North Access Road  
Englewood, FL 34224

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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

**RECEIVED**  
06/27/25

**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.  
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Englewood, FL 34224

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Bill to  
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c/o Rizzetta & Company  
3434 Colwell Ave #200  
Tampa, FL 33614

Ship to  
**Harrison Ranch CDD**  
5755 Harrison Ranch Blvd.  
Parrish, FL 34219

Phone Number: (813) 463-3515

Work Order #: 80825

Transaction Date: 7/2/2025

Terms: Net

**Invoice #: i66132**

Assigned Tech: Devon K.

Item	Description	Price	Amount	Equipment
INFO	Quote to flush and clean (9) source coils with chorine. *Suggest signing up for preventative maintenance- office will be sending over maintenance agreement*	\$0.00	\$0.00	
CCLEV450045	CHL Clean Evaporator Coil on Symbiont Pool Heater with Chlorine	\$126.21	\$1,135.89	
TRIP CHARGE	Shipping and Handling	\$25.00	\$25.00	
Consumables	Misc. Shop Supplies	\$19.95	\$19.95	
Notes	07-02-2025 Completed : Cleaned sourse coils with chlorine. Cleared concrete pad of debris.  *Found Unit #5 down and tagged out, pending repairs from past diagnostic. (compressor and source coil)	\$0.00	\$0.00	

Subtotal: \$1,180.84

Total: \$1,180.84

Payments: \$0.00

Balance Due: \$1,180.84

Date	Auth #	Method
------	--------	--------

**RECEIVED**  
07/08/2025

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01198M

Date 07/18/2025

**RECEIVED**  
07/17/25

**Attn:**

Harrison Ranch CDD - Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01198M

\$533.76

### Upcoming Public Hearings, and Regular Meeting

**RE:** Meeting on August 11, 2025 at 6:30pm; Harrison Ranch CDD

**Published:** 7/18/2025, 7/25/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$533.76**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

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Serial Number  
25-01198M

# Business Observer

Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

JUL 28 2025

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Upcoming Public Hearings, and Regular Meeting

in the matter of Meeting on August 11, 2025 at 6:30pm; Harrison Ranch CDD

in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

**See Attached**

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

\_\_\_\_\_  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida  
(SEAL)

Harrison Ranch CDD - Rizzetta  
3434 Colwell Avenue Suite 200  
Tampa, FL 33614

**FILE COPY**



# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Harrison Ranch Community Development District ("District") will hold two public hearings and a regular meeting at the following date, time, and location:

DATE: August 11, 2025  
TIME: 6:30 p.m.  
LOCATION: Harrison Ranch Clubhouse  
5756 Harrison Ranch Boulevard  
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Attached Villas	26	1.00	\$1,483.42
Attached Villas (2007 Prepaid)	4	1.00	\$1,483.42
Single Family 55/60	313	1.15	\$1,705.93
Single Family 55/60 (2007A Prepaid)	472	1.15	\$1,705.93
Single Family 70	80	1.30	\$1,928.44
Single Family 70 (2007A Prepaid)	184	1.30	\$1,928.44
Single Family 80	4	1.40	\$2,076.78
Single Family 80 (2007A Prepaid)	26	1.40	\$2,076.78

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4),

*Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

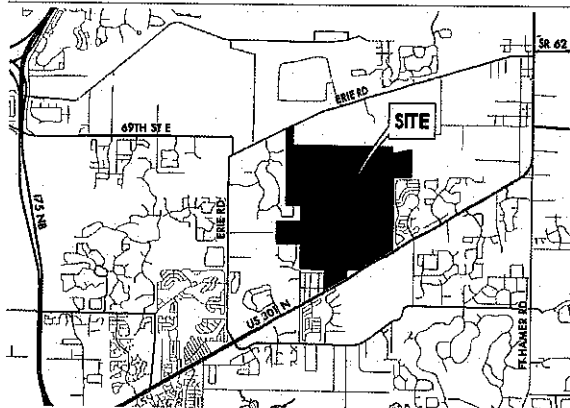
### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of *Florida law*. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matt O'Nolan  
District Manager



July 18, 25, 2025

25-01198M

FILE COPY

Serial Number  
25-01198M

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Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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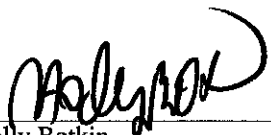
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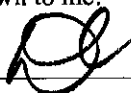
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\_\_\_\_\_  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



\_\_\_\_\_  
Notary Public, State of Florida  
(SEAL)



Donna Condon  
Comm.: HH 534210  
Expires: Jun. 29, 2028  
Notary Public - State of Florida

PS 1 & 2

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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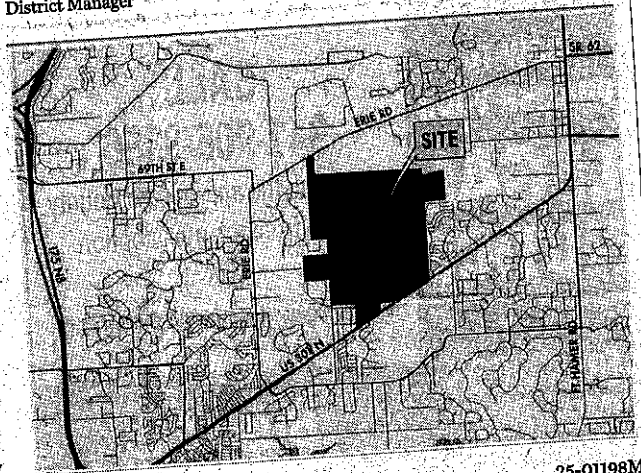
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Matt O'Nolan  
District Manager



July 18, 25, 2025

25-01198M

PS 2 R 2



RECEIVED  
07/15/2025

0 HARRISON RANCH CDD 0

Account Number:

#### ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$6,985.00
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	\$369.89
Payments & Credits	\$369.89
Purchases & Other Charges	\$3,014.12
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$3,014.12

Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

#### PAYMENT INFORMATION

New Balance	\$3,014.12
<b>Minimum Payment Due</b>	<b>\$3,014.12</b>
<b>Payment Due Date</b>	<b>July 25, 2025</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

#### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX</b>	<b>\$369.89-</b>
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	369.89-
		<b>HELENA TEIXEIRA</b>	<b>TOTAL XXXXXXXXXXXX</b>	<b>\$3,014.12</b>
06/02	06/02	82305094SEHMQ6BG1	AMAZON MARK* N65DC8NS0 SEATTLE WA	170.99
			MCC: 5999 MERCHANT ZIP:	
06/02	06/02	82305094TEHNS0HAT	AMAZON MARK* N61JP9LV0 SEATTLE WA	134.81
			MCC: 5999 MERCHANT ZIP:	
06/03	06/03	82305094SEHN3HN0R	AMAZON RETA* N63KI8JI0 SEATTLE WA	31.97
			MCC: 5331 MERCHANT ZIP:	
06/11	06/11	823050952EHN8FMJN	AMAZON MARK* NA70Y8012 SEATTLE WA	111.31
			MCC: 5999 MERCHANT ZIP:	
06/12	06/12	5543286535XGSXG80	LOWES #03453* PARRISH FL	134.26
			MCC: 5200 MERCHANT ZIP: 34219	
06/16	06/16	823050957EHMS7HV3	AMAZON MARK* NA33A55O1 SEATTLE WA	49.33
			MCC: 5999 MERCHANT ZIP:	
06/17	06/17	821175558EHMRFRDP	KONA ICE FLORENCE KY	600.35

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

#### PAYMENT INFORMATION

Account Number:	
<b>Payment Due Date</b>	<b>July 25, 2025</b>
<b>New Balance</b>	<b>\$3,014.12</b>
Minimum Payment Due	\$3,014.12
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check  
Payable to:

0 HARRISON RANCH CDD 0  
HARRISON RANCH COMMUNITY DEVELOPME  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/18	06/18	5543286595ZBLAV6K	MCC: 5691 MERCHANT ZIP: AMAZON MKTPL*NA6BY47S0 AMZN.COM/BILL WA	766.10
06/20	06/20	05436845QBLJ9VNP2	MCC: 5942 MERCHANT ZIP: WM SUPERCENTER #3370 PALMETTO FL	115.73
06/20	06/20	05436845Q00AQEW5Y	MCC: 5411 MERCHANT ZIP: 34221 DOLLAR TREE ELLENTON FL	65.28
06/20	06/20	55483825Q0AADVP8L	MCC: 5331 MERCHANT ZIP: 34222 WAL-MART #3370 PALMETTO FL	50.00
06/21	06/21	02305375D2X9RLGPH	MCC: 5411 MERCHANT ZIP: 34221 PUBLIX #1152 PARRISH FL	25.99
06/30	06/30	55432865M6323J6ML	MCC: 5411 MERCHANT ZIP: 34219 AMAZON MKTPL*NQ7VF59R1 AMZN.COM/BILL WA	758.00
			MCC: 5942 MERCHANT ZIP:	
		MICHELLE WHITE	TOTAL XXXXXXXXXXXXX	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$3,014.12 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY		
Previous Cashback Balance	\$0.92	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$7.54	\$0-\$500,000 = 0.25%
New Cashback Balance	\$8.46	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION				
Your Annual Percentage Rate (APR) is the annual interest rate on your account.				
Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00
(v) = variable (f) = fixed				

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).



## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

**Harrison Ranch CDD****Closing Date**

June 30, 2025

**Payment Date**

July 25, 2025

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Access Control Maintenance & Repairs	Clubhouse Janitorial Supplies	Clubhouse Maintenance & Repairs	Clubhouse Programs & Events	Office Supplies
Date	Vendor Name	Description	Amount	57200-4729	57200-4707	57200-4705	57200-4731	57200-5101
6/1/2025		Beginning Balance	\$ 369.89					
06/02/25	Amazon	White Board Office	\$ 170.99					\$ 170.99
06/02/25	Amazon	Printer Paper	\$ 134.81					\$ 134.81
06/03/25	Amazon	Board Eraser and Pen	\$ 31.97					\$ 31.97
06/11/25	Amazon	Trash Bags/Gloves	\$ 111.31		\$ 111.31			
06/12/25	Lowes	Cleaning Supplies	\$ 134.26		\$ 134.26			
06/16/25	Amazon	Laminator and Sheets	\$ 49.33					\$ 49.33
06/17/25	Kona Ice	Food for Summer Event	\$ 600.35				\$ 600.35	
06/18/25	Amazon	Pickle Ball Bench	\$ 766.10			\$ 766.10		
06/20/25	Walmart	Items for Pool Party	\$ 115.73				\$ 115.73	
06/20/25	Dollar Tree	Items for Pool Party	\$ 65.28				\$ 65.28	
06/20/25	Walmart	Gift	\$ 50.00				\$ 50.00	
06/21/25	Publix	Ice for Pool Party	\$ 25.99				\$ 25.99	
06/30/25	Amazon	2 Pickle Ball Nets	\$ 758.00			\$ 758.00		
06/25/25		Automatic Payment	\$ (369.89)					
06/30/25	TOTAL		\$ 3,014.12	\$ -	\$ 245.57	\$ 1,524.10	\$ 857.35	\$ 387.10
				57200-4729	57200-4707	57200-4705	57200-4731	57200-5101



### Final Details for Order #114-7552913-9052215

Order Placed: June 2, 2025

Amazon.com order number: 114-7552913-9052215

Order Total: \$170.99

Shipped on June 2, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>DexBoard Premium 60"x 48" Magnetic Dry Erase Board with Aluminum Frame   Versatile Wall-Mounted Large Whiteboard with Pen Tray for Enhanced Office and Classroom Presentations &amp; Collaborations</i> Sold by: DexBoard Office ( <a href="#">seller profile</a> ) Condition: New	\$170.99
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$170.99 Shipping & Handling: \$0.00 ----- Total before tax: \$170.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Scheduled Delivery	<b>Total for This Shipment: \$170.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits:	Item(s) Subtotal: \$170.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Total before tax: \$170.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$170.99</b>
<b>Credit Card transactions</b>	MasterCard ending in June 2, 2025: \$170.99

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #114-0997439-8378632

Order Placed: June 2, 2025

Amazon.com order number: 114-0997439-8378632

Order Total: \$134.81

Shipped on June 2, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 92 Bright, 8.5" x 11" Letter Size, White, 10 Reams, 5000 Sheets</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$44.99
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$44.99 Shipping & Handling: \$0.00 ----- Total before tax: \$44.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$44.99</b> -----

Shipped on June 2, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use</i> Sold by: Innovent Inc ( <a href="#">seller profile</a> ) Business Price Condition: New	\$89.82
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$89.82 Shipping & Handling: \$0.00 ----- Total before tax: \$89.82 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$89.82</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits:	Item(s) Subtotal: \$134.81 Shipping & Handling: \$0.00 -----
<b>Billing address</b> HELENA TEIXEIRA	Total before tax: \$134.81

3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

Estimated Tax: \$0.00

-----

**Grand Total: \$134.81**

**Credit Card transactions**

MasterCard ending in

: June 2, 2025: \$134.81

To view the status of your order, return to [Order Summary](#) .

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### Final Details for Order #114-9980697-6845827

Order Placed: June 2, 2025

Amazon.com order number: 114-9980697-6845827

Order Total: \$31.97

Shipped on June 3, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>VELCRO Brand Extreme Outdoor Mounting Tape   20Ft x 1 In, Holds 15 lbs   Strong Heavy Duty Stick on Adhesive   Mount on Brick, Concrete for Hanging, 30702</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$17.49
2 of: <i>EXPO Low Odor Dry Erase Marker Set with White Board Eraser and Cleaner Chisel Tip Dry Erase Markers Assorted Colors 6 Pi</i> <i>ece Set with Whiteboard Cleaner</i> Sold by: Amazon.com Condition: New	\$7.24
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$31.97 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$31.97 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$31.97</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits:	Item(s) Subtotal: \$31.97
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$31.97 Estimated Tax: \$0.00 ----- <b>Grand Total: \$31.97</b>
<b>Credit Card transactions</b>	MasterCard ending in June 3, 2025: \$31.97

To view the status of your order, return to [Order Summary](#) .



Details for Order #114-2271812-2425800

Order Placed: June 11, 2025

Amazon.com order number: 114-2271812-2425800

Order Total: \$111.31

### Not Yet Shipped

#### Items Ordered

#### Price

1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA

\$49.99

Sold by: Reli. ([seller profile](#))

Business Price

Condition: New

3 of: MedPride Powder-Free Nitrile Exam Gloves, Iris Blue, Medium, Box/100

\$9.80

Sold by: HLmedical ([seller profile](#))

Business Price

Condition: New

1 of: Fabuloso 128F CS SP LAVENDER 2X Pack of 4

\$31.92

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

#### Shipping Address:

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

### Payment information

#### Payment Method:

MasterCard | Last digits:

Item(s) Subtotal: \$111.31

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

#### Billing address

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

Total before tax: \$111.31

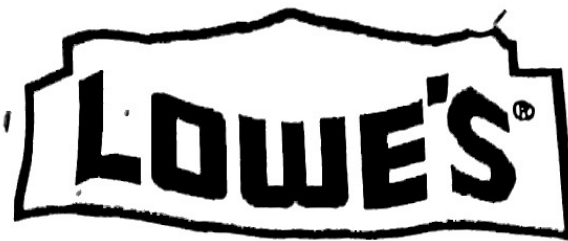
Estimated Tax: \$0.00

**Grand Total: \$111.31**

To view the status of your order, return to [Order Summary](#).

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LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
8740 US 301 NORTH  
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: S3453LKI 5157815 TRANSH: 444802587 06-12-25

1060630	MOXIE 6=12 PAPER TOWELS (	13.48
1171981	5-CT AIRWICK LINEN OIL	11.98
1478580	2-CT FEBREZE SMALL SPACE	13.96
2 @	6.98	
605178	1-CT AIRWICK WARM + LINEN	17.94
3 @	5.98	
1058706	5-CT AIRWICK VANILLA PAPA	11.98
469317	2-N-1 SQUEEGEE PUSHBRM (+	41.96
2 @	20.98	
5271000	70-OZ DAWN ORIGINAL SOAP(	9.98
337475	RCP INVADER MOP HANDLE (-	12.98

SUBTOTAL:	134.26
TOTAL TAX:	0.00
INVOICE 81358 TOTAL:	134.26
M/C:	134.26

MC: XXXXXXXXXXXX0006 AMOUNT: 134.26 NUMBER: 012014  
TAP REFID:345316358176 06/12/25 12:00:00



Details for Order #114-9649236-1977066

Order Placed: June 13, 2025

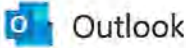
Amazon.com order number: 114-9649236-1977066

Order Total: \$49.33

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Bonsaii 13 Inch Laminator Machine with Never Jam Technology, Laminator Machine 11x17 Inch with Laminating Sheets, Lamina ting Machine for Home, Office, and Classroom Organization Supplies - L318-A Sold by: Bonsaii US ( <a href="#">seller profile</a> ) Condition: New	\$29.74
1 of: Bonsaii Laminating Sheets, 200 PCS 3mil Thermal Laminating Pouches, 9 x 11.5 inches, Letter Size, Clear and Durable, Sui table for Multiple Fields of Use-LP200 Sold by: Bonsaii US ( <a href="#">seller profile</a> ) Business Price Condition: New	\$19.59
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: C	Item(s) Subtotal: \$49.33 Shipping & Handling: \$0.00 -----
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Total before tax: \$49.33 Estimated Tax: \$0.00 ----- <b>Grand Total: \$49.33</b>

To view the status of your order, return to [Order Summary](#).

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[EXTERNAL]Order Receipt

From Kona Ice of Manatee County <scedwards@kona-ice.com>  
Date Tue 6/17/2025 3:15 PM  
To Mia Rodriguez <miarodriguez@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.

06/17/2025 03:14 PM

Bill receipt for O2796565

Transaction Id pi\_3Rb4xxI8e4AZvX0h1opmccFR

Full Name	Mia Rodriguez
Email Address	miarodriguez@rizzetta.com
Phone Number	+1 8135281779
Event Code	K3373935485
Event Name	Harrison Ranch Pool Party
Event Start Date and Time	06/21/2025 11:00 AM
Franchise Name	Kona Ice of Manatee County
Franchise Email	scedwards@kona-ice.com

**Franchise Phone Number**

+1 9414650802

**Order Details**

Item Name	Client Name	Community	Qty	Unit Price	Total
Kiddie Cup Package	Mia Rodriguez	Harrison Ranch	1	\$600.00	\$600.00
Food Total					\$600.00
Convenience Fee					\$0.35
Sub Total					\$600.35
Sales Tax					\$0.00
Tip					\$0.00
Delivery Fees					\$0.00
<b>Total</b>					<b>\$600.35</b>

Kona Ice is more than just a business; we are deeply rooted in the community. We partner with local schools, sports organizations, and other non-profits all over the country. We can help you reach your fundraising goals while serving up smiles with a fun and sweet Kona Ice experience.



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Details for Order #114-3517528-0198667

Order Placed: June 13, 2025

Amazon.com order number: 114-3517528-0198667

Order Total: \$766.10

Not Yet Shipped	
<b>Items Ordered</b> 2 of: <i>Har-Tru Courtsider Tennis Court Bench - 5 Foot (Green)</i> Sold by: Do It Tennis ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$284.05
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States  <b>Shipping Speed:</b> Standard Shipping	
Payment information	
<b>Payment Method:</b> MasterCard   Last digits:	Item(s) Subtotal: \$568.10 Shipping & Handling: \$198.00 -----
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Total before tax: \$766.10 Estimated Tax: \$0.00 ----- <b>Grand Total: \$766.10</b>

To view the status of your order, return to [Order Summary](#).

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(941) 292-0070

Sub Total	1.25	1.2
SALES TAX		\$61.25
GENERAL EXEMPT MERC		\$4.03
Total		\$0.00
MasterCard		\$65.28
*****0806		\$65.28
Purchase		Approved
Auth/Trace Number:		Cntctless
		020138/026375

NOW SHOP ON-LINE AT [DOLLARTREE.COM](http://DOLLARTREE.COM)

Revenue	100.00
(Change)	0.00

CHICKFILA10 0.00  
CARD # 6058120054594182209

CHICKFILA10 0.00  
CARD # 6058120063655379389

CHICKFILA10 0.00  
CARD # 605812005917E358367

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #:7VPPMQ15HEND

**Walmart** \*

WM Supercenter  
941-723-2199 Mgr. JEFFERY  
508 10TH ST E  
PALMETTO FL 34221  
ST# 03370 DP# 064022 TE# 06 TR# 01941

# ITEMS SOLD E  
TC# 7728 8415 7799 2519 0696



WALMART CON	874586047940	10.00 0
WALMART CON	874586047940	10.00 0
CHICKFILA10	799366693990	10.00 0
CHICKFILA10	799366693990	10.00 0
CHICKFILA10	799366693990	10.00 0

SUBTOTAL 50.00  
TOTAL 50.00

MCARD TEND 50.00  
CHANGE DUE 0.00



# Publix.

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

ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
ICE 16 LB		4.29 T F

Order Total	24.29	
Sales Tax	1.70	
Grand Total	25.99	
Credit	Payment	25.99
Change	0.00	

Receipt ID: 1152 6LQ 739 272

PRESTO!  
Trace #: 732418  
Reference #: 0932436647  
Acct #: XXXXXXXXXXXXX0806  
Purchase Mastercard  
Amount: \$25.99  
Auth #: 021459

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

06/21/2025 9:01 S1152 R173 9272 C0773

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.





Details for Order #114-8940685-5516234

Order Placed: June 13, 2025

Amazon.com order number: 114-8940685-5516234

Order Total: \$758.00

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
2 of: <i>MegaGreen Portable Aluminum Pickleball Net System with Wheels,Constructed of Rust Proof Aluminum Frame,Regulation Size 2</i> 2 FT,Includes Carry Bag, Locking Rollers Sold by: ProSlam ( <a href="#">seller profile</a> ) Condition: New	\$379.00
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	
<b>Shipping Speed:</b> Standard Shipping	
Payment information	
<b>Payment Method:</b> MasterCard   Last digits:	Item(s) Subtotal: \$758.00
	Shipping & Handling: \$0.00
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Total before tax: \$758.00 Estimated Tax: \$0.00
	<b>Grand Total: \$758.00</b>

To view the status of your order, return to [Order Summary](#) .

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

Tab 6

## FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

---

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2025 (the “**Effective Date**”), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: William J. Rizzetta  
 PRINTED NAME: William J. Rizzetta  
 TITLE: President  
 DATE: Aug 11, 2025

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_  
 TITLE: Chairman/Vice Chairman  
 DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
 Vice Chairman/Assistant Secretary  
 Board of Supervisors

\_\_\_\_\_  
 Print Name

**Exhibit B – Schedule of Fees**

**Exhibit B**  
**Schedule of Fees**

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,476.33	\$29,716
Administrative:	\$533.17	\$6,398
Accounting:	\$1,838.92	\$22,067
Financial & Revenue Collections:	\$482.75	\$5,793
Assessment Roll <sup>(1)</sup>		\$5,793
<b>Total Standard On-Going Services:</b>	<b>\$5,331.17</b>	<b>\$69,767</b>

(1) Assessment Roll is to paid in one lump-sum upon completion.



<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**LITIGATION SUPPORT SERVICES:**

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00








# 2025-10-01 - Harrison Ranch CDD - First Addendum - Contract for Professional District Services, unexecuted

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1IEZDyba4V7WmHIYKQHFLBqxVuz4uXdJ

## "2025-10-01 - Harrison Ranch CDD - First Addendum - Contract for Professional District Services, unexecuted" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)  
2025-08-11 - 11:41:03 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature  
2025-08-11 - 11:41:12 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)  
2025-08-11 - 11:41:27 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)  
Signature Date: 2025-08-11 - 12:24:37 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-11 - 12:24:37 PM GMT

Tab 7



May 09, 2025

# Standing Seam Roofing Proposal 2025

Rizzetta - Harrison Ranch c/o  
Helena Teixeira  
hteixeira@rizzetta.com  
(813) 463-3515  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219

Brian Wilson  
ProBuild Roofing & Restoration of Florida LLC  
8137970101  
probuildflooffice@gmail.com  
License Number CCC1331159





# Hello, We're ProBuild

## Nice to meet you!



## About Us



At ProBuild Roofing & Restoration of Florida LLC, we're a team of experts dedicated to exceptional roofing services. Our diverse ownership and staff reflect the vibrant local community we proudly serve. With 40+ years of industry experience, our founders bring hands-on roof installation expertise, dating back to before the insurance rush.

## Testimonials

“The ProBuild team did an amazing job for me! I called to get a quote for main home roof replacement, sun room leak repair, greenhouse roof replacement and gutter guard installation. Met with the owner and staff for a quote. Quote process was done on site, super quick and very affordable. The work crew was super quick, clean and respectful of the property...they even went as far to ensure the access ways I left unlocked for them had been properly secured when they left. Not a single piece of evidence left behind showing work was performed other than an amazing set of roofs! Give the team a call!!!

Tim D, Brandon

”

“

A+ company will highly recommend them, they make the process so easy they are professional and dependable and helpful with making the insurance & replacement process as stress free as possible.

Barbara A, Gibsonton

”

“

I would highly encourage everyone to consider Pro Build for all your needs. They worked with my Insurance Co. after a storm left my roof damaged. They handled it all as promised. They took their time to understand what I as a customer wanted and then explained in detail all my options. They used the best materials and did not cut any corners. They were very careful to make sure the site was as clean as when they showed up after they finished. would highly suggest you consider Pro Build for your next project.

James F, Tampa

”

## Mission Statement

At ProBuild Roofing & Restoration of Florida LLC, our mission is to build trust, relationships and quality roofs, prioritizing people over profits and honoring our craft.

"Roofing with Integrity, Restoring with Care"



# Our Promise

**#1 Prioritizing client, teammate and colleague well-being.**

**#2 Seeking mutually beneficial solutions.**

**#3 Navigating complex insurance restoration claims alongside our clients.**

**#4 Providing competitive retail prices.**

**#5 Delivering exceptional roofing services beyond the storm.**

# Certifications



**Member: National Roofing Contractors of America**



**OSHA Certified: University of South Florida**



**CertainTeed: Shingle Master/Owens Corning: Preferred Contractor/Union Corrugating: Metal Certification**



**Ludowici Tile: Crown Roofer Certification**

# Our Work







# Roof Report

Prepared by Roofr

5755 Harrison Ranch Boulevard, Parrish, FL 34219

Rizzetta - Harrison Ranch c/o Helena Teixeira

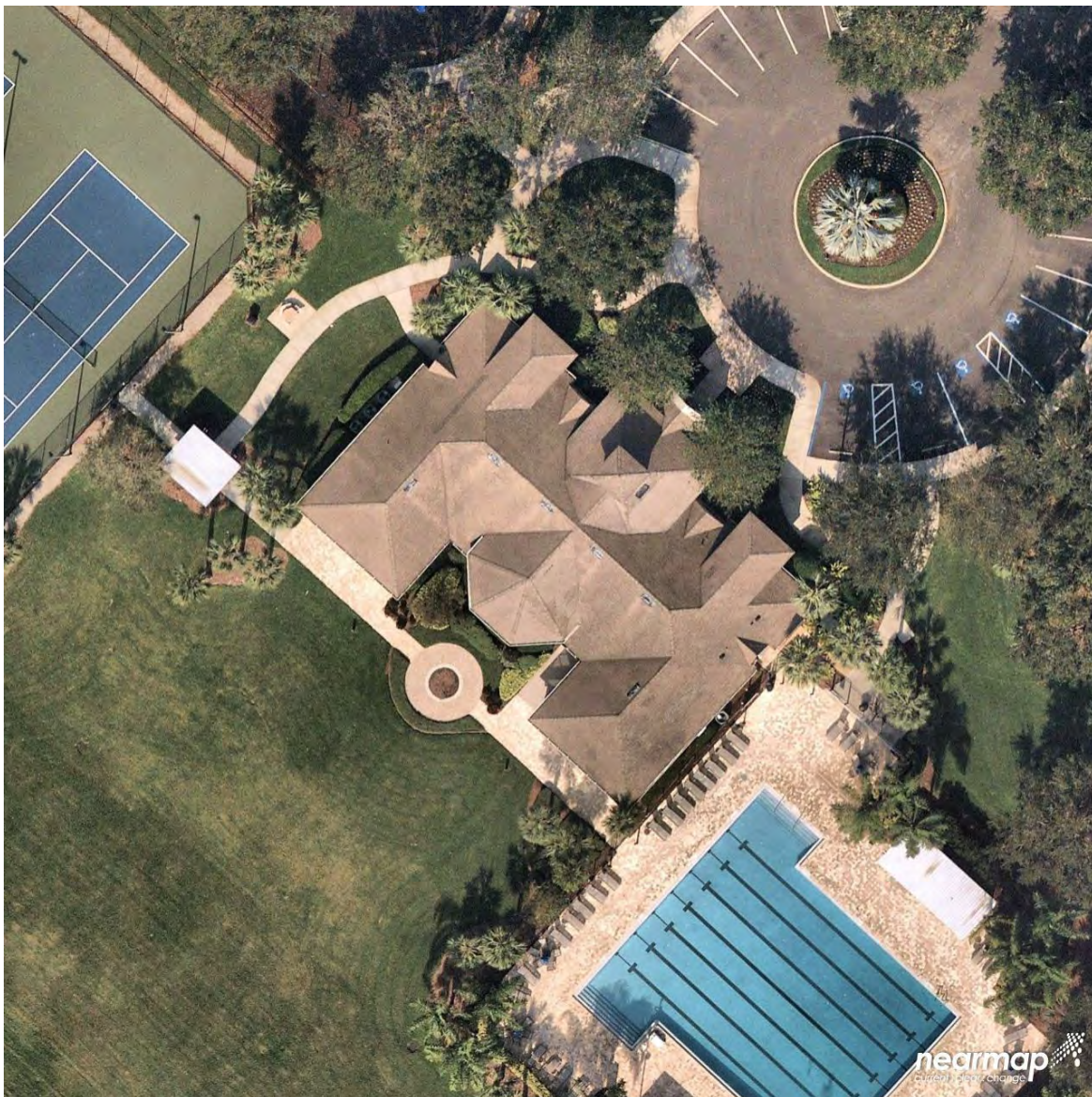
[hteixeira@rizzetta.com](mailto:hteixeira@rizzetta.com)

8134633515

9225 sqft

39 facets

Predominant pitch 6/12

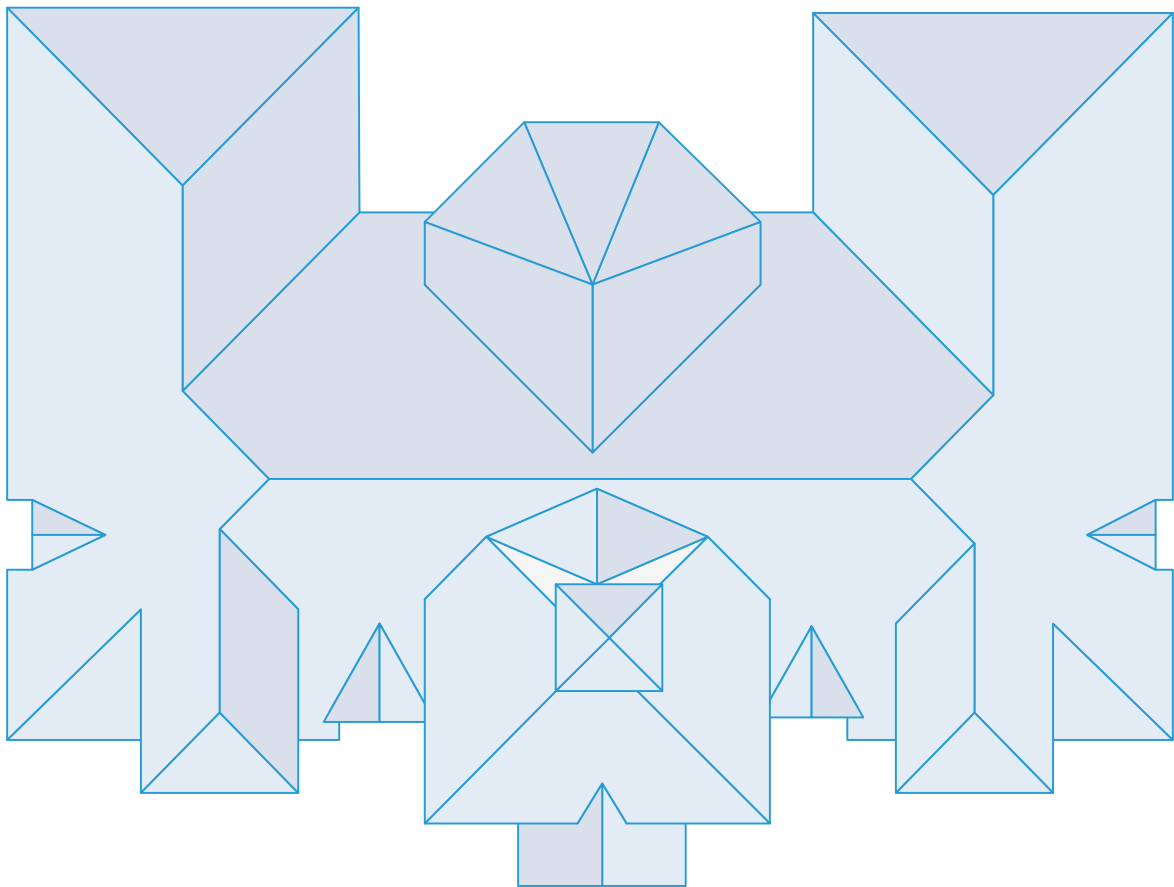


Nearmap Nov 17, 2022



# Diagram

5755 Harrison Ranch Boulevard, Parrish, FL 34219





# Length measurement report

5755 Harrison Ranch Boulevard, Parrish, FL 34219

- Eaves: 578ft 7in

Ridges: 206ft 9in

Step flashing: 140ft 1in

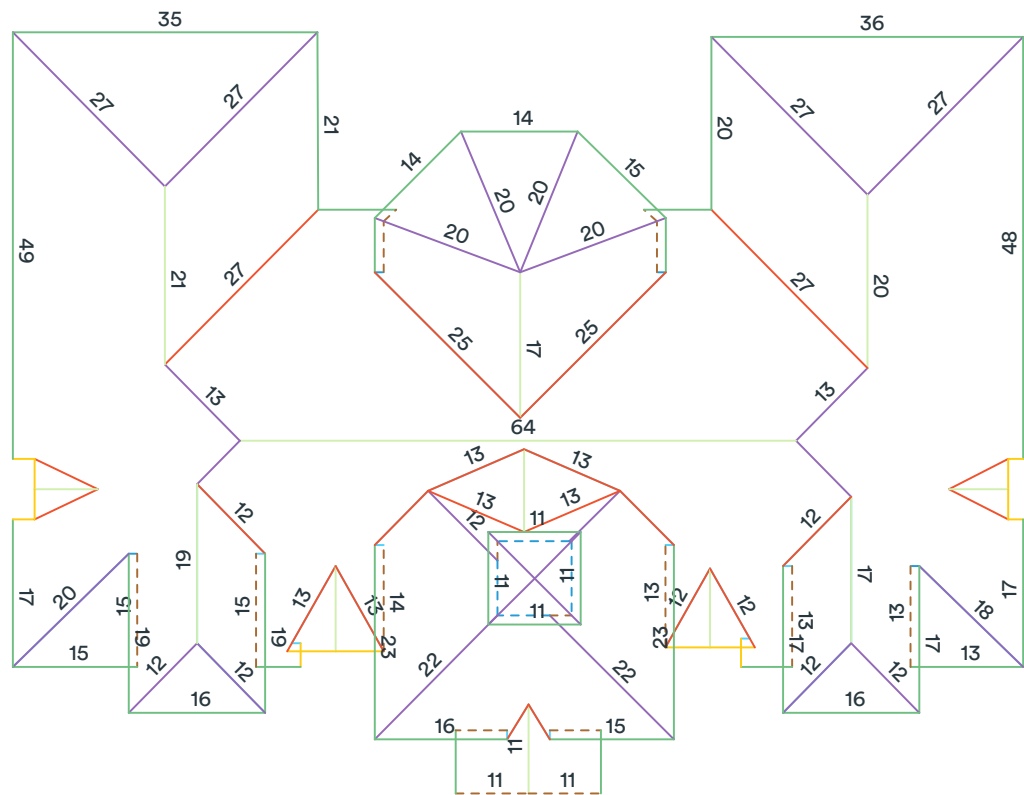
Unspecified: 260ft 0in
- Valleys: 284ft 5in

Rakes: 61ft 5in

Transitions: 0ft 0in
- Hips: 403ft 9in

Wall flashing: 32ft 10in

Parapet wall: 0ft 0in



Measurements in diagram are rounded up for display. Some edge lengths may be hidden from diagram to avoid overcrowding.



# Area measurement report

5755 Harrison Ranch Boulevard, Parrish, FL 34219

Total roof area: 9225 sqft

Pitched roof area: 9225 sqft

Flat roof area: 0 sqft

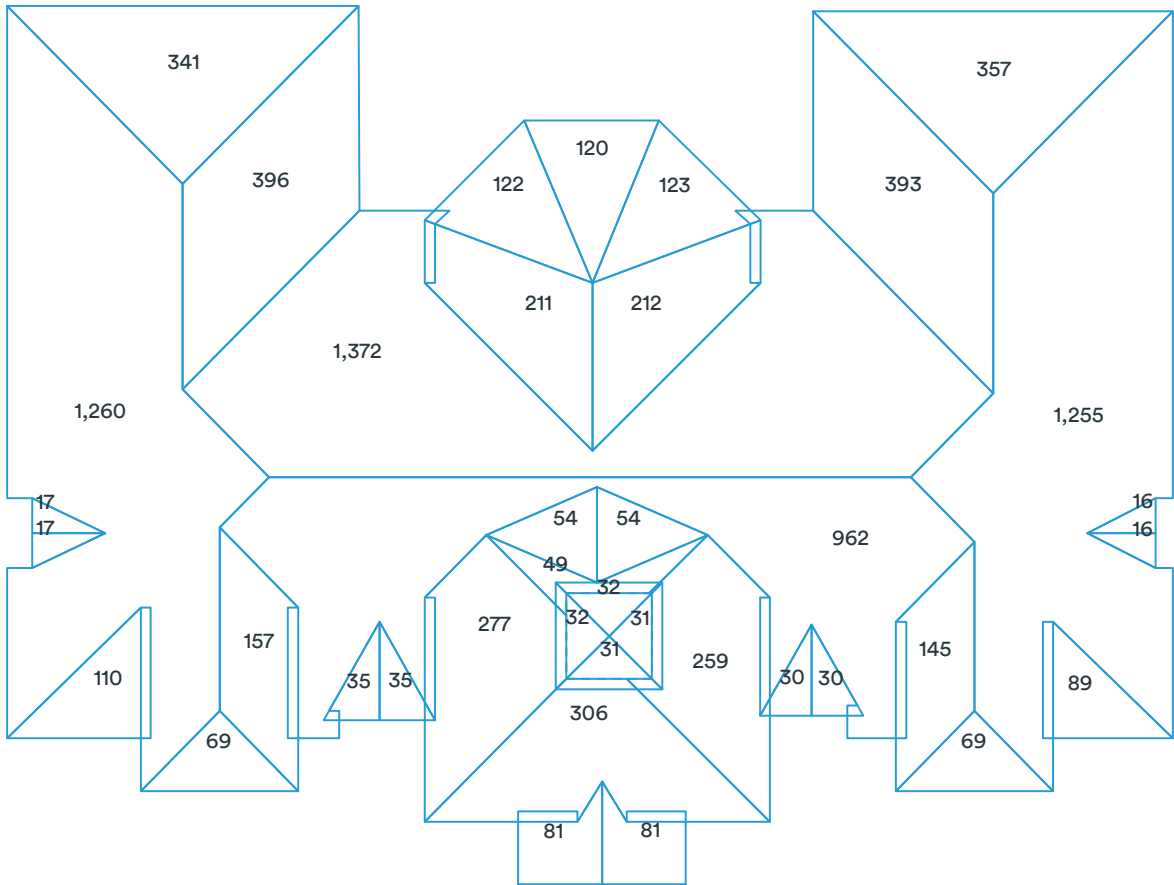
Two story area: 0 sqft

Two layer area: 0 sqft

Predominant pitch: 6/12

Predominant pitch area: 8523 sqft

Unspecified pitch area: 0 sqft

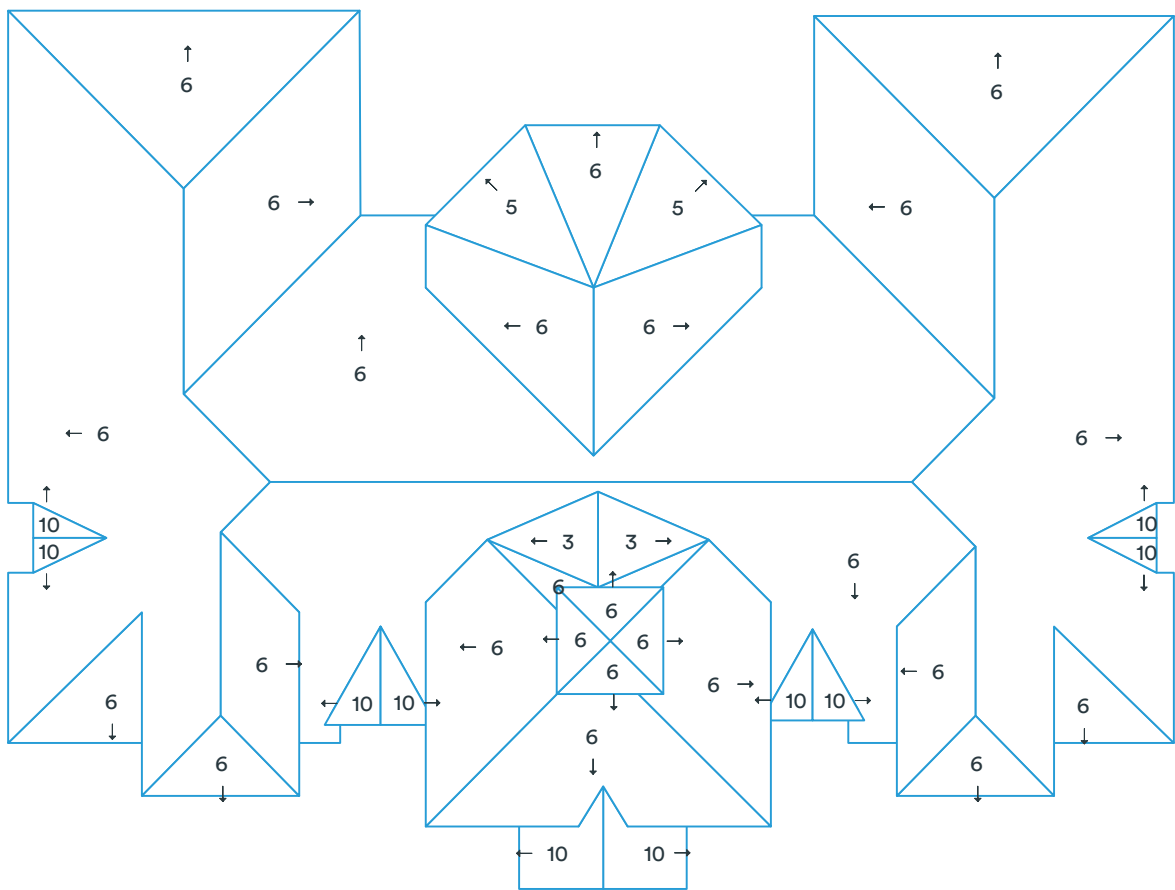


Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.



# Pitch & direction measurement report

5755 Harrison Ranch Boulevard, Parrish, FL 34219

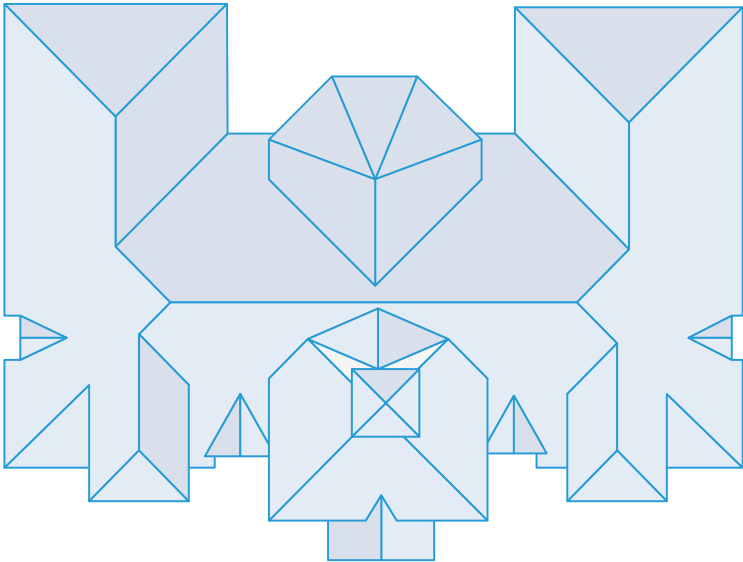


Deleted facets are designated with a dashed line and do not have a pitch.



# Report summary

5755 Harrison Ranch Boulevard, Parrish, FL 34219



## Measurements

Total roof area	9225 sqft
Total pitched area	9225 sqft
Total flat area	0 sqft
Total roof facets	39 facets
Predominant pitch	6/12
Total eaves	578ft 7in
Total valleys	284ft 5in
Total hips	403ft 9in
Total ridges	206ft 9in
Total rakes	61ft 5in
Total wall flashing	32ft 10in
Total step flashing	140ft 1in
Total transitions	0ft 0in
Total parapet wall	0ft 0in
Total unspecified	260ft 0in
Hips + ridges	610ft 6in
Eaves + rakes	640ft 0in

Pitch	3/12	5/12	6/12	10/12
Area (sqft)	107	244	8,523	353
Squares	1.1	2.5	85.3	3.6

## Recommended

Waste %	0%	10%	12%	13%	15%	17%	20%
Area (sqft)	9,226	10,148	10,333	10,425	10,610	10,794	11,071
Squares	92.3	101.5	103.4	104.3	106.1	108.0	110.8

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).  
This report was prepared by Roofr. Copyright © 2025 Roofr.com | All rights reserved.





# Material calculations

5755 Harrison Ranch Boulevard, Parrish, FL 34219

Product	Unit	Waste (0%)	Waste (10%)	Waste (13%)	Waste (15%)
Shingle (total sqft)		9,226 sqft	10,148 sqft	10,425 sqft	10,610 sqft
IKO - Cambridge	bundle	278	305	314	319
CertainTeed - Landmark	bundle	282	310	318	324
GAF - Timberline	bundle	282	310	318	324
Owens Corning - Duration	bundle	282	310	318	324
Atlas - Pristine	bundle	280	308	316	322
Starter (eaves + rakes)		641 ft	705 ft	724 ft	737 ft
IKO - Leading Edge Plus	bundle	6	6	7	7
CertainTeed - SwiftStart	bundle	6	7	7	7
GAF - Pro-Start	bundle	6	6	7	7
Owens Corning - Starter Strip	bundle	7	7	7	8
Atlas - Pro-Cut	bundle	5	6	6	6
Ice and Water (eaves + valleys + flashings)		1,036 ft	1,140 ft	1,171 ft	1,192 ft
IKO - StormShield	roll	16	18	19	19
CertainTeed - WinterGuard	roll	16	18	19	19
GAF - WeatherWatch	roll	16	18	18	18
Owens Corning - WeatherLock	roll	14	16	16	16
Atlas - Weathermaster	roll	16	18	19	19
Synthetic (total sqft; no laps)		9,226 sqft	10,148 sqft	10,425 sqft	10,610 sqft
IKO - Stormtite	roll	10	11	11	11
CertainTeed - RoofRunner	roll	10	11	11	11
GAF - Deck-Armor	roll	10	11	11	11
Owens Corning - RhinoRoof	roll	10	11	11	11
Atlas - Summit	roll	10	11	11	11
Capping (hips + ridges)		611 ft	672 ft	690 ft	703 ft
IKO - Hip and Ridge	bundle	16	18	18	18
CertainTeed - Shadow Ridge	bundle	21	23	23	24
GAF - Seal-A-Ridge	bundle	25	27	28	29
Owens Corning - DecoRidge	bundle	31	34	35	36
Atlas - Pro-Cut H&R	bundle	20	22	23	23
Other					
8' Valley (no laps)	sheet	36	40	41	41
10' Drip Edge (eaves + rakes; no laps)	sheet	65	71	73	74

These calculations are estimates and are not guaranteed. Always double check calculations before ordering materials. Estimates are based off of the total pitched area (i.e., flat area is excluded).

# Photos



Front elevation



Front/Right elevation



Front/Right Corner



Right elevation

---

Brian Wilson  
ProBuild Roofing & Restoration of Florida LLC  
8137970101  
probuildflooffice@gmail.com





# Photos



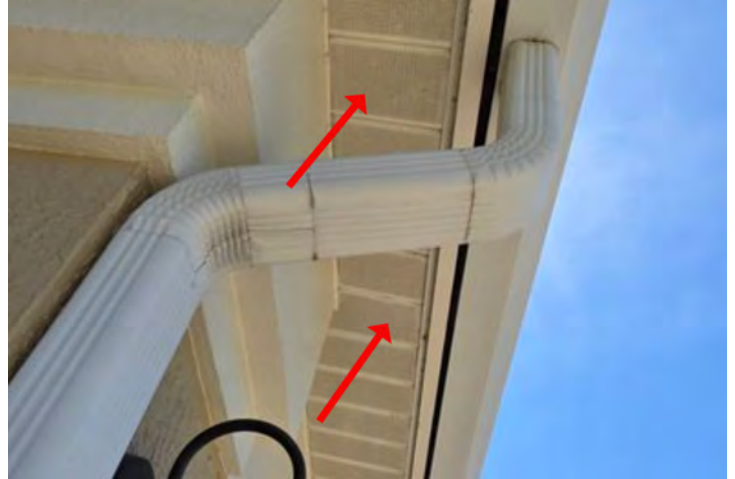
Right/Rear corner elevation



Rear elevation



Rear/Left elevation



Intake Ventilation at perforated Soffit

# Photos



World Peace (haha)



Front Slope and Entry Gable



Front Right Slope Overview



Rear Slope Overview



# Photos



Rear Slope Overview



Front/Left Slope Overview



Left Slope Overview



Left Slope Overview II

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ProBuild Roofing & Restoration of Florida LLC  
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probuildflooffice@gmail.com





# Photos



Gutters full. Gutter Guard upgrade option included



Gutters full. Gutter Guard upgrade option included II



"Blistering," over time the asphalt shingles have begun to cook from inadequate roof ventilation.



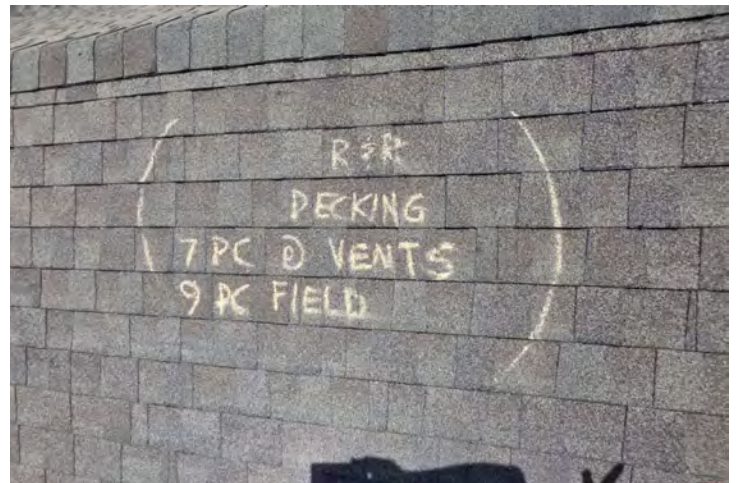
We will eliminate these static vents and install a vented ridge system to extend the new roof's life, as well as help to preserve the HVAC system and energy.



# Photos



The saddle behind the front porch/cupola is considered low slope and must be covered with low slope material per code. \*See TPO in Proposal\*



"Blistering," over time the asphalt shingles have begun to cook from inadequate roof ventilation.



"Blistering," over time the asphalt shingles have begun to cook from inadequate roof ventilation.



Front Porch Gable Wall Capping



# Photos



Front Porch Gable Wall Capping. Replace with Aluminum included (color TBD)



Projectile Damage



Remove and replace all accessories, paint to match new roof system



Remove & replace all accessories, paint to match new roof system

# Photos



Remove & replace all accessories, paint to match new roof system



Attic inspection, underside roof deck and plan typical system



Adequate attic insulation



Roof coverings at pool and tennis courts included to match Amenity Center



# Photos



Roof coverings at pool and tennis courts included as Option for upgrade #2



# Metal Roof System: 2" Mechanical Standing Seam 24ga

Remove and replace roofing and all accessories (standard color) per building code

Item	Qty
------	-----

## Scope of Work & SS Panels (109sq inc. waste)

Metal Roof System: 2" SS Mech Seam 24ga Standard Color	1
<b>**Metal Standing Seam Roofing Process**</b>	
1. Signing of Agreement and Notice of Commencement (NOC) by both parties.	
2. Acceptance of Material and Mobilization Deposit, triggering the material and work orders proactively preparing our teams for production.	
3. 1.5 weeks (+-) to secure roofing permit. Upon permit issuance, ProBuild Roofing & Restoration of Florida (PBR), your P.M. and/or PBR Operations Center, will release the ProBuild Unit to Remove the existing roof & dry in with a complete envelope of High Temp Peel n' Stick substrate.	
4. Upon successful completion of the Dry-In process, your P.M. will trigger the request for inspection from the City/County. This can be virtual, by affidavit or in person (according to county/municipality).	
5. Following passing of the dry-in inspection, the ProBuild Unit & On-Site Metal Panel Fabrication provider will fabricate the roofing materials and surgically install the production per agreement with the supervision of the onsite Foreman, your P.M. and the ProBuild Unit. Using the agreed scope of work, your P.M. will conduct a final inspection of our craft, firing off the request for final inspection from the county/municipality.	
6. In conclusion, your P.M. will review our overall process with your family, addressing any questions. We will leave the documents concerning your product warranties and accept final payment at the convenience of your family. Our no haggle, 5yr workmanship warranty will go into effect at project completion. The 25yr (Galv) 35yr (Paint) Manufacturer's Warranty also goes into effect at this time. Call and we will answer. Remember, "We have you covered!"	

## Material & Accessories (1.5sq TPO flat RFG)

1/2x4x8 Plywood	20 PC
Material & Labor to install per sheet. Additional, unforeseen sheets to be \$71.00 per, installed.	
2 3/8" 8D Decking Nail	4 BOX
Polyglass TU MAX High Temp Underlayment	47 ROLL
High grade underlayment for steel & aluminum roofing applications.	
Bullnose Drip	68



# Metal Roof System: 2" Mechanical Standing Seam 24ga

Valley Standard Color	34
Valley Cleat	68 PC
Sidewall/Headwall Flashing	26
Gable Rake	8 PC
Z Closure Regular 134 / Vented 45	179 PC
Gable/Rake Cleat	8 PC
Hip/Ridge	74 PC
Clips	1
Pop Rivet	10 BAG
10 x 1" Fastener - 20K pc	80 BAG
Butyl Tape 40lf	62 LF
Roof Sealant	42 tube
Paint (spray can)	3 CAN
Touch up paint	1
Wall Capping Aluminum Front entrance, gable wall capping (color TBD). Aluminum, custom fabricated	1
TPO .060 Membrane Low Slope Area behind cupola, specifications & code call for low slope roofing 1.5sq w/ISO board	2
Labor 109sq SS roofing (inc. 20% waste factor for highly complex roof system)	93





# Metal Roof System: 2" Mechanical Standing Seam 24ga

## Other

Debris Removal and Dump Fees	3
Permit, Inspection & NOC Fee	1
Estimate subtotal	\$121,350.82

## Upgrades

Upgrade Option: Gutter Protection/Leaf Guards	
Item	Qty
Rain Carrying System Clog Protection	
6" Gutter Guard, aluminum	368 LF
White in color	
Upgrade subtotal	\$3,312.00

Pavilion Roof Replacements	
Item	Qty
Classic 5 Rib Panels 26ga (color TBD)	
Metal Roof System: 5 Rib Performance Panel	8
Pool area (2) Tennis Court (1) = 7.5sq	
Upgrade subtotal	\$3,870.97



# Metal Roof System: 2" Mechanical Standing Seam 24ga

RIZZETTA IS BETTA

 15% OFF

\* Discount will be applied on the summary page

---

Brian Wilson  
ProBuild Roofing & Restoration of Florida LLC  
8137970101  
probuildflooffice@gmail.com



# Summary

Please select the associated upgrade(s), then sign the proposal with any notes.

**Metal Roof System: 2" Mechanical Standing Seam 24ga**

\$121,350.82

Remove and replace roofing and all accessories (standard color) per building code

Upgrades		
<input type="checkbox"/>	Upgrade Option: Gutter Protection/Leaf Guards	\$3,312.00
<input type="checkbox"/>	Pavilion Roof Replacements	\$3,870.97

RIZZETTA IS BETTA

 15% OFF

Subtotal

~~\$121,350.82~~ \$103,148.20

Total

\$103,148.20

Customer notes



# Summary

---

Rizzetta - Harrison Ranch c/o Helena Teixeira

Date

*Brian Wilson*

05/09/2025

---

Brian Wilson, ProBuild Roofing & Restoration of Florida LLC

Date

By signing this document you agree to the statement of works provided by ProBuild Roofing & Restoration of Florida LLC and in accordance with any terms described within.

---

Brian Wilson  
ProBuild Roofing & Restoration of Florida LLC  
8137970101  
probuildflooffice@gmail.com



# Terms & Conditions

Build Date: TBD (ProBuild is readily available, after permitting/NOC approvals)

Duration: 3 Consecutive Working Weeks

NOC & Permit Fess: Allotment included

Workmanship Warranty: 5 years from date of invoice paid in full by Homeowner

License: # CCC1331159

Powered by Kevtan, LLC

OSHA: # 068268847

Terms: 50% material & mobilization deposit due at signing / 50% due at time of completion per each phase, if applicable, unless otherwise stated in final proposal (please consult ProBuild for other options as we are happy to accommodate as needed).

The ProBuild Unit will inspect roof deck for code compliant nailing pattern. If roof deck requires additional nailing, PBR will use the change order process, after notifying the client.

Any unforeseen roof decking to be replaced at the price as listed in this estimate (\$71.00 per).

ProBuild is fully insured, bonded & compliant in the State of Florida

All work conducted per code

CC Fee 3.5% charged on card transactions

RIGHT OF RESCISSION: CLIENT HAS THE RIGHT TO CANCEL THIS AGREEMENT AT ANY TIME 3 DAYS AFTER SIGNING, OR IF IN STATE OF NATIONAL EMERGENCY, 10 DAYS AFTER SIGNING.

---

Brian Wilson  
ProBuild Roofing & Restoration of Florida LLC  
8137970101  
probuildflooffice@gmail.com



# Homeowners Checklist

Preparing your house for a reroof is essential to ensure the project goes smoothly and that your home and belongings are protected. Please sign to confirm acknowledgement. Here are the steps to prepare your house for a reroof:

- **Protect Interior Belongings/Wall Decorations:**
  - Inside your home
    - Cover or move belongings in the attic and upper floors that could be damaged by dust or debris that may fall during the re-roofing process.
    - Secure wall decorations and artwork that might be affected by vibrations or movement during the reroofing.
- **Disconnect Electrical Equipment:**
  - Unplug and secure any electronic equipment or appliances in the attic and rooms near the roof to prevent electrical hazards.
  - The Roofing Company is not Responsible for Items that are unseen in the attic while performing the installation process
- **Cover Furniture:**
  - Cover furniture in rooms near the work area with plastic sheets or drop cloths to protect them from dust and debris.
  - It is a rare occurrence but dust, and small debris from interior ceilings can fall in the process of roof building
- **Remove Satellite Dishes or Antennas:**
  - If you have satellite dishes or antennas on your roof, consider having them installed elsewhere to avoid damages to the new roofing.
  - If the Roofer removes the satellite, They are not responsible for the re-calibration of the signal
    - ProTip; Satellites should not be on a roof, but should be on a wall/antenna
    - Any protrusion through the face of a roof product voids the warranty for that affected area.
- **Trim Trees and Bushes:**
  - Trim back any trees or bushes near the roof to provide easier access for the roofing crew.
  - This will also help prevent damage to plants and reduce the risk of accidents.
  - This can/will be done by a roofing contractor during the job, but it could result in extra charges
- **Protect Landscaping:**





# Homeowners Checklist

- Cover plants and landscaping near the work area with tarps or plastic sheets to prevent debris and damage.
- The Roofing Company will do their best to properly protect and avoid landscaping issues, however it's not always avoidable and the Roofing Company will not be responsible for any Damage
- **Secure Outdoor Items:**
  - Secure or move outdoor items like patio furniture, grills, and garden tools away from the work area to protect them from debris and potential damage.
  - Ideally all movable items should be moved as far away from the edge of the roof as possible to open up drop zones
  - The Roofing Company can move these at request before the job has started
- **Clear the Driveway and Work Area:**
  - Make sure the driveway and any pathways leading to the house are clear for the roofing crew's vehicles and equipment.
  - If you have items like basketball hoops, garden decorations, or signs in your driveway or yard, consider loosening or removing them to prevent damage from falling debris.
- **Remove Vehicles from Garage:**
  - If the garage is directly under the area being reroofed, remove your vehicle(s) to protect them from debris and dust.
- **Communicate with Neighbors:**
  - Inform your neighbors about the upcoming reroofing project and discuss any potential inconvenience or access issues.
- **Review the Project Timeline:**
  - Talk to the roofing contractor about the expected project timeline, so you can plan accordingly.
  - Weather can affect/change the timeline of the starting and completion of your Roofing Project
- **Make Necessary Accommodations:**
  - If you have any special needs or accommodations, discuss them with your roofing contractor in advance to ensure they can be met.
- **Pets:**



# Homeowners Checklist

- Ensure the safety and comfort of your pets during the reroofing. Consider keeping them indoors or finding a safe, quiet space away from the noise and disruption.
- **Cover Swimming Pools and Hot Tubs:**
  - Cover swimming pools and hot tubs to protect them from debris and dust. Be mindful of where debris might land.
  - The Roofing Company will do their best to properly protect and avoid debris in the hot tubs and pools, however, it's not always avoidable and the Roofing Company will not be responsible for any Damage
- **Set Up a Temporary Entrance:**
  - If your roof replacement is extensive, consider setting up a temporary entrance or walkway to ensure easy access for workers while protecting your landscaping.







## STANDING SEAM METAL ROOF OVER ESTIMATE

JUL 02, 2025

### **MATT NOLAN**

5755 Harrison Ranch Rd  
Parrish, FL  
34219  
Monolan@rizzetta.com

adawkins@grecfl.com  
8134664766

# THE GOLD STANDARD FOR CONSTRUCTION AND ROOFING

Hi Matt,

**We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance.** Your roof serves as the primary shield against the forces of nature, shielding your home from the elements and ensuring that everything inside remains safe and dry.

Thank you for the opportunity to quote on the repairs and improvements to your property. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Removal and disposal of old materials
2. Supply and installation of new materials
3. Clean up of entire work area

Once the job is complete, we will perform a thorough inspection of your project to make sure we did everything correctly and up to our strict standards and the site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Steve Gold  
Owner and General Contractor  
Gold Real Estate Construction, LLC



# RESIDENTIAL **METAL** ROOFING



# The Metal Roofing Advantage...

Metal Sales understands a home is an important investment for your future. This is why we strive to provide top-quality metal roof panels which are attractive, affordable and durable. Our metal panel designs create a warm, eye-pleasing look that is strikingly different than conventional roofing products. Consider the many advantages a metal roof can offer your home.







### **Strength**

Metal roofing does not warp, split or crack and is impervious to mildew, rot, termites and pests.

### **Weather Resistant**

Properly installed metal roofing systems will withstand inclement weather (high winds, hail, snow and rain) better than any other roofing material.

### **Non-Combustable**

Most metal roofing systems carry fire ratings which will potentially reduce homeowner's overall insurance rate.

### **Paint Warranty**

PVDF and MS Colorfast45® paint systems carry 45 Year warranties.

### **Aesthetics**

Metal roofing is beautiful as well as durable, and is available in many different styles, configurations and colors to fit diverse architectural requirements and tastes.

### **Weight**

Metal roofing weighs from  $\frac{1}{10}$  to  $\frac{1}{2}$  as much as competing materials. Less weight translates to lower transportation and construction costs.

### **Maintenance**

A properly installed metal roofing system is virtually maintenance free over the life of the roof.

### **Application**

Under certain conditions, metal roofing can be installed over the top of existing roofs, bringing significant savings in time and labor in addition to eliminating the growing disposal problem associated with shingles.



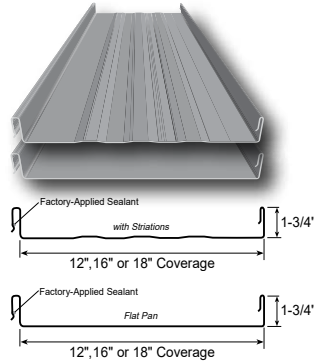
## Why Metal Sales?

**Our metal roofing and siding panels feature the highest quality protective coating systems to ensure your roof remains pristine, holds its color and is protected under warranty for decades.**

- Low maintenance
- Easy installation
- Full line of trims and accessories
- Highly resistant to wind, hail, snow and rain
- Mildew resistant and will not rot or absorb water

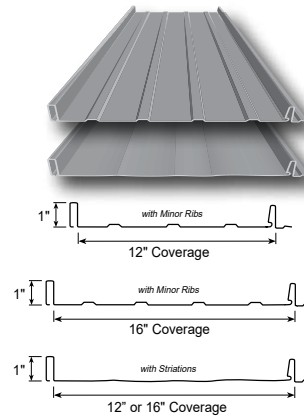
## Vertical Seam

- Architectural/structural integral standing seam panel
- 12", 16" and 18" panel coverage, 1-3/4" rib height
- Thickness: 24 ga standard, 22 ga optional
- Snap together panel system, minimum roof slope: 3:12
- Factory-applied side lap sealant
- Concealed clip designed for thermal movement
- Applies over open framing or solid substrate
- Finishes: PVDF, MS Colorfast45<sup>®</sup> and Acrylic Coated Galvalume<sup>®</sup>



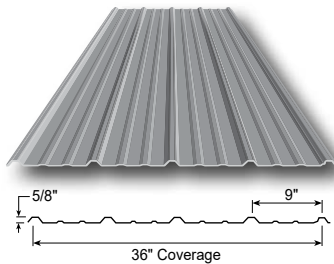
## Image II<sup>™</sup>

- Architectural concealed direct fastened panel
- 12" and 16" panel coverage
- 1" rib height
- Thickness: 26 ga standard
- Minimum roof slope: 3:12
- Applies over solid substrate with 30# felt underlayment
- Finishes: MS Colorfast45<sup>®</sup> and Acrylic Coated Galvalume<sup>®</sup>



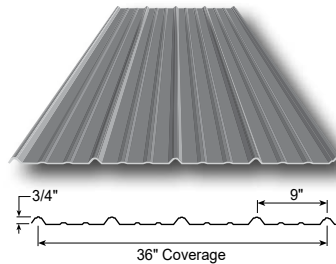
## Pro-Panel II<sup>®</sup>

- Exposed fastened, low profile panel
- 36" panel coverage
- Trapezoidal rib on 9" centers
- 5/8" rib height
- Thickness: 29 ga and 26 ga standard
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45<sup>®</sup>, Acrylic Coated Galvalume and Galvanized



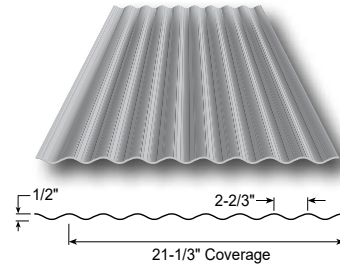
## Classic Rib<sup>®</sup>

- Exposed fastened, low profile panel
- 36" panel coverage
- Trapezoidal rib on 9" centers
- 3/4" bell top trapezoidal rib height
- Thickness: 29 ga and 26 ga standard
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45<sup>®</sup>, Acrylic Coated Galvalume<sup>®</sup> and Galvanized



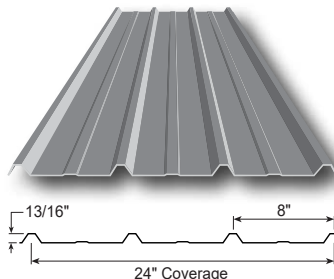
## 2-1/2" Corrugated

- Exposed fastened panel
- 21-1/3" panel coverage
- Corrugation on 2-2/3" centers
- 1/2" rib height
- Thickness: 29 ga and 26 ga
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45<sup>®</sup>, Acrylic Coated Galvalume<sup>®</sup> and Galvanized



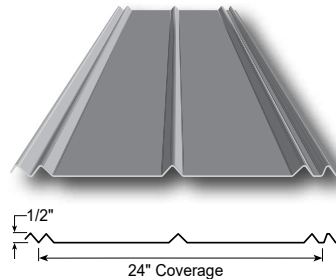
## Delta Rib

- Exposed fastened panel
- 24" panel coverage
- Trapezoidal rib on 8" centers
- 13/16" rib height
- Thickness: 29 ga, and 26 ga standard
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45<sup>®</sup>, Acrylic Coated Galvalume<sup>®</sup> and Galvanized



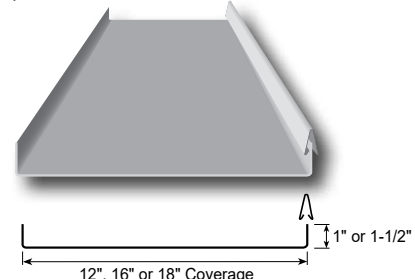
## 5V-Crimp

- Exposed fastened panel, traditional 'V' rib
- 24" panel coverage
- 1/2" rib height
- Thickness: 29 ga and 26 ga
- Minimum roof slope: 3:12
- Applies over solid substrate with 30# felt underlayment
- Finishes: MS Colorfast45<sup>®</sup>, Acrylic Coated Galvalume<sup>®</sup> and Galvanized



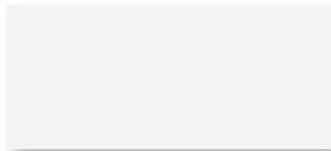
## Mini-Batten

- Architectural standing seam (water shedding) panel
- 12", 16" and 18" panel coverage
- 1" and 1-1/2" high rib utilizing a narrow batten cap
- Thickness: 26 ga and 24 ga standard, 22 ga optional
- Minimum roof slope: 3:12
- Concealed clip designed for thermal movement
- Applies over solid substrate with 30# felt underlayment
- Finishes: PVDF, MS Colorfast45<sup>®</sup> and Acrylic Coated Galvalume<sup>®</sup>



**Note: Other panels and products are available. Contact your nearest branch for more information.**

## PVDF Paint System


**Linen White (81)**

SR = 0.73	TE = 0.86	SRI = 89
-----------	-----------	----------


**Khaki (88)**

SR = 0.35	TE = 0.87	SRI = 37
-----------	-----------	----------


**Classic Green (66)**

SR = 0.32	TE = 0.86	SRI = 33
-----------	-----------	----------


**Zinc Grey (29)**

SR = 0.41	TE = 0.86	SRI = 45
-----------	-----------	----------


**Burnished Slate (49)**

SR = 0.30	TE = 0.85	SRI = 30
-----------	-----------	----------


**Ocean Blue (35)**

SR = 0.29	TE = 0.86	SRI = 29
-----------	-----------	----------

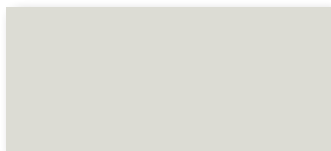

**Patriot Red (73)**

SR = 0.46	TE = 0.86	SRI = 52
-----------	-----------	----------

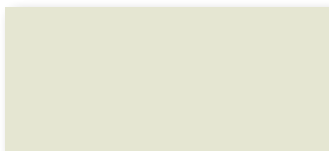

**Acrylic Coated Galvalume® (41)<sup>2</sup>**

SR = 0.67	TE = 0.14	SRI = 56
-----------	-----------	----------

## MS Colorfast45® Paint System


**Polar White (80)**

SR = 0.58	TE = 0.87	SRI = 68
-----------	-----------	----------


**White (30)**

SR = 0.57	TE = 0.88	SRI = 67
-----------	-----------	----------


**Light Stone (63)**

SR = 0.50	TE = 0.88	SRI = 58
-----------	-----------	----------


**Mocha Tan (22)**

SR = 0.52	TE = 0.87	SRI = 60
-----------	-----------	----------


**Brown (12)**

SR = 0.31	TE = 0.87	SRI = 32
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**Burgundy (15)**

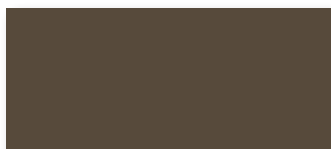
SR = 0.25	TE = 0.87	SRI = 24
-----------	-----------	----------


**Patriot Red (73)**

SR = 0.35	TE = 0.88	SRI = 38
-----------	-----------	----------


**Red (24)**

SR = 0.30	TE = 0.86	SRI = 30
-----------	-----------	----------


**Burnished Slate (49)**

SR = 0.31	TE = 0.87	SRI = 32
-----------	-----------	----------


**Ocean Blue (35)**

SR = 0.30	TE = 0.88	SRI = 31
-----------	-----------	----------


**Hawaiian Blue (70)**

SR = 0.32	TE = 0.87	SRI = 33
-----------	-----------	----------


**Charcoal (17)**

SR = 0.30	TE = 0.87	SRI = 31
-----------	-----------	----------


**Ash Grey (25)**

SR = 0.37	TE = 0.88	SRI = 40
-----------	-----------	----------


**Forest Green (26)**

SR = 0.27	TE = 0.87	SRI = 27
-----------	-----------	----------


**Patina Green (58)**

SR = 0.29	TE = 0.86	SRI = 29
-----------	-----------	----------


**Black (06)**

SR = 0.30	TE = 0.88	SRI = 31
-----------	-----------	----------

(Color Code) • SR = Initial Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index

<sup>2</sup> Non-Painted Finish



Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available by request.

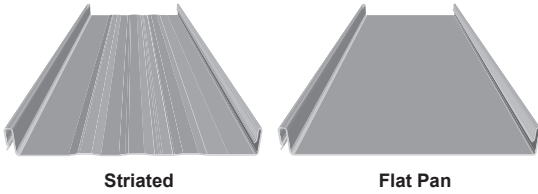


Visit [metalsales.us.com](http://metalsales.us.com) for valuable tools and resources

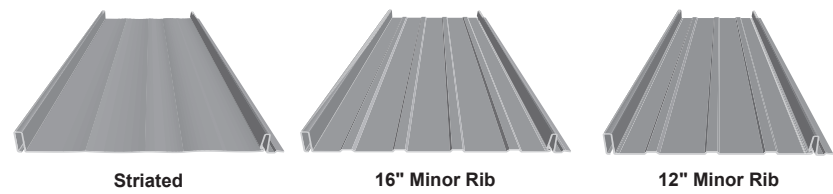


## COMMON 26 GAUGE PANEL PROFILES (COVERAGE)

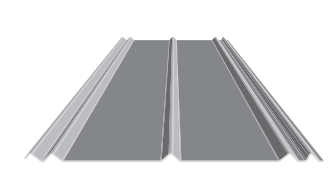
### Vertical Seam (12" & 16")



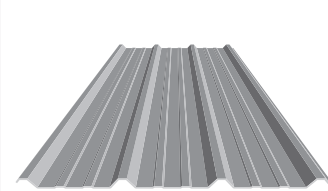
### Image II (12" & 16")



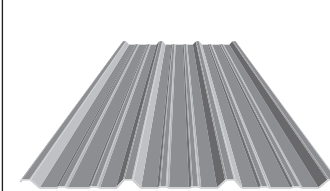
### 5V-Crimp (24")



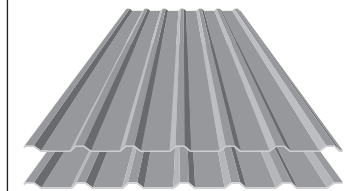
### PBR-Panel (36")



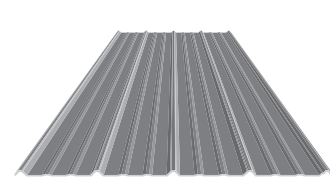
### R-Panel (36")



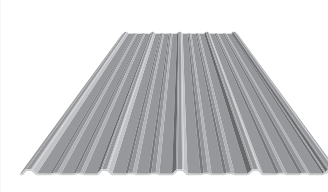
### PBU-Panel/U-Panel (36")



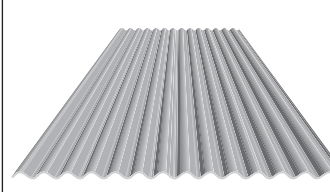
### Classic Rib® (36")



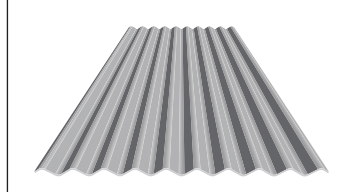
### Pro-Panel II® (36")



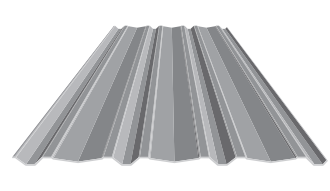
### 7/8" Corrugated (varies)



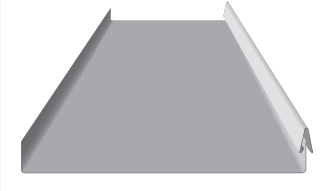
### 2.5" Corrugated (varies)



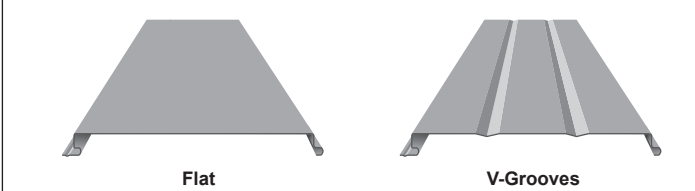
### Span-Line 36A (36")



### Mini-Batten (12" & 16")



### Soffit Panel (12")



Panels are also available in other gauges, please inquire. Not all colors and gauges are stocked at all branches. Color samples are close representations but are limited by processing and viewing conditions. Actual samples are available by request. For all specific warranty, application, installation and technical information regarding these products, contact your sales representative.

## PVDF PAINT PERFORMANCE

### Salt Spray Resistance

ASTM B 117	1,000 Hours	Creep from scribe no more than 1/8", no blisters
------------	-------------	--

### Humidity Resistance

ASTM D 2247	2,000 Hours	No blisters, cracking or peeling
-------------	-------------	----------------------------------

### Abrasion Resistance

ASTM D 968	Method A	65 ± 5 liters/mil falling sand
------------	----------	--------------------------------

### Chalk Resistance

ASTM D 4214	2,000 Hours	No chalking greater #8 rating
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## MS COLORFAST45® PAINT PERFORMANCE

### Salt Spray Resistance

ASTM B 117	1,000 Hours	Creep from scribe no more than 1/8", no blisters
------------	-------------	--

### Humidity Resistance

ASTM D 2247	1,200 Hours	No blisters, cracking or peeling
-------------	-------------	----------------------------------

### Abrasion Resistance

ASTM D 968	Method A	30 liters/mil falling sand
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### Chalk Resistance

ASTM D 4214	2,000 Hours	No chalking greater #8 rating
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3-22e 1095

**MS Metal Sales**™

[metalsales.us.com](http://metalsales.us.com)

Bay City, MI: 888.777.7640  
Deer Lake, PA: 800.544.2577  
Denver, CO: 800.289.7663  
Detroit Lakes, MN: 888.594.1394

Fort Smith, AR: 877.452.3915  
Independence, MO: 800.747.0012  
Jacksonville, FL: 800.394.4419  
Jefferson, OH: 800.321.5833

Mocksville, NC: 800.228.6119  
Nashville, TN: 800.251.8508  
Rock Island, IL: 800.747.1206  
Rogers, MN: 800.328.9316

Sellersburg, IN: 800.999.7777  
Sioux Falls, SD 888.299.0024  
Temple, TX: 800.543.4415

June 30, 2025

PROJECT: 24030 - 5755 HARRISON

JOB: #24030

DISTRIBUTOR:

MATERIALS: 16" Image II

CONTACT NAME

26ga, Galvalume

TSM / EST.: KL / MT

6/12 Pitch

Panel Type Must be Specified

METAL TOTAL	647 Panels	7629.2 LN FT
TILE TOTAL	0 Pieces	0 Bundles
ITEM TOTAL		
DETAIL TOTAL		
ITEM TOTAL		
Extras Summary		

EXTRAS TOTAL

GRAND TOTAL

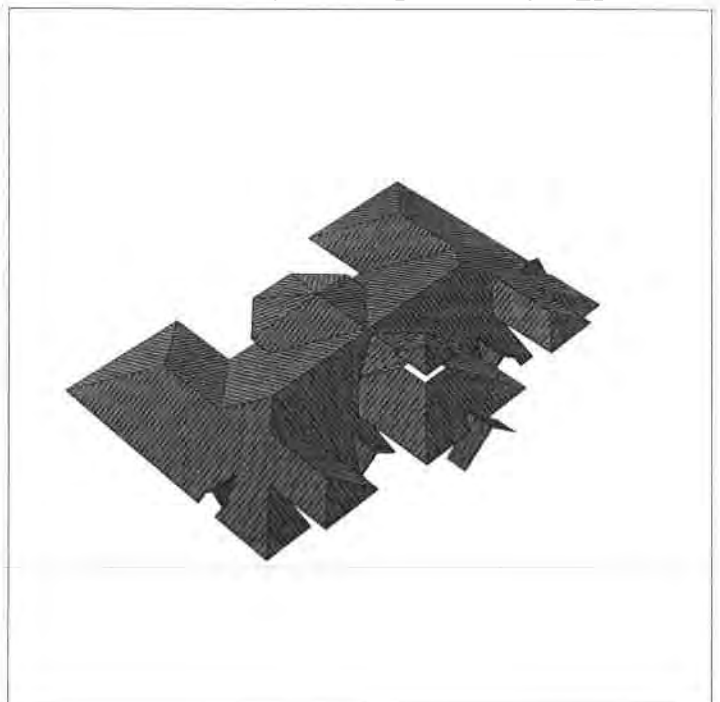
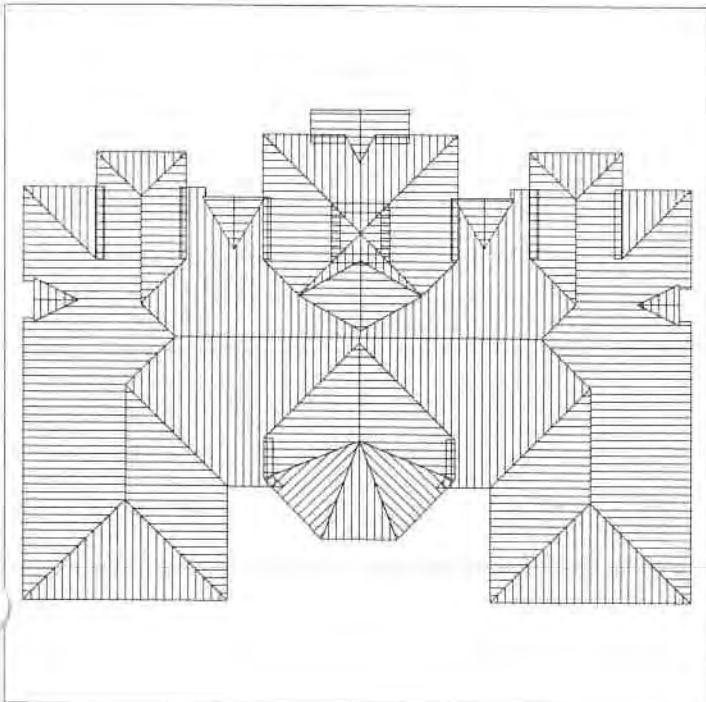
Total Surface Area = 9230.68 SQR FT

DO NOT ORDER MATERIALS BASED SOLELY ON THIS TAKE-OFF.

METAL SALES MANUFACTURING WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THIS TAKE-OFF. ALL PANEL LENGTHS MUST BE FIELD VERIFIED. NO ORDERS WILL BE PROCESSED PRIOR TO RECEIPT OF A SIGNED CONFIRMATION OF PANEL LENGTHS. THE ABOVE MATERIALS PRICES ARE VALID FOR 15 DAYS ONLY FROM DATE ESTIMATED. ORDERS MUST BE RECEIVED WITHIN THIS 15 DAY PERIOD, OTHERWISE THIS ESTIMATE WILL BECOME VOID AND SUBJECT TO RE-ESTIMATING ACCORDING TO CURRENT MARKET PRICES.

ALL ORDERS ARE SUBJECT TO MATERIAL AVAILABILITY AT THE TIME OF ORDER.

NOTE: ALL EAVE IS BROKE AT PITCH OF ROOF UNLESS OTHERWISE INDICATED



## CUTLIST REPORT

June 30, 2025

24030 - 5755 HARRISON

## Coverage Summary

55.00' X 16.00" 16" Image II, 26GA, ACG

Surface Area = 9230.68 SQR FT

LINEAR FEET	QUANTITY	% WASTE	TOTAL LN. FEET	SQUARE FEET
28'10"	20	0.7	576'8"	768.9
28'9"	1	2.6	28'9"	38.3
28'7"	1	2.6	28'7"	38.1
27'8"	1	2.7	27'8"	36.9
27'6"	2	2.7	55'0"	73.3
27'5"	1	2.7	27'5"	36.6
27'3"	1	2.7	27'3"	36.3
27'1"	1	2.8	27'1"	36.1
27'0"	2	3.8	54'0"	72.0
26'9"	1	4.6	26'9"	35.7
26'2"	2	8.4	52'4"	69.8
26'0"	1	2.9	26'0"	34.7
25'11"	1	2.9	25'11"	34.6
25'9"	1	2.9	25'9"	34.3
25'7"	1	2.9	25'7"	34.1
25'4"	1	4.9	25'4"	33.8
25'1"	1	5.0	25'1"	33.4
24'6"	1	3.0	24'6"	32.7
24'5"	1	3.1	24'5"	32.6
24'3"	2	4.1	48'6"	64.7
24'1"	1	3.1	24'1"	32.1
23'8"	1	5.2	23'8"	31.6
23'6"	1	9.5	23'6"	31.3
23'0"	1	3.2	23'0"	30.7
22'11"	1	3.3	22'11"	30.6
22'10"	2	4.4	45'8"	60.9
22'7"	2	4.4	45'2"	60.2
22'5"	4	2.0	89'8"	119.6
22'2"	4	0.3	88'8"	118.2
21'9"	1	5.7	21'9"	29.0
21'6"	1	3.5	21'6"	28.7
21'5"	1	3.5	21'5"	28.6
21'4"	1	3.5	21'4"	28.4
21'2"	1	5.9	21'2"	28.2
21'1"	1	3.5	21'1"	28.1
20'4"	1	6.1	20'4"	27.1
20'1"	1	6.2	20'1"	26.8
20'0"	1	4.1	20'0"	26.7
19'11"	1	4.0	19'11"	26.6
19'10"	2	6.6	39'8"	52.9
19'8"	1	0.8	19'8"	26.2
19'6"	19	0.6	370'6"	494.0
19'5"	19	0.5	368'11"	491.9
19'4"	4	3.9	77'4"	103.1
19'3"	1	5.9	19'3"	25.7
19'2"	1	7.8	19'2"	25.6
19'1"	2	10.1	38'2"	50.9
19'0"	2	7.8	38'0"	50.7



## CUTLIST REPORT

June 30, 2025

24030 - 5755 HARRISON

18'11"	1	3.9	18'11"	25.2
18'8"	1	5.6	18'8"	24.9
18'6"	4	3.2	74'0"	98.7
18'2"	2	6.2	36'4"	48.4
18'1"	2	8.2	36'2"	48.2
18'0"	5	6.6	90'0"	120.0
17'11"	4	4.2	71'8"	95.6
17'10"	2	4.2	35'8"	47.6
17'8"	2	4.2	35'4"	47.1
17'6"	1	4.3	17'6"	23.3
17'5"	1	4.3	17'5"	23.2
17'1"	2	9.2	34'2"	45.6
16'8"	1	4.5	16'8"	22.2
16'7"	2	11.2	33'2"	44.2
16'6"	3	4.5	49'6"	66.0
16'5"	4	4.5	65'8"	87.6
16'4"	2	4.6	32'8"	43.6
16'2"	3	6.1	48'6"	64.7
16'0"	1	4.7	16'0"	21.3
15'11"	1	4.7	15'11"	21.2
15'4"	1	13.2	15'4"	20.4
15'3"	1	9.8	15'3"	20.3
15'2"	3	10.1	45'6"	60.7
15'1"	2	9.9	30'2"	40.2
15'0"	20	1.9	300'0"	400.0
14'11"	5	5.9	74'7"	99.4
14'10"	2	5.0	29'8"	39.6
14'8"	2	5.1	29'4"	39.1
14'7"	2	8.0	29'2"	38.9
14'6"	2	5.1	29'0"	38.7
14'5"	2	5.5	28'10"	38.4
14'3"	2	13.1	28'6"	38.0
14'2"	2	5.3	28'4"	37.8
14'1"	2	5.3	28'2"	37.6
13'11"	5	22.1	69'7"	92.8
13'10"	1	72.9	13'10"	18.4
13'9"	1	5.4	13'9"	18.3
13'8"	1	5.5	13'8"	18.2
13'6"	3	5.5	40'6"	54.0
13'5"	4	5.6	53'8"	71.6
13'4"	2	5.6	26'8"	35.6
13'3"	2	11.3	26'6"	35.3
13'2"	5	19.7	65'10"	87.8
13'1"	1	5.7	13'1"	17.4
13'0"	2	5.7	26'0"	34.7
12'11"	1	5.8	12'11"	17.2
12'10"	2	14.5	25'8"	34.2
12'9"	1	5.8	12'9"	17.0
12'8"	1	5.9	12'8"	16.9
12'7"	3	5.9	37'9"	50.3
12'5"	2	8.7	24'10"	33.1
12'4"	2	12.1	24'8"	32.9
12'3"	2	6.1	24'6"	32.7

## CUTLIST REPORT

June 30, 2025

24030 - 5755 HARRISON

12'2"	2	12.3	24'4"	32.4
12'1"	1	11.6	12'1"	16.1
12'0"	3	6.2	36'0"	48.0
11'11"	8	23.2	95'4"	127.1
11'10"	9	12.7	106'6"	142.0
11'8"	2	6.4	23'4"	31.1
11'7"	1	6.4	11'7"	15.4
11'6"	2	6.5	23'0"	30.7
11'5"	1	6.5	11'5"	15.2
11'4"	2	17.1	22'8"	30.2
11'3"	2	6.6	22'6"	30.0
11'2"	4	11.0	44'8"	59.6
11'1"	3	6.7	33'3"	44.3
10'11"	1	6.8	10'11"	14.6
10'10"	2	14.4	21'8"	28.9
10'9"	2	6.9	21'6"	28.7
10'7"	3	14.1	31'9"	42.3
10'6"	2	7.1	21'0"	28.0
10'5"	6	7.2	62'6"	83.3
10'4"	1	7.2	10'4"	13.8
10'3"	2	14.5	20'6"	27.3
10'2"	2	7.3	20'4"	27.1
10'1"	1	7.4	10'1"	13.4
10'0"	2	7.5	20'0"	26.7
9'11"	1	7.5	9'11"	13.2
9'9"	2	7.6	19'6"	26.0
9'7"	3	7.8	28'9"	38.3
9'6"	1	7.8	9'6"	12.7
9'5"	2	15.8	18'10"	25.1
9'4"	2	23.2	18'8"	24.9
9'3"	2	8.1	18'6"	24.7
9'2"	2	16.3	18'4"	24.4
9'1"	3	16.4	27'3"	36.3
9'0"	20	2.0	180'0"	240.0
8'11"	7	8.4	62'5"	83.2
8'9"	6	12.2	52'6"	70.0
8'8"	2	8.6	17'4"	23.1
8'7"	1	8.7	8'7"	11.4
8'6"	22	2.5	187'0"	249.3
8'5"	1	8.9	8'5"	11.2
8'3"	3	10.4	24'9"	33.0
8'2"	1	16.8	8'2"	10.9
8'1"	4	8.2	32'4"	43.1
7'9"	3	9.6	23'3"	31.0
7'8"	2	20.4	15'4"	20.4
7'7"	4	9.8	30'4"	40.4
7'6"	4	9.9	30'0"	40.0
7'5"	7	14.6	51'11"	69.2
7'4"	1	5.8	7'4"	9.8
7'3"	4	15.4	29'0"	38.7
7'2"	5	9.5	35'10"	47.8
7'1"	5	31.4	35'5"	47.2
7'0"	3	10.6	21'0"	28.0

## CUTLIST REPORT

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6'10"	2	27.3	13'8"	18.2
6'9"	3	54.5	20'3"	27.0
6'8"	4	9.5	26'8"	35.6
6'7"	1	11.3	6'7"	8.8
6'6"	3	7.5	19'6"	26.0
6'5"	2	23.2	12'10"	17.1
6'4"	1	6.7	6'4"	8.4
6'3"	7	16.3	43'9"	58.3
6'2"	2	24.2	12'4"	16.4
6'1"	5	12.3	30'5"	40.6
6'0"	3	12.4	18'0"	24.0
5'11"	5	12.6	29'7"	39.4
5'9"	4	13.0	23'0"	30.7
5'8"	13	11.6	73'8"	98.2
5'7"	5	13.3	27'11"	37.2
5'6"	4	10.0	22'0"	29.3
5'5"	4	28.5	21'8"	28.9
5'3"	1	14.2	5'3"	7.0
5'2"	2	14.4	10'4"	13.8
5'1"	3	29.5	15'3"	20.3
* 5'0"	132	33.4	660'0"	880.0

SUBTOTAL 647 Panels 7629'2" 10172.2

\* Minimum Length Panel Breakout:

1 X ((1 X 4'10") + (1 X 0'2"))  
 1 X ((1 X 4'9") + (1 X 0'2") + (1 X 0'1"))  
 2 X ((1 X 4'9") + (3 X 0'1"))  
 1 X ((1 X 4'8") + (1 X 0'3"))  
 4 X ((1 X 4'7") + (1 X 0'5"))  
 1 X ((1 X 4'7") + (1 X 0'4"))  
 4 X ((1 X 4'7") + (1 X 0'3"))  
 7 X ((1 X 4'6"))  
 2 X ((1 X 4'5") + (1 X 0'6"))  
 5 X ((1 X 4'5"))  
 5 X ((1 X 4'3") + (1 X 0'8"))  
 5 X ((1 X 4'3"))  
 8 X ((1 X 4'2"))  
 3 X ((1 X 4'1") + (1 X 0'10"))  
 2 X ((1 X 4'1"))  
 2 X ((1 X 4'0"))  
 6 X ((1 X 3'10") + (1 X 1'2"))  
 2 X ((1 X 3'10") + (1 X 1'1"))  
 4 X ((1 X 3'8") + (1 X 1'4"))  
 5 X ((1 X 3'7") + (1 X 1'5"))  
 4 X ((1 X 3'6") + (1 X 1'5"))  
 6 X ((1 X 3'5") + (1 X 1'7"))  
 2 X ((1 X 3'3") + (1 X 1'8"))  
 1 X ((1 X 3'3") + (1 X 1'7"))  
 3 X ((1 X 3'2") + (1 X 1'9"))  
 3 X ((1 X 3'1") + (1 X 1'9"))  
 2 X ((1 X 3'1") + (1 X 1'7"))  
 2 X ((1 X 3'1") + (1 X 1'6"))  
 2 X ((1 X 3'0") + (1 X 1'11"))

## CUTLIST REPORT

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5 X ((1 X 3'0") + (1 X 1'6"))  
 1 X ((1 X 3'0") + (1 X 1'5"))  
 1 X ((1 X 2'11") + (1 X 1'5"))  
 1 X ((1 X 2'11") + (1 X 1'4"))  
 1 X ((1 X 2'11") + (1 X 1'3"))  
 2 X ((1 X 2'10") + (1 X 2'2"))  
 4 X ((1 X 2'9") + (1 X 2'2"))  
 2 X ((1 X 2'9") + (1 X 2'1"))  
 2 X ((1 X 2'9") + (1 X 1'3"))  
 3 X ((1 X 2'8") + (1 X 2'3"))  
 2 X ((1 X 2'8") + (1 X 1'3") + (1 X 1'1"))  
 3 X ((1 X 2'8") + (1 X 1'3"))  
 2 X ((1 X 2'7") + (1 X 2'5"))  
 3 X ((1 X 2'7") + (1 X 2'4"))  
 2 X ((1 X 2'7"))  
 3 X ((1 X 2'6"))

METAL TOTAL	647 Panels	7629'2"	10172.2
TILE TOTAL	0 Pieces	0 Bundles	

## Coverage Items Summary

ITEM	UNITS	ORDER INFO
#10-12x1" Pancake Head Screw	60 BAG	8243100

## Details Summary

DETAIL	UNITS	ANGLE	ORDER INFO
E/W Pitch Brk., 26GA, ACG	1.0 PIECES	133.5°	5504841
E/W Pitch Brk., 26GA, ACG	6.0 PIECES	116.6°	5504841
S/W Pitch Brk., 26GA, ACG	13.0 PIECES	90.0°	5504841
Res. Img. II Rake, 26GA, ACG	11.0 PIECES	90.0°	5002641
Res Ext Eave 26 ACG	2.0 PIECES	133.5°	5002441
Res Ext Eave 26 ACG	61.0 PIECES	116.6°	5002441
W Valley, 26GA, ACG	6.0 PIECES	149.4°	5501841
W Valley, 26GA, ACG	16.0 PIECES	143.1°	5501841
W Valley, 26GA, ACG	5.0 PIECES	133.4°	5501841
W Valley, 26GA, ACG	2.0 PIECES	130.4°	5501841
W Valley, 26GA, ACG	4.0 PIECES	129.2°	5501841
11" Hip, 26GA, ACG	9.0 PIECES	160.0°	5500241
11" Hip, 26GA, ACG	36.0 PIECES	143.1°	5500241
11" Ridge, 26GA, ACG	2.0 PIECES	148.4°	5500241
11" Ridge, 26GA, ACG	17.0 PIECES	126.9°	5500241
11" Ridge, 26GA, ACG	2.0 PIECES	100.4°	5500241
11" Ridge, 26GA, ACG	1.0 PIECES	92.9°	5500241
11" Ridge, 26GA, ACG	2.0 PIECES	90.0°	5500241

## Detail Items Summary

ITEM	UNITS	ANGLE	ORDER INFO
Offset Cleat, 26GA, Various	58 EA		5506499
Image II Z Closure, 26GA, ACG	179 EA		5560341
Counter Flashing, 26GA, ACG	16 EA		5505241
Tite Bond Tube Sealant	74 TUBE		6403200
Double Bead Tape Sealant 25ft	147 ROLL		6403899
#1/8" x 3/16" Pop Rivet S/S	23 BAG		8240901

## CUTLIST REPORT

June 30, 2025

24030 - 5755 HARRISON

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#10-12x1" Pancake Head Screw	19 BAG	8243100
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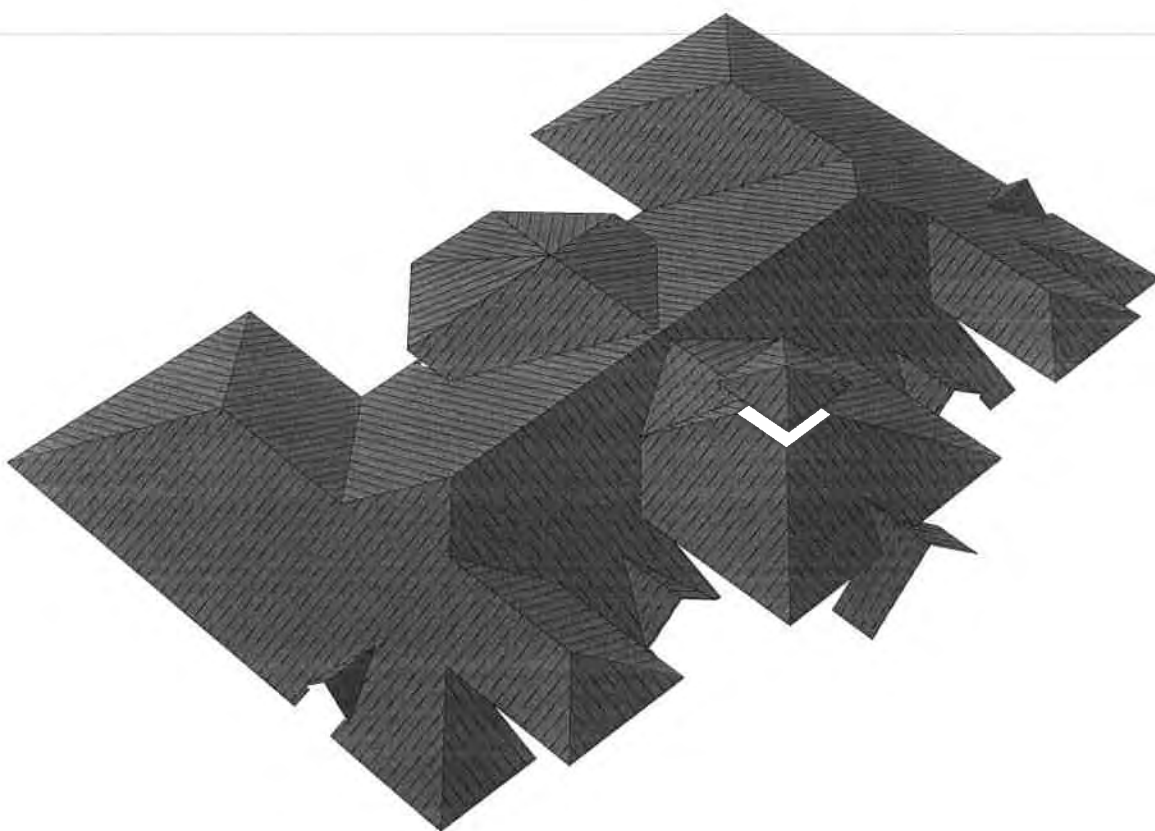
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## Extras Summary

DESCRIPTION	UNITS	ORDER INFO
Panel Hemming Tool	1 EA	6560102
5% Panel Waste 14@28'10"	403.67 Ln. Ft.	Specify Config.
Crating Charges	8032.8 Ln Ft	023

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Total Surface Area = 9230.68 SQR FT



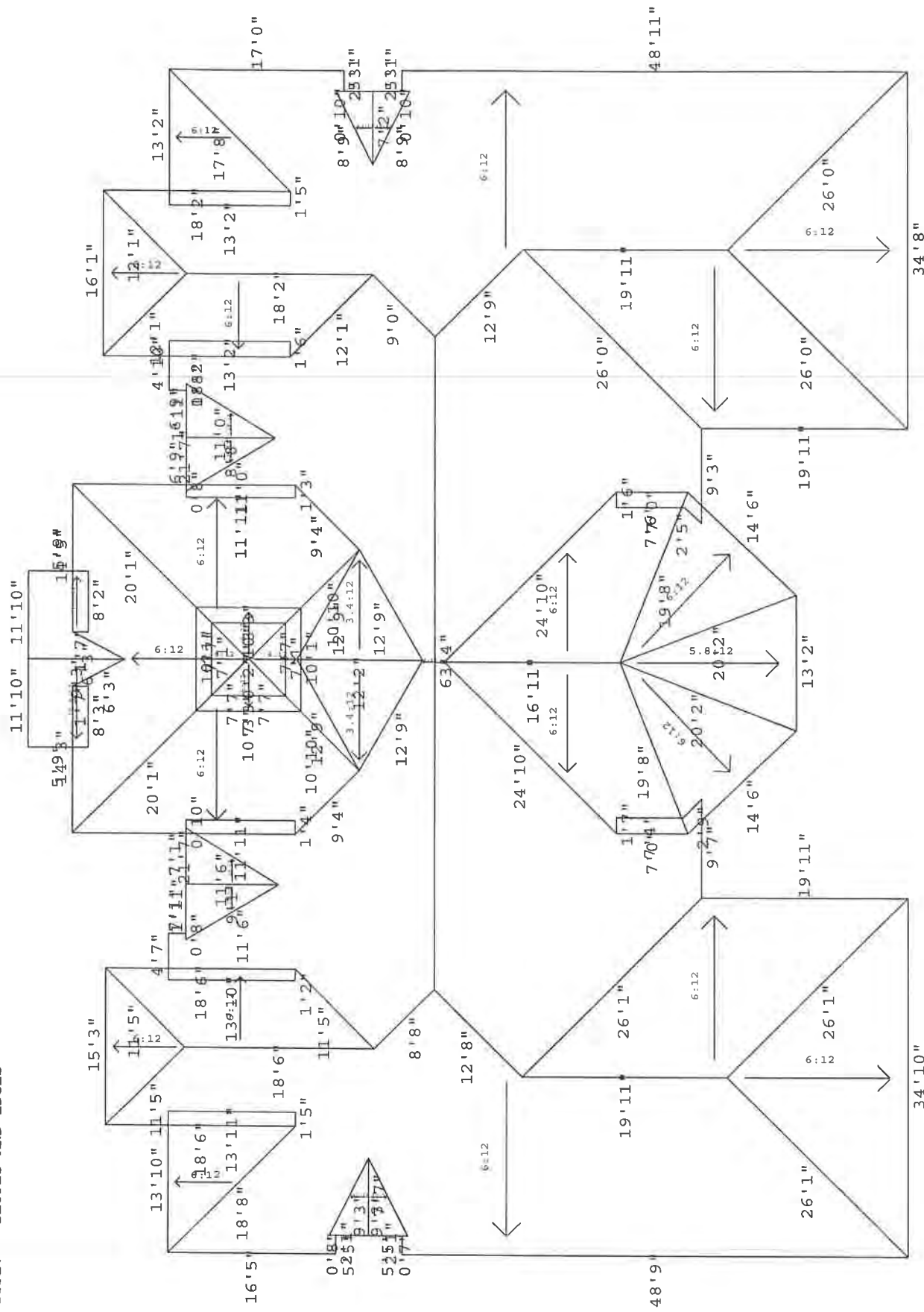


JOB # / 1

DISTRIBUTOR:

CONTACT:

DRAWING TYPE: SLOPES AND EDGES



JOB # / 1 24030 - 5755 HARRISON

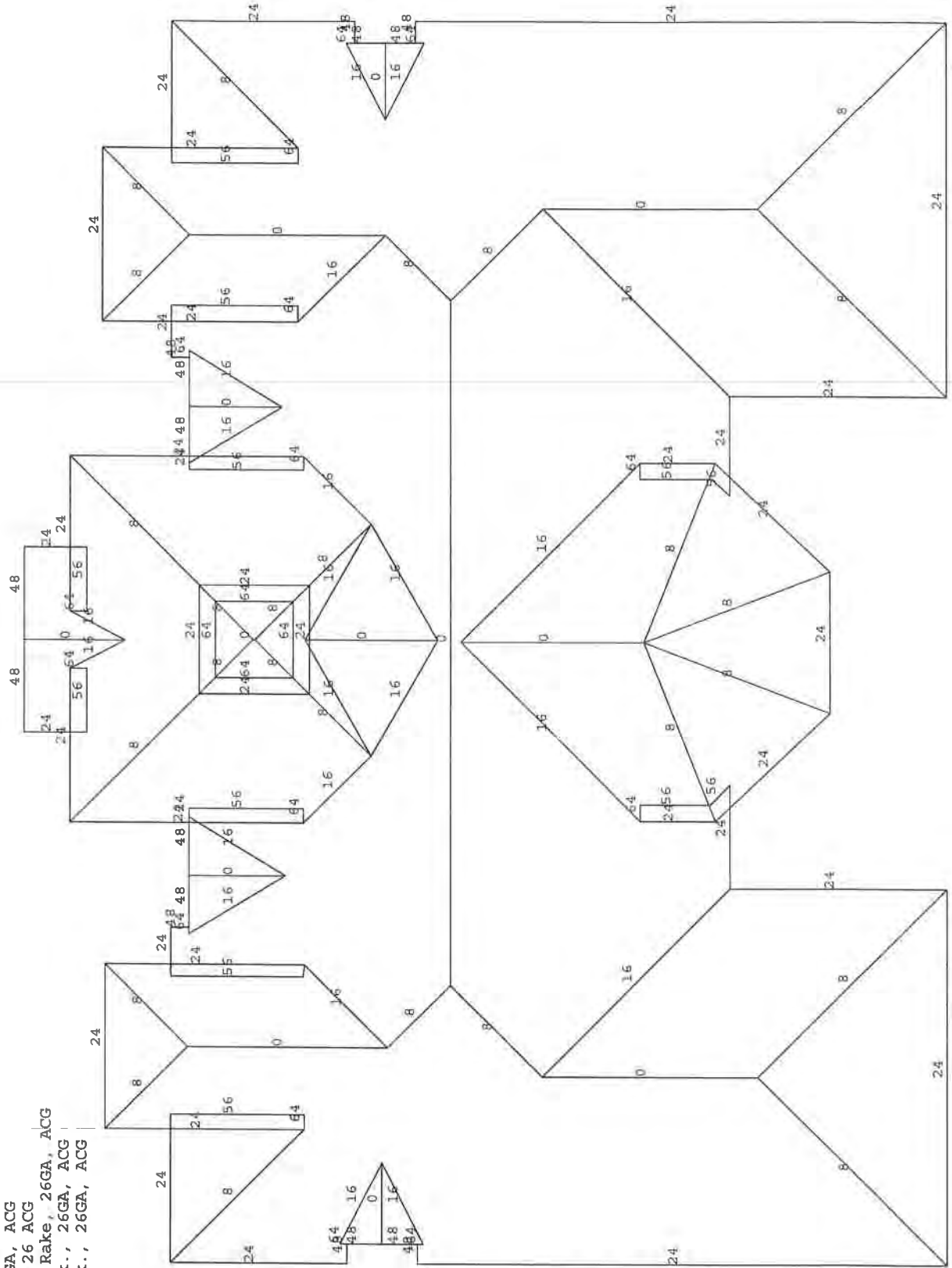
DISTRIBUTOR:

CONTACT:

DRAWING TYPE: TRIM APPLICATIONS

DETAIL MATERIALS LIST

0 11" Ridge, 26GA, ACG  
8 11" Hip, 26GA, ACG  
16 W Valley, 26GA, ACG  
24 Res Ext Eave 26 ACG  
48 Res. lng. II Rake, 26GA, ACG  
56 S/W Pitch Brk., 26GA, ACG  
64 E/W Pitch Brk., 26GA, ACG



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DISTRIBUTOR:

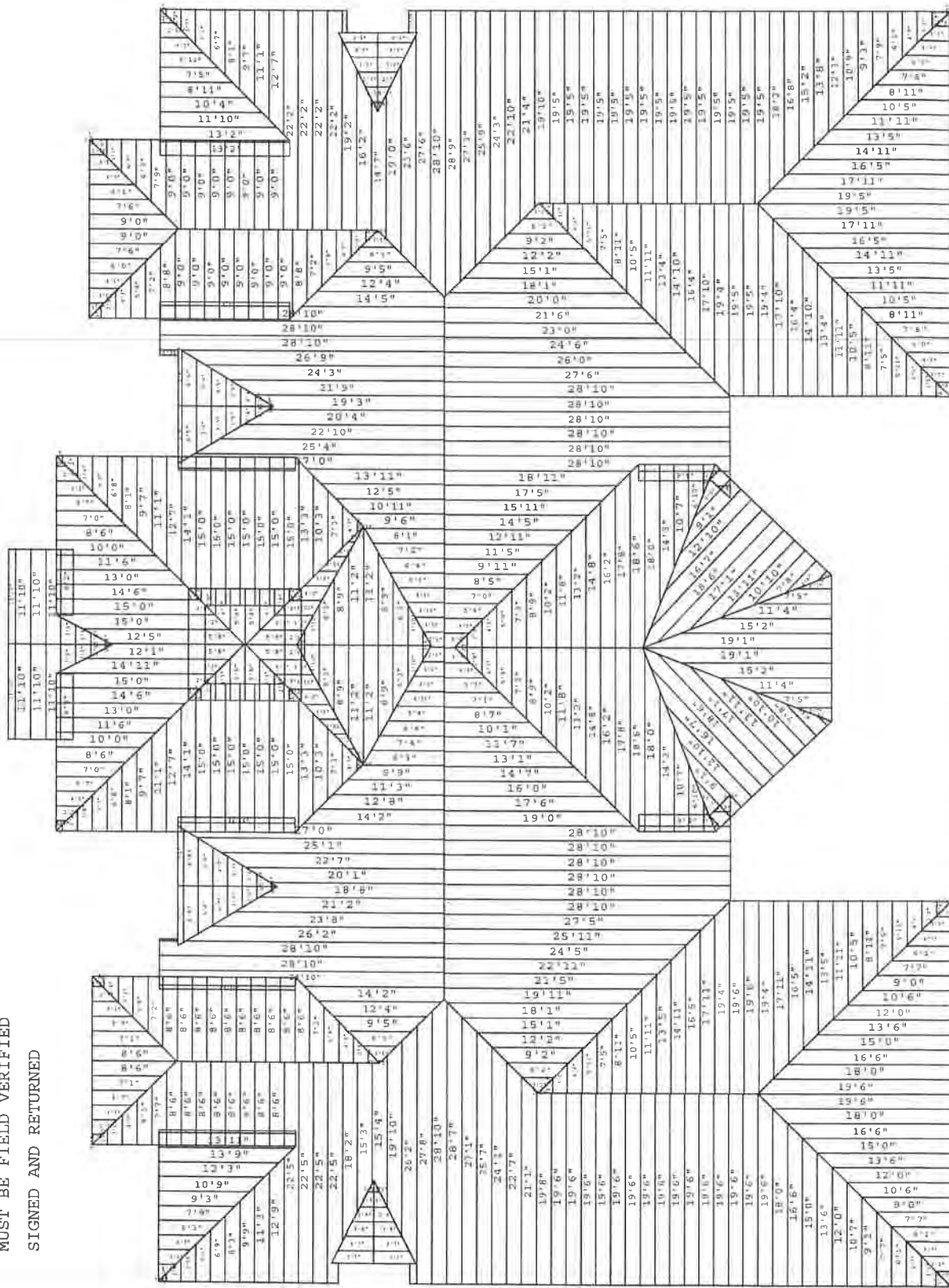
CONTACT:

DRAWING TYPE:

## PANEL VERIFICATION

MUST BE FIELD VERIFIED

SIGNED AND RETURNED



VERIF. SIGNATURE

# STANDING SEAM METAL ROOF

Description
<b>Standing Seam Metal Roof System (Installed over existing shingles) - Scope of work</b>
Site preparation - use tarps or netting systems around property
County to inspect existing roofing system to ensure metal can be installed over to building code.
Install sythentic Roof Underlayment over existing asphalt shingles
Install 26 gauge, acrylic coated Galvalume Image II standing seam metal roofing system - which includes drip edge, boots and vents.
Includes all permits and Notice of Commencements for all structures
Ordering of dry-in and final inspections for permits
Removal of tarps and running magnets around property
Final walk over and inspection
Documentation of closed permit(s) and paid invoice
Wind Mitigation inspection - Included for insurance discounts

<b>Estimate subtotal</b>	\$88,279.30
<b>Total</b>	\$88,279.30

# SIGNING & UPGRADES

Standing Seam Metal Roof

\$88,279.30

Name:

Matt Nolan

Address:

5755 Harrison Ranch Rd, Parrish, FL

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

## Upgrades

Description	Line total
<input type="checkbox"/> Optional paint colors available - pricing will vary.	

## Deposit

We require half payment down and half upon completion/permit closing.	50%
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## Customer Comments / Notes

Matt Nolan:

Date:

If you would like a color besides the standard metal "silver", please let me know and we can go over options and pricing.

# TERMS AND CONDITIONS

**WOOD REPLACEMENT:** Any additional wood replacement will be documented and charged/added to your final invoice at OUR cost, labor and materials, with NO markup. Each additional sheet of 1/2" plywood costs \$85 installed and each additional sheet of 3/4" plywood costs \$130 installed. 2x4's cost \$2.75/ft, installed. Trusses (if necessary) are \$6.00/ft installed, and standard 1x6 fascia boards are \$6.50/ft installed. Please confirm any other size boards costs with your roof consultant. \*Prices subject to change to current market prices of wood. Any exposed replacement of wood will be unpainted, and it is the responsibility of the owner to apply the preferred paint.

**JOB TIMELINE:** Depending on weather conditions and the size/scope of your project, we will be able to complete the entire project in 1 to 2 weeks. Estimate is good for 30 days from date of creation.

**GUTTERS:** Gutters may need to be removed and re-installed for this system. Although every measure will be taken to salvage any existing gutter system that may not be replaced at this time, we cannot guarantee against incidental damage that may occur. We recommend that all gutters be replaced at this time due to the possibility of incidental damage.

**WORKMANSHIP:** Roof workmanship warranty is **5** years. Warranty is not transferable to a new homeowner if property is sold.

**LIABILITY:** Due to the nature of construction to be done at homeowners request, contractor is not responsible for any hairline cracks or any cracks in the ceiling due to the removal and reinstallation of roof due to its weight, for any hidden plumbing, electrical line, utility lines or solar panels and any other roof mounted accessories.

**TARPS:** this estimate does not include a tarp. If needed, please confirm the cost of tarp installation with your roof consultant.

**DEBRIS:** Dumpster is owned by Gold Real Estate Construction LLC cannot be used for personal use. If any materials are found other than our roofing materials and supplies the owner of property will be responsible for the extra charge for separation and dump costs of a \$250 fine.

**CANCELLATION POLICY:** You have three calendar days to cancel this contract for any reason without penalty by delivering our company a notice in writing or email to the email address provided.

**PERMIT:** Please keep the permit up until all inspections are complete. Final inspection will take place 2 to 3 days after roof completion. If removed before inspections are complete there will be a \$50 charge for failed inspection fees. A permit fee will be added to the final bill. Fees vary depending on your city or county's building department.

**MATERIAL DELIVERY:** If for any reason our supplier cannot load the roof with materials and has to ground drop due to trees, powerlines, damaged driveways, septic systems, or any unsafe decking etc. there is a charge of \$25 per sq (100 sq ft) as an additional fee for to cover our costs to ground load and the crew to hand carry materials onto roof.

**ADDITIONAL ROOFING LAYER:** Each additional layer of roofing material beyond the standard layer



included (shingles & underlayment) will be charged \$25.00 per 100 sq ft of material.

**PAYMENT STRUCTURE:** Owner shall be required to provide a **50%** deposit upon execution of this contract. Upon completion of work, the contractor will submit an invoice for final payment to Owner when the work or portion of the work has been completed in compliance with the contract documents. If Owner agrees that work has been completed, payment is due Contractor for the entire remaining unpaid balance of the contract amount. Making final payment constitutes waiver of all claims by Owner against contractor except those claims previously made in writing and delivered to contractor and those obligations otherwise provided by this agreement or by operation of Law. If completion of the work is delayed unreasonably at no fault of contractor, Contractor shall be entitled to final payment for all work completed (including retainage) without prejudice to the right of contractor to complete the project later and without prejudice to the right of Owner to make claims against contractor for defects in work completed.

Gold Real Estate Construction LLC is not responsible for damages or deficiencies caused by Acts of God, such as but not limited to named storms, hurricanes, fire, hail etc. Gold Real Estate Construction LLC is also not responsible for water intrusion or damage to the roofing structure or elements caused by poor maintenance such as the failure to remove leaves, branches or other debris from the roof structure or drainage areas.

Customers must notify Gold Real Estate Construction LLC within 72 hours of the occurrence of any claim, defect, deficiency, water intrusion or water damage because of work, services or materials provided by our company. Failure to notify the company within this timeframe shall result in the customer waiving all claims that may be brought against Gold Real Estate Construction LLC related to this deficiency, including claims arising in law, contract, warranties expressed or implied or other federal or state statutory claims. This includes, but is not limited to moisture, mold, drywall stains or other mitigation issues that may arise as a failure to notify Gold Real Estate Construction LLC of any deficiency during this timeframe. Gold Real Estate Construction LLC reserves the right to mitigate any claims arising from any damage of water intrusion or deficiencies through the method or company of their choosing while following all applicable laws, standards and building codes.

The company warranty is non-transferable unless specifically stated through an agreement or contract written by Gold Real Estate Construction LLC. Manufacturer material and labor warranties may be transferable if transferred in writing during the time frame specifically stated by that specific manufacturer. \*Gold Real Estate Construction LLC will take measures and due diligence to protect landscaping plants, decorations, pots etc. during the installation of your new roof.

Gold Real Estate Construction LLC will not assume any responsibility for damages to plants or any other items that are left exposed during the re-roof process. Feel free to make extra requests regarding areas of concern. This includes working with gutters. We will carefully remove and reinstall gutters as needed but will not be responsible if gutters are scratched or damaged during the roof installation process.

\*We use a third-party supplier to deliver and load materials if there are any damages done by third party final payment is still required upon the due date. Gold Real Estate Construction LLC will take all measures to facilitate damage/repair caused by third parties. (plants, driveways, etc.)

Gold Real Estate Construction LLC is not responsible for any unforeseen conditions - including, but not limited to, water pipes, plumbing or HVAC lines improperly installed in attic to roof decking (or near the roof decking, not up to code), light fixtures and ventilation fans. Pre-existing workmanship issues and/or condition of home structure could allow cracks in ceiling/walls due to vibrations during the installation process at no fault of the company.

**Changes in the Work:** Contractor is authorized to make minor changes in the work which are in the interest of Owner, do not materially alter the quality or performance of the work, and do not affect the

cost or time of performance, and comply with applicable Laws, codes, ordinances and regulations. The contractor will inform the owner of each minor change made in the work. The scope of work includes: The tearing off existing roofing materials and installation of new metal panels on "Construction Site."

Anything beyond our scope of work that is installed, repaired, etc. on the roof, not completed by our company, will void the warranty in that area.

**Arbitration:** Anything in this contract notwithstanding, any claim arising out of or relating to the contract documents or warranty, or the breach thereof may, at the option of the claimant, be filed in any claims court having jurisdiction, in lieu of an arbitration proceeding.

**LEGAL DISCLAIMER:** Any item not specified above will be charged extra. Such costs will be agreed upon by the contractor and customer. All payments are due upon completion, unless otherwise agreed upon. All payments made by credit card will be charged a 3% fee per transaction. If the invoice is not paid 10 days after completion, there will be a \$150 late fee, no warranties will be issued or honored, and a lien may be placed against the homeowner's property, with a fee of \$450 added to the invoice which will be homeowners' responsibility to pay. There will be a \$500 service fee on all jobs cancelled after permits have been pulled and/or stocked out, along with all applicable restocking fees. Gold Real Estate Construction LLC is not responsible for items falling from walls, ceilings, etc., ruts or marks on grass, cracked driveways or landscaping struck by fallen debris, or damage caused by deliveries from outside vendors.

\*We reserve the right, should we not receive full payment within 30 days, to execute Florida's Construction Lien Law (Sections 713.001-713.37).

# WARRANTY



This document warrants that should a defect in workmanship, related to the work completed by Gold Real Estate Construction, occur within 5 years of the project, Gold Real Estate Construction will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which Gold Real Estate Construction fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

**Customer**

Matt Nolan

**Project address**

5755 Harrison Ranch Rd, Parrish, FL

**Date Project Completed**

-

Thank you again for choosing us to complete work on your property. We trust you had a great customer experience!

WESTFALL

ROOFING

The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

Roof Replacement Proposal

Customer's Name	Date
Rizzetta & Company	12/15/2024
Address	
5755 Harrison Ranch Blvd. Parrish, FL. 34219	
Phone	Email
941-776-9725	Hteixeira@rizzetta.com
Property Description   Additional Contact Info	

Westfall Roofing proposes to Supply & Install the following according to Florida Building Code and | or Manufacturer's Recommendations.

Metal Roof Installation

- Preparation
- Obtain and post local permits in accordance with local laws.
  - Due care taken to protect home exterior, shrubs, and landscaping.
- Removal & Decking / Wood
- Remove a single layer of shingles and underlayment.
  - Inspect & repair all rotten / deteriorated wood and replace. Additional charges may apply.
  - Fasten roof decking with 2 3/8" 8D ring shank nail.
- Underlayment
- Install Polyglass MTS Plus HT Underlayment
  - Install rubberized leak barrier waterproof membrane in the following areas as needed.
    - Skylights
    - Valleys
    - Vent Pipes
    - Chimney
    - Crickets
    - Roof to Wall Transitions

- Flashings - Eave Color: \_\_\_\_\_
- Inspect and repair all roof to wall L flashings.
  - Install 6" steel metal drip edge at all eaves and rake edges.
  - Install new metal roof pipe boot flashings. 1.5" \_\_\_\_\_ - 2" \_\_\_\_\_ - 3" \_\_\_\_\_ - 4" \_\_\_\_\_
  - Install new kitchen and or bath fan vents. 4"G \_\_\_\_\_ - 10"G \_\_\_\_\_

- Additional Flashings (Valley)
- Install Premier Metals PBR Pre-Formed Valley Flashing.

- Metal Roof Panel - Metal Panel Color: \_\_\_\_\_
- Install Premier Metals PBR Metal Panels. (Mill Finish)
  - Coverage of Panel is: PermaShield - 16" Wide Panel w/ 1" High Seam
  - Gauge of the Panel is: 26 Gauge
  - Panel Style: PBR Ribbed Panel

- Hip & Ridge & Closures
- Install Premier Metals PBR hip and ridge.

- Ventilation
- Install manufacturer's specified ventilation system.

- Final & Clean Up
- Remove and dispose of all debris and magnetically sweep premises.
  - Final inspection to be completed by Westfall Roofing Project Supervisor.
  - Manufacturer's Warranty is to be registered after final payment has been received.

- Warranty
- Westfall Roofing guarantees its Workmanship for 10 years.
  - Provide a Premier Metals (Mill Finish) 25-Year Manufacturer's Warranty.

- Notes & Additional Services
- Wind Mitigation included upon final payment

Your Roofing Consultant: Todd Wilttrout - 813-599-5877

Flat Roof Installation	
Preparation/Substrate	
_____	
Base	
_____	
Cap	Color:
_____	_____
Warranty	
_____	
Sub Total: _____	
Flat Notes:	
_____	
Accessories	
Color:	
_____	
_____	
_____	
_____	
Sub Total: _____ \$	
Payment Terms	
- 25% Deposit is required, due at initial signing of this agreement.	
- 50% of the balance is to be paid once the tear-off and the underlayment dry-in has been completed and metal material delivered.	
- Remainder of the balance is to be paid once the roof installation is completed.	

- Additional Layer(s) Removal - Additional Charges May Apply
- \$65.00 per square for the removal of each additional layer of roofing material outside of the scope of work proposed above.

- Wood Allotment - Additional Charges May Apply
- EST. Includes the first \$2,000 of wood bill

If wood allotment is exceeded, the additional charges will be assessed to the final invoice of this project. (See Extras / Woodwork Clause - Page 3)

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. All documents consist of this proposal, the terms and conditions, all documents referenced therein are incorporated herein by reference.

Credit Card Transactions - A 2.45% Credit Card Convenience Fee will be added to any payment using a credit card.      Job#12-15-24 108      Slope - 6/12

Deposit - A Deposit of 25% of the proposed total is due at the time signing of this agreement.

Final Payment- Final payment is due upon completion of roof replacement.

Withdrawal - This proposal will be subject to withdrawal if not accepted within 30 days.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Proposed Roof Replacement Total		
<input checked="" type="checkbox"/>	Roof Replacement Total	-- \$114,810.00
<input type="checkbox"/>	Referral	-- -\$500.00
<input type="checkbox"/>	Premier Metal Discount	-- -\$500.00
<input type="checkbox"/>		--
<input type="checkbox"/>		--
<input type="checkbox"/>		--
Finance Option` 9.99% for 120 months		⇒ \$1,502.29
With Approved Credit Application - Monthly Payment As Low As		
The labor, . aterials & equipment required for this job will be furnished by Westfall Roofing Total:		⇒ \$113,810.00

Respectfully Submitted,

By: \_\_\_\_\_

WESTFALL ROOFING



*The Roofer You Can Count On Since 1989*

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

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

*Licensed. Bonded. Insured.*

## Notes / Addendum

<b>Customer's Name</b>	<b>Date</b>
Rizzetta & Company	12/15/2024
<b>Address</b>	
5755 Harrison Ranch Blvd. Parrish, FL. 34219	
<b>Phone</b>	<b>Email</b>
941-776-9725	Hteixeira@rizzetta.com
<b>Property Description   Additional Contact Info</b>	

Scope of Work:

### Terms & Conditions

See "Roof Replacement Proposal" if applicable. This document serves as an Addendum or Notes/Comments page to the "Roof Replacement Proposal."

CUSTOMER INITIALS \_\_\_\_\_

## STATE OF EMERGENCY DISCLOSURE

### NOTICE OF CANCELLATION

YOU, THE RESIDENTIAL PROPERTY OWNER, MAY CANCEL THIS CONTRACT WITHOUT PENALTY OR OBLIGATION WITHIN 10 DAYS AFTER EXECUTION OF THE CONTRACT OR BY THE OFFICIAL START DATE, WHICHEVER COMES FIRST, BECAUSE THIS CONTRACT WAS ENTERED INTO DURING A STATE OF EMERGENCY BY THE GOVERNOR. THE OFFICIAL START DATE IS THE DATE ON WHICH WORK THAT INCLUDES THE INSTALLATION OF MATERIALS THAT WILL BE INCLUDED IN THE FINAL WORK ON THE ROOF COMMENCES, A FINAL PERMIT HAS BEEN ISSUED, OR A TEMPORARY REPAIR TO THE ROOF COVERING OR ROOF SYSTEM HAS BEEN MADE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

CUSTOMER(S) SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



Extras / Woodwork Clause			
SIZE	DETAILS	PRICE	UNIT
FASCIA / TRIM			
1 x 2		\$4.95	Per Foot
1 x 4		\$8.00	Per Foot
1 x 6		\$9.50	Per Foot
1 Tiered Combo Fascia Replacement		Additional \$1.00 LF	
2 Tiered Combo Fascia Replacement		Additional \$2.00 LF	
RAFTERS			
2x4; 2x6 Rafter Tail Replacement - Up to 3 LF Long		\$35.00 Per Tail	
2x4; 2x6 Rafter Tail Replacement - Up to 4-6 LF Long		\$70.00 Per Tail	
PLYWOOD			
1/2"		\$105.00	Per Sheet
5/8"		\$115.00	Per Sheet
3/4"		\$125.00	Per Sheet
FLASHINGS			
Bird Box - Critter Box Installation Small		\$125.00	Per
Bird Box - Critter Box Installation Large		\$250.00	Per
Metal Kicker - Install new kicker along roof to wall transition.		\$50.00	Per
Roof to Wall Flashing and Counter Flashing - Exterior L Flashing w/ Termination Bar.		\$30.00	Per Foot
GUTTER			
Gutter - Existing - Complete Removal & Re-installation of Existing Gutters w/ Downspouts		\$5.00	Per Foot
FASCIA			
Vinyl / Aluminum - Existing - Fascia Re-Installation		\$5.00	Per Foot
SOFFIT			
Vinyl / Aluminum - Existing - Soffit Re-Installation		\$5.00	Per Foot
ADDITIONAL LAYERS OF ROOF MATERIAL			
Removal of each additional layer of shingles or roof coverage system outside of the scope of work proposed on		\$65.00	Per Square
Removal of each additional layer of roofing underlayment outside of the scope of work proposed on page 1		\$15.00	Per Square
<p><b>EXTRAS / WOODWORK CLAUSE:</b> Westfall Roofing (Westfall) will inspect the roof decking, fascia boards, soffits, and rafter tails for any rotten or damaged wood. All deteriorated wood fascia, wood soffit, rafter tails will be replaced. Additional charges are to be assessed at the time of final invoicing of the roof replacement project. If the Owner is not home, adequate photos are to be taken to support the woodwork / extra services which are completed by Westfall. Replacement of woodwork does not include any damages discovered caused by termites or structural damage (i.e., trusses, beams, bearing walls, etc.). Westfall will not be responsible for any bowed wood, dips or deflections in the roof decking. If deemed necessary for correction, it shall be separately invoiced as a Change Order.</p> <p><b>Westfall is NOT responsible for painting any replaced wood.</b> Due to the vulnerability of water damage during the roof replacement project, and Florida Building Codes, Owner agrees to let Westfall replace wood at the prices specified above at Westfall's discretion. If unforeseen circumstances are discovered during the roof replacement project, a Change Order will be provided to the Owner. If the Owner is not available or is not responsive to Westfall's request to review the Change Order, Westfall will proceed with all work that is required to satisfy all Florida Building Code requirements.</p> <p>Pricing is for whole units of wood type, only divisible by half quantities. Pricing is for removal of rotten/damaged wood &amp; installation of new applicable wood type. Charges include labor, materials, clean-up, and disposal.</p> <p>Material Increase Disclaimer: Due to the recent spike in demand and cost for construction materials, lumber prices may fluctuate based on market price after the acceptance of this proposal/contract without the need for a written change order or amendment to the proposal/contract.</p>			
<p><b>Acceptance of Woodwork Clause: (Owner) The above prices and conditions are satisfactory and are hereby accepted.</b></p>			
Date Proposal was written.		CUSTOMER INITIALS _____	

12/15/2024

## TERMS AND CONDITIONS

1. **General.** This proposal is subject to change without notice and is automatically withdrawn on the 15<sup>th</sup> day following the date of issue if not accepted in writing and a copy of this proposal returned to Westfall Roofing ("Contractor"). **If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement.** By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. In the Agreement, the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days (d) singular words include plural and vice versa.
2. **Access.** Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any pre-existing stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and expenses incurred due to the Customer and/or Customer's failure to fulfill its duties under this paragraph.
3. **Payment Terms.** Unless otherwise provided herein, for all shingle and flat roof replacement projects, Customer shall pay Contractor 10% of the total Agreement amount upon execution of the Agreement and the Customer shall pay the remaining balance *IN FULL* within (1) day from the date of *SUBSTANTIAL COMPLETION* of the work. Unless otherwise provided herein, Customer shall make payment to Contractor as follows for all tile and metal roof projects: Customer shall pay an initial payment of 25% of the total Agreement amount upon the execution of the Agreement; 25% of the total Agreement amount immediately upon dry-in; 25% of the total Agreement amount when the tile/metal is delivered; and Customer shall pay the remaining balance *IN FULL, within one (1) day from the date of SUBSTANTIAL COMPLETION of the work. The total Agreement amount, including the charges for all additional wood and changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement.* Contractor reserves the right to require a deposit in excess of 10% and Customer hereby waives the requirements of 489.126 Fla. Stat. If after the work under and pursuant to this Agreement has been substantially completed and full completion of the work is delayed including, but not limited to, delay in completion of the final inspection, through no fault of Contractor, Customer agrees to make payment to Contractor as outlined in this Agreement. By executing this Agreement, Customer authorizes Contractor to perform a credit check on Customer. Customer shall pay interest at the rate of 1 1/2 % per month (**ANNUAL PERCENTAGE RATE OF 18%**), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer fails to make payment to Contractor within seventy-five (75) days of the due date, Customer's account may be turned over to a third-party collection agency. Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. If there is an increase in the price of materials charged to the Contractor in excess of **five (5%) percent**, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Customer. If any line item increases in excess of 10% subsequent to the making of this Agreement, Contractor may cancel this Agreement for its convenience. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down, delay and start-up. In the event that any specified material or equipment becomes unavailable either temporarily or permanently after the contract is executed, provided that such availability is a result of factors beyond Contractor's control, then in the event of temporary unavailability, the contract time shall be extended to reflect the duration of time that the Contractor is delayed by the unavailability, and in the case of permanent unavailability, the Contractor shall be excused from providing said material or equipment and allowed to provide an available substitute. To the extent an available substitute is provided by Contractor under this provision, any increase in the cost between the originally specified material or equipment and its substitute shall be paid by the Customer to the Contractor.
4. **Site Conditions.** Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
5. **Gutters and Sealed Attic Liability Exclusion:** Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to indemnify and hold harmless Contractor for any and all damages arising out of said condition. Customer understand that during the course of the re-roof installation, Contractor may need to remove and reinstall gutters. Customer further acknowledge that the removal and reinstallation of gutters is unavoidable, and that it carries with it a risk of damage to the gutters and the property regardless of the quality of care exercised by Contractor. In consideration of Contractor's agreement to perform the re-roof installation and associated removal and reinstallation of any gutters, Customer hereby waives and releases any and all claims or causes of action that Customer may have against Contractor for damage to the gutters.
6. **Existing Skylights and Drainage Disclaimer:** Unless the scope of work of this contract includes replacement of the skylights and/or the roof system's existing drainage, i.e., the existing drains, scuppers, downspouts, gutters, and other ancillary drainage components as may be applicable for the particular project, Customer hereby agrees to and acknowledges that Contractor shall have no liability or responsibility for leaking of the skylights or the improper or inadequate functioning of the drainage, or any damage arising out of, caused by, or related to same, including, but not limited to, water backup, ponding water, leaks, damage to the roof and areas adjacent thereto, as well as partial or complete roof collapse.
7. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer and Customer shall pay Contractor for it. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property/deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions/covenants. Customer shall pay Contractor for all work in violation of any covenant/restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.
8. **Customer Protection of Property.** Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to rooftop materials. Driveways, curbs, lawns, or walkways may be cracked or damaged because of the weight of the equipment or trucks. Similarly, although Contractor will take best efforts to safeguard against damage, it is possible that damage from equipment or trucks could occur to septic tanks, pipes, or utility lines. Accordingly, Contractor disclaims liability for any cracks or damages caused to the driveway, curbs, lawns or walkways as well as damage to sprinklers, septic tanks, pipes, or utility lines. If Customer would prefer the Contractor to hand load the materials, Customer must notify Contractor in writing prior to signing the contract and the price adjusted accordingly.
9. **Clean Up.** The Contractor shall be responsible for the removal of job-related debris from the outside of the structure and shall leave the premises in an orderly condition. However, the Customer understands that it is impossible to clean up all roofing materials and there may be some nails left behind as well as granules and other small roofing materials. The Contractor will not be held liable for any damages or injuries that this leftover roofing debris may cause.
10. **Additional Protection Provisions:** Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. Contractor's warranty does not include roof tile slippage on a mortar or foam type tile roof system on roofs with a pitch greater than 4/12 that are not mechanically fastened. **GIVEN THE NATURE OF THE WORK AND THE HIGH FREQUENCY OF RAINSTORMS OCCURRING THROUGHOUT THE STATE OF FLORIDA ON ANY GIVEN DAY, CUSTOMER AGREES TO HOLD CONTRACTOR HARMLESS FOR ANY WATER INTRUSION THAT OCCURS WITHIN THE PROPERTY DURING THE PERFORMANCE OF THE WORK OR WHILE EMERGENCY TARPING OR UNDERLAYMENT ARE IN PLACE PRIOR TO FULL ROOF REPLACEMENT.** Customer agrees that under no circumstances shall Contractor be held liable for water intrusion that occurs from the date Contractor commences work on the project through the date of completion of such work, so long as such damage is not caused by the Contractor's sole negligence. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings and such other items not customarily or permanently affixed until the work is complete. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. If Customer requests Contractor to install permanent safety brackets to the subject roofing system, Customer hereby authorizes Contractor and its subsidiaries, affiliates, employees, agents, suppliers, and subcontractors to have sole access to use the safety brackets during Contractor's performance of the work. Accordingly, Customer hereby releases, acquits and forever discharges, and shall indemnify and defend Contractor from any and all claims, demands, damages, rights, and causes of action of every kind, nature and description whatsoever, arising out of or by reason of or in any manner connected with unauthorized use of safety brackets by Customer or any third party.
11. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida.** The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.
12. **Arbitration.** At contractor's sole election, if a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or

the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, NY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**

13. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

14. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) because of the breach in the Manufacturer's warranty.

15. **Claims.** It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

16. **Acts of God.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; work stoppage or slowdown in the progress of the work as a result of the ongoing COVID-19 pandemic whether such stoppage or slowdown in the progress of the work is at the direction of a private actor, government entity, or caused by an outbreak related to COVID-19, or any locally, state, or federally declared epidemic or pandemic strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time under this proposal shall be extended for a time sufficient to permit completion of the Work.

17. **Unforeseen Decking Lines.** Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Customer is aware of these or any other such lines, Customer must notify Contractor immediately as the Contractor will not be responsible for the puncture of improperly installed lines or lines within three inches of the roof deck. Customer accepts full responsibility for any repair or replacement that may be necessary.

18. **Customer Delay.** The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.

19. **Contractor's Default.** If the Customer believes the Contractor to be in breach of this Agreement, Customer must give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.

20. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.

21. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made

for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

22. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Where colors are to match, Contractor shall make reasonable efforts using standard colors and materials, but disclaims liability and does not guarantee a match. All unused materials supplied by Contractor shall remain the property of Contractor and will be removed by Contractor upon completion of the work. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extras services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor. Although rare, the materials installed on the project may leach or cause a residue to form. This condition normally referred to as "tobacco juicing" does not affect your warranty or the performance of your roof system. Therefore, Contractor disclaims all liability related to any leaching or formation of tobacco-juicing residue that may form.

23. **Punch List Items.** Contractor shall notify Customer when the Project reaches substantial completion. Customer shall be entitled to conduct a single, final walkthrough with Contractor and issue a punch-list for any repairs or corrections necessary to complete the work in accordance with the Contract Documents ("Punch List Items"). Contractor shall provide a list and expected completion date for any Punch List Items if such work shall require more than 7 days to complete. Any items identified within the punch-list that consist of additional work or work beyond the scope of an agreed upon change order shall be treated as a change order. The Parties agree that any work requested after the creation of the punch-list is either a change order or warranty claim. Upon Contractor's communication to Customer that work is complete except for identified Punch List Items, Customer shall pay Contractor all but 5% of the contract price pending the completion of the identified Punch List Items. The remaining 5% owed shall be paid within twenty-four (24) hours of receiving notice that all Punch List Items are complete. If Customer believes that the Punch List Items are not all completed, such communication must be made to Contractor within twenty-four (24) hours of receiving notice that Punch List Items are complete, and the Contractor must be provided access to inspect claimed non-completed Punch List Items within three (3) days of Customer's notice to Contractor of said belief or else such claims are waived by Customer.

24. **Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance coverage required by law. Customer shall procure and maintain property insurance sufficient to cover the total value of the project (builder's risk "all risk" policy, homeowner's property coverage, etc.), which coverage shall be primary and non-contributory to any of the Contractor's insurance policies while the Work is in progress and regarding any property damage, water intrusion, theft, vandalism, wind storm, flood, fire, and/or other losses occurring prior to Substantial Completion.

25. **Use of Photo and Likeness.** Customer consents to photographs/videos/images being taken of his or her residence and agrees to allow his or her photo, video, or likeness to be used for any legitimate purpose by Contractor or its partners, producers, sponsors, organizers, and assigns, including but not limited to promotional and marketing uses. Customer will not be entitled to inspect or approve versions of any media prior to its use by Contractor, nor will Customer be entitled to receive any payment for any such use by Contractor. Customer grants to Contractor all copyrights and other rights it may have in any media created and distributed by Contractor including, without limitation, any right to copy, edit, change, or transfer the media.

26. **Disclosure of Contact Information.** By executing this Agreement, Customer consents to Contractor disclosing his or her name, address, phone number, and e-mail address to suppliers and manufacturers for purposes of fulfilling Contractor's obligations under the Agreement.

27. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal," "Roof Replacement Proposal, "Limited Workmanship Warranty," if any, and "Statutory Warnings," as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, these terms and conditions shall govern. Any indemnification, hold harmless, and/or duty to defend provision herein shall survive the termination of this Agreement.

Tab 8



4259 14th Street West  
Bradenton, FL 34205  
(941) 747-7746

# ESTIMATE

## EST-7086

www.bradentonsigns.com

### DESCRIPTION: No Parking on Grass and Address signs

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

Requested By: H Teixeira  
Email: hteixeira@rizzetta.com

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 <b>reflective 18" x 24" signs</b>	5	\$99.00	\$495.00
1.1 Aluminum White .080" - <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 24.00" <b>Sides:</b> 1	<b>Text:</b> Quantity 4 No Parking on Grass, Quantity 1 "5755 Harrison Ranch Blvd" address		
2 <b>Decorative posts</b>	5	\$1,077.00	\$5,385.00
2.1 Misc (on the fly) - <b>Part Qty:</b> 1	<b>Text:</b> 3" round x 11'tall, powder coated black aluminum (not breakaway approved), include final and base as well as raised border backer		
3 <b>Installation</b>	5	\$225.00	\$1,125.00
3.1 Installation -	<b>Text:</b> Must be in soft ground, not through rock, concrete, roots etc		
4 <b>temporary address sign</b>	1	\$32.00	\$32.00
4.1 Aluminum White .080" - <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 18.00" <b>Sides:</b> 1			

Regarding production of custom signs, this estimate is valid based on information from client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs.

Subtotal:	\$7,037.00
Taxes:	\$0.00
Grand Total:	\$7,037.00
Deposit Required:	\$3,518.50

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





QUANTITY 4, 18" X 24"



QUANTITY 1, 24" X 18"  
NUMBERS ARE 7.4" TALL



QUANTITY 1, 24" X 18"  
CORRUGATED YARD SIGN  
NUMBERS ARE 7.4" TALL

.080 ALUMINUM, REFLECTIVE, SINGLE SIDED  
ON DECORATIVE BLACK METAL POSTS



4259 14th St West  
Bradenton, FL 34205  
p. 941-747-7746  
f. 941-747-6832  
[www.bradentonsigns.com](http://www.bradentonsigns.com)

Approved

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

This custom artwork is provided for rendering purposes. It is not intended to be an exact representation of the ink, vinyl or paint colors used.