



Rizzetta & Company

# **Mitchell Ranch Community Development District**

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**Board of Supervisors' Regular  
Meeting  
January 13, 2026**

**District Office:**  
**5844 Old Pasco Road, Suite 100**  
**Wesley Chapel, FL 33544**  
**813.994-1001**

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

**MITCHELL RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL  
33558  
[www.mitchellranchcdd.org](http://www.mitchellranchcdd.org)

<b>Board of Supervisors</b>	Kelly Evans Lori Campagna Jennifer Hoerle Jacob Walsh Lori Rice	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Sean Craft	Rizzetta & Company
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	Brian Surak	Clearview Land Design

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

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida (813) 944-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
mitchellranchcdd.org

January 5, 2026

**Board of Supervisors**  
**Mitchell Ranch Community**  
**Development District**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Mitchell Ranch Community Development District will be held on **Tuesday, January 13, 2026 at 10:00 a.m.**, at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

**BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion regarding Re-designation of Board Seats
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular Meeting held on December 9, 2025 .....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for November 2025.....Tab 2
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatics Report .....Tab 3
  - D. Field Inspection Services Report .....Tab 4
    - i. Contractor Response to Field Inspection.....Tab 5
    - ii. Consideration of Proposal for Fire Ant Treatment.....Tab 6
    - iii. Consideration of Proposals to fill in Holes at Legends Pasture (under separate cover)
  - E. Horticulture – Monthly Chemical Report .....Tab 7
  - F. Irrigation Report.....Tab 8
  - G. District Manager.....Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at [scraft@rizzetta.com](mailto:scraft@rizzetta.com).

Sincerely,  
*Sean Craft*  
Sean Craft  
District Manager

**Tab 1**

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## MINUTES OF MEETING

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

## MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of the Mitchell Ranch Community Development District was held on **Tuesday, December 9, 2025, at 10:23 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway. 2155 Northpointe Parkway, Lutz, Florida 33588

**Present and constituting a quorum were:**

16        Kelly Evans  
17        Lori Campagna  
18        Lori Rice  
19        Jake Walsh

**Board Supervisor, Chair**  
**Board Supervisor, Vice-Chair**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**

**Also Present were:**

23        Sean Craft  
24        Kathryn Hopkinson  
25        Liz Moore  
26        Amiee Brodeen

**District Manager, Rizzetta & Company, Inc.**  
**District Counsel, Straley, Robin Vericker**  
**Representative, Fieldstone Landscaping**  
**LIS, Rizzetta & Company, Inc.**

28        Audience

**No Present**

### FIRST ORDER OF BUSINESS

### Call to order and Roll Call

33        Mr. Craft called the meeting to order and confirmed a quorum.

### SECOND ORDER OF BUSINESS

### Audience Comments on Agenda Items

38        There were no audience members present for comments.

### THIRD ORDER OF BUSINESS

### Ratification of Cost Sharing Agreement with M&M Route 54 West LLC

45        The Board ratified the cost sharing agreement with M&M Route 54 for the master stormwater management system and directed Ms. Hopkinson and District Management to back charge M&M for the past three years.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the Cost Sharing Agreement with M&M Route 54 West, LLC as stated above, for Mitchell Ranch Community Development District.

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**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2026-03  
Notice of General Election**

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The Board approved the Resolution as amended to remove the names attached to Seat #2 and #3. The Board stated that they would like to add a discussion to the January agenda regarding re-designation of seats.

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On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved Resolution 2026-03, Notice of 2026 General Election as amended, for Mitchell Ranch Community Development District.

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**FIFTH ORDER OF BUSINESS****Consideration of Certificate of  
Completion Letter regarding Series  
2019 Project**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Certificate of Completion Letter regarding Series 2019 Project as presented, for Mitchell Ranch Community Development District.

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**SIXTH ORDER OF BUSINESS****Consideration of the Minutes of the  
Regular Meeting held on November  
11, 2025**

On a Motion by Ms. Campagna, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on November 11, 2025, as presented, for Mitchell Ranch Community Development District.

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**SEVENTH ORDER OF BUSINESS****Ratification of O&M Expenditures for  
October 2025**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the O&M expenditure for October 2025 (\$39,542.58), for Mitchell Ranch Community Development District.

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**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Nothing to report.

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82     **B. District Engineer**

83         Nothing to report.

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85     **C. Aquatic Report**

86         The Board reviewed the aquatics report.

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88     **D. Field Inspection Services Report**

89         Ms. Brodeen reviewed her report with the Board.

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91     **E. Landscape & Irrigation Update**

92         Ms. Moore reviewed her report with the Board, and the Board approved the  
93         following proposals:

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96         On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of  
Supervisors approved the proposal from Fieldstone in the amount of \$840.74 for  
irrigation repairs, for Mitchell Ranch Community Development District.

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99         On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of  
Supervisors approved the proposal from Fieldstone in the amount of \$1,988.86 the  
replacement of Muhly Grass along Legends as well as the proposal in the amount of  
\$1,786.22 for the replacement of a leaning tree on Capstone Ranch, for Mitchell  
Ranch Community Development District.

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101         **Consideration of Proposal for Enhancement of Planting Bed  
on Foster Park**

102         This proposal was tabled until further notice.

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104         **Consideration of Proposal for Straightening Trees**

105         This proposal was tabled until further notice.

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107         **Consideration of Proposal for Removal and Replacement of Two Trees**

108         This proposal was tabled until further notice.

109     **F. District Manager**

110         Mr. Craft reminded the Board that the next regular meeting is scheduled for  
January 13, 2026, at 10:00 a.m at the Hilton Garden Inn.

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112         **NINTH ORDER OF BUSINESS**

113         **Supervisor Requests**

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115         Supervisor Rice informed the Board that there are several holes on the walking  
path on Legends Pasture. Field Services to follow up with photos and District  
Management to obtain proposals for filling in the holes.

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117         **TENTH ORDER OF BUSINESS**

118         **Adjournment**

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120         Mr. Craft stated that there were no other matters to come before the Board of  
Supervisors at this time.

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

December 9, 2025 - Minutes of Meeting

Page 4

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On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors adjourned the meeting at 10:51 a.m. for Mitchell Ranch Community Development District.

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127 Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

## Tab 2

# MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE - RIVerview, FLORIDA

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

## **Operation and Maintenance Expenditures**

**November 2025**

**For Board Approval**

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

The total items being presented: **\$14,045.59**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

**Mitchell Ranch Community Development District****Paid Operation & Maintenance Expenditures**

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Disclosure Technology Services LLC	100559	1559	Bond Series	\$ 750.00
Duke Energy	20251120-1	102725-910139588485	10/25 ACH 0000 State Rd 54 Lite	\$ 1,741.03
Duke Energy	20251120-12	103125-910089223115	10/25 ACH 2809 Legend Pasture Rd 10/25	\$ 33.25
Duke Energy	20251120-14	103125-910089223602	10/25 ACH 2911 Legend Pasture Rd 10/25	\$ 33.25
Duke Energy	20251120-13	103125-910089224463	10/25 ACH 3043 Legend Pasture Rd 10/25	\$ 33.25
Duke Energy	20251120-2	103125-910089224645	10/25 ACH 2609 Legend Pasture Rd 10/25	\$ 37.44
Duke Energy	20251120-4	110325-910138415332	10/25 ACH 8163 Rolling Tides Dr	\$ 19.79
Duke Energy	20251120-5	110325-910138417178	10/25 ACH 3159 Bear Landing Way MNMT Sign	\$ 20.82
Duke Energy	20251120-3	110325-910138420123	10/25 ACH 2696 Welbilt Blvd Mnmt Sign	\$ 19.79
Duke Energy	20251120-7	110525-910089223793	10/25 ACH 2965 Bear Landing Way 10/25	\$ 33.25
Duke Energy	20251120-6	110525-910089223967	10/25 ACH 00000 State Rd 54 Lite 10/25	\$ 870.89
Duke Energy	20251120-8	110625-910089224306	10/25 ACH 0000 Little Rd Lite 10/25	\$ 3,232.91
Duke Energy	20251120-9	111225-910089223446	10/25 ACH 2899 Bear Landing Way - Lift 11/25	\$ 320.15

**Mitchell Ranch Community Development District****Paid Operation & Maintenance Expenditures**

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20251120-10	111325-910089223264	10/25 ACH 2778 Legend Pasture Rd - Lift 10/25	\$ 94.13
Duke Energy	20251120-11	111325-910089224140	10/25 ACH 0000 Little RD 10/25	\$ 664.21
Pinnacle Holdings - XIV, LLC	100560	120925 BOS	Rental - BOS Meeting 12/09/25	\$ 203.34
Rizzetta & Company, Inc.	100558	INV0000104499	District Management Fees 11/25	<u>\$ 5,938.09</u>
<b>Total</b>				<b><u>\$ 14,045.59</u></b>

**DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com

**INVOICE**

BILL TO  
CDD: Mitchell Ranch Community Development District

INVOICE 1559  
DATE 10/30/2025

BOND SERIES  
2019

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 2026 Audit and Annual Reporting	750.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

BALANCE DUE

**\$750.00**

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

**RECEIVED**  
10-30-2025





## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

Register for free paperless billing	<a href="http://duke-energy.com/paperless">duke-energy.com/paperless</a>
Home	<a href="http://duke-energy.com/manage-home">duke-energy.com/manage-home</a>
Business	<a href="http://duke-energy.com/manage-bus">duke-energy.com/manage-bus</a>

### General questions or concerns

Online	<a href="http://duke-energy.com">duke-energy.com</a>
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Nov 21

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

#### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

#### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

#### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

#### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



## Your usage snapshot - Continued

### Outdoor Lighting

Billing period Sep 24 - Oct 24

Description	Quantity	Usage
Monticello Black TIII 3000K	37	648 kWh
50 MICRO II 3K UG	32	544 kWh
<b>Total</b>	<b>69</b>	<b>1,192 kWh</b>

## Billing details - Lighting

### Billing Period - Sep 24 25 to Oct 24 25

Customer Charge	\$1.86
Energy Charge 1,191.500 kWh @ 6.782c	80.80
Fuel Charge 1,191.500 kWh @ 3.829c	45.62
Asset Securitization Charge 1,191.500 kWh @ 0.062c	0.74
Fixture Charge 50 MICRO II 3K UG	155.84
Monticello Black TIII 3000K	604.58
Maintenance Charge Monticello Black TIII 3000K	75.48
50 MICRO II 3K UG	65.28
Pole Charge 16 SMOOTH DEC CNCRT/COLONIAL	
37 Pole(s) @ \$9.790	362.23
30 TT CNCRT/N-FLD MOUNT/1-4FIX	
32 Pole(s) @ \$7.150	228.80

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

**Total Current Charges**

**\$1,621.23**

## Billing details - Taxes

State And Other Taxes	\$98.82
Regulatory Assessment Fee	1.41
Gross Receipts Tax	3.31
County Optional Tax	16.26
<b>Total Taxes</b>	<b>\$119.80</b>





## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

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### Correspond with Duke Energy (not for payment)

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St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Nov 25

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

#### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

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A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

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## Your usage snapshot - Continued

Current electric usage for meter number 8346249	
Actual reading on Oct 29	428
Previous reading on Sep 27	- 412
Energy Used	16 kWh
Billed kWh	16.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

Billing Period - Sep 27 25 to Oct 29 25	
Meter - 8346249	
Customer Charge	\$17.32
Energy Charge	
16.000 kWh @ 12.173c	1.95
Fuel Charge	
16.000 kWh @ 3.925c	0.63
Asset Securitization Charge	
16.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.07
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<b>Total Taxes</b>	<b>\$3.25</b>



## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

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By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

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P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

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## Your usage snapshot - Continued

**Current electric usage for meter number 4342557**

Actual reading on Oct 29	156
Previous reading on Sep 27	- 156
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

**Billing Period - Sep 27 25 to Oct 29 25**
**Meter - 4342557**

Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<b>Total Taxes</b>	<b>\$3.25</b>





## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

Register for free paperless billing	<a href="http://duke-energy.com/paperless">duke-energy.com/paperless</a>
Home	<a href="http://duke-energy.com/manage-home">duke-energy.com/manage-home</a>
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### General questions or concerns

Online	<a href="http://duke-energy.com">duke-energy.com</a>
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Nov 25

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

#### When you pay by check

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## Your usage snapshot - Continued

Current electric usage for meter number 4513191	
Actual reading on Oct 29	210
Previous reading on Sep 27	- 210
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

Billing Period - Sep 27 25 to Oct 29 25	
Meter - 4513191	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

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## Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<b>Total Taxes</b>	<b>\$3.25</b>





## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Nov 25

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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## Your usage snapshot - Continued

### Current electric usage for meter number 4513214

Actual reading on Oct 29	3633
Previous reading on Sep 27	- 3532
Energy Used	101 kWh
Billed kWh	101.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Sep 27 25 to Oct 29 25

#### Meter - 4513214

Customer Charge	\$17.32
Energy Charge	
101.000 kWh @ 12.173c	12.30
Fuel Charge	
101.000 kWh @ 3.925c	3.96
Asset Securitization Charge	
101.000 kWh @ 0.194c	0.20
<b>Total Current Charges</b>	<b>\$33.78</b>

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$2.42
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.87
County Optional Tax	0.34
<b>Total Taxes</b>	<b>\$3.66</b>





## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8346215	Actual	Sep 30 - Oct 30
<u>Usage Values</u>		
Billed kWh		0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Sep 30 25 to Oct 30 25

### Meter - 8346215

Customer Charge	\$17.85
<b>Total Current Charges</b>	<b>\$17.85</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$1.27
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.46
County Optional Tax	0.19
<b>Total Taxes</b>	<b>\$1.94</b>





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St Petersburg, FL 33733

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## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8346214	Actual	Sep 30 - Oct 30
<b>Usage Values</b>		
Billed kWh	8,444 kWh	
Billed Demand kW	0.012 kW	
Load Factor	94.58 %	



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Sep 30 25 to Oct 30 25

#### Meter - 8346214

Customer Charge	\$17.85
Energy Charge	
8,444 kWh @ 5.370c	0.46
Fuel Charge	
8,444 kWh @ 3.925c	0.33
Demand Charge	
0.012 kW @ \$11.65	0.13
Asset Securitization Charge	
8,444 kWh @ 0.181c	0.02
<b>Total Current Charges</b>	<b>\$18.79</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$1.34
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.48
County Optional Tax	0.19
<b>Total Taxes</b>	<b>\$2.03</b>





## We're here for you

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800.228.8485

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By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

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## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8274696	Actual	Sep 30 - Oct 30
<u>Usage Values</u>		
Billed kWh		0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Sep 30 25 to Oct 30 25

### Meter - 8274696

Customer Charge	\$17.85
<b>Total Current Charges</b>	<b>\$17.85</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$1.27
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.46
County Optional Tax	0.19
<b>Total Taxes</b>	<b>\$1.94</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

Page 1 of 3

## Service address

MITCHELL RANCH CDD  
2965 BEAR LANDING WAY  
SIGN MONUMENT

Bill date Nov 5, 2025  
For service Oct 2 - Nov 3  
33 days

Account number **9100 8922 3793**

## Billing summary

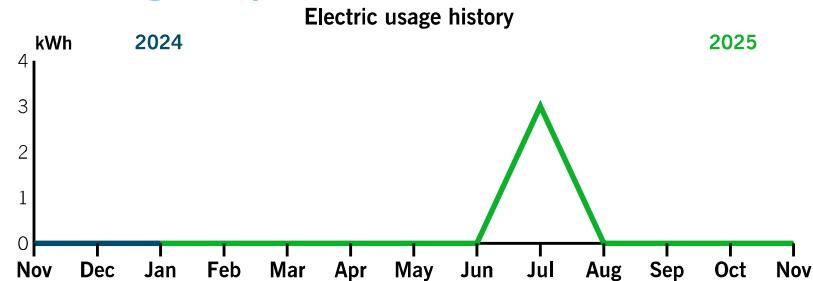
Previous Amount Due	\$33.25
<i>Payment Received Oct 15</i>	-33.25
Current Electric Charges	30.00
Taxes	3.25
<b>Total Amount Due Nov 26</b>	<b>\$33.25</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot



### Average temperature in degrees

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8922 3793**

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

## Amount due

**\$33.25**  
*by Nov 26*

After Nov 26, the amount due will increase to \$33.25.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light

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

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008922379300066000000000000000000000003325000000033255



## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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International	1.407.629.1010

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-------------------------	--

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

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We may process the payment as a regular check or convert it into a one-time electronic check payment.

#### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

#### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

#### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

### Current electric usage for meter number 3559667

Actual reading on Nov 3	78
Previous reading on Oct 2	- 78
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Oct 02 25 to Nov 03 25

### Meter - 3559667

Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<b>Total Taxes</b>	<b>\$3.25</b>





## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

Register for free paperless billing	<a href="http://duke-energy.com/paperless">duke-energy.com/paperless</a>
Home	<a href="http://duke-energy.com/manage-home">duke-energy.com/manage-home</a>
Business	<a href="http://duke-energy.com/manage-bus">duke-energy.com/manage-bus</a>

### General questions or concerns

Online	<a href="http://duke-energy.com">duke-energy.com</a>
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Dec 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

#### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

#### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

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#### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

### Outdoor Lighting

Billing period Oct 03 - Nov 04

Description	Quantity	Usage
Monticello Black TIII 3000K	27	459 kWh
<b>Total</b>	<b>27</b>	<b>459 kWh</b>

## Billing details - Lighting

### Billing Period - Oct 03 25 to Nov 04 25

Customer Charge	\$1.86
Energy Charge 459,000 kWh @ 6.782c	31.13
Fuel Charge 459,000 kWh @ 3.829c	17.58
Asset Securitization Charge 459,000 kWh @ 0.062c	0.28
Fixture Charge Monticello Black TIII 3000K	441.18
Maintenance Charge Monticello Black TIII 3000K	55.08
Pole Charge 16 SMOOTH DEC CNCRT/COLONIAL 27 Pole(s) @ \$9.790	264.33
<b>Total Current Charges</b>	<b>\$811.44</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$49.30
Regulatory Assessment Fee	0.71
Gross Receipts Tax	1.30
County Optional Tax	8.14
<b>Total Taxes</b>	<b>\$59.45</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

Page 1 of 3

## Service address

Bill date Nov 6, 2025

For service Oct 2 - Nov 3  
33 days

Account number **9100 8922 4306**

## Billing summary

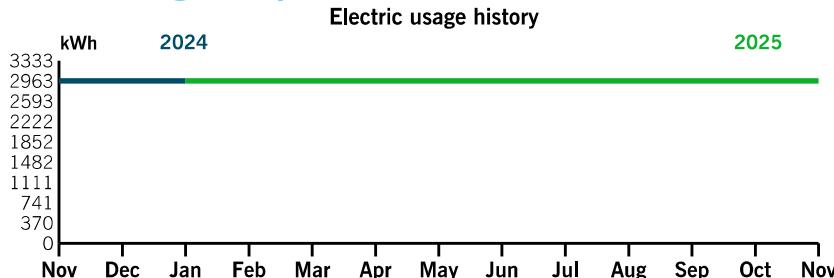
Previous Amount Due	\$3,232.91
<i>Payment Received Oct 15</i>	-3,232.91
Current Lighting Charges	3,007.72
Taxes	225.19
<b>Total Amount Due Dec 01</b>	<b>\$3,232.91</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot



### Average temperature in degrees



**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8922 4306**

## Amount due

After Dec 1, the amount due will increase to \$3,232.91.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light

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

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

Register for free paperless billing	<a href="http://duke-energy.com/paperless">duke-energy.com/paperless</a>
Home	<a href="http://duke-energy.com/manage-home">duke-energy.com/manage-home</a>
Business	<a href="http://duke-energy.com/manage-bus">duke-energy.com/manage-bus</a>

### General questions or concerns

Online	<a href="http://duke-energy.com">duke-energy.com</a>
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Dec 1

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

#### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

#### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

#### Special Needs Customers

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#### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



## Your usage snapshot - Continued

### Outdoor Lighting

Billing period Oct 02 - Nov 03

Description	Quantity	Usage
Monticello Black TIII 3000K	64	1,088 kWh
213W LED SHBX BNZIII	25	1,875 kWh
<b>Total</b>	<b>89</b>	<b>2,963 kWh</b>

## Billing details - Lighting

### Billing Period - Oct 02 25 to Nov 03 25

Customer Charge	\$1.86
Energy Charge 2,963.000 kWh @ 6.782c	200.94
Fuel Charge 2,963.000 kWh @ 3.829c	113.45
Asset Securitization Charge 2,963.000 kWh @ 0.062c	1.84
Fixture Charge Monticello Black TIII 3000K	1,045.76
213W LED SHBX BNZIII	360.50
Maintenance Charge 213W LED SHBX BNZIII	51.00
Monticello Black TIII 3000K	130.56
Pole Charge 35 TENON TOP BRONZE CONCRETE	
25 Pole(s) @ \$19.010	475.25
16 SMOOTH DEC CNCRT/COLONIAL	
64 Pole(s) @ \$9.790	626.56

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$184.24
Regulatory Assessment Fee	2.62
Gross Receipts Tax	8.16
County Optional Tax	30.17
<b>Total Taxes</b>	<b>\$225.19</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

Page 1 of 3

## Service address

Bill date Nov 12, 2025

MITCHELL RANCH CDD  
2899 BEAR LANDING WAY LIFT  
LIFT

For service Oct 11 - Nov 10  
31 days

31 days

Account number **9100 8922 3446**

## Billing summary

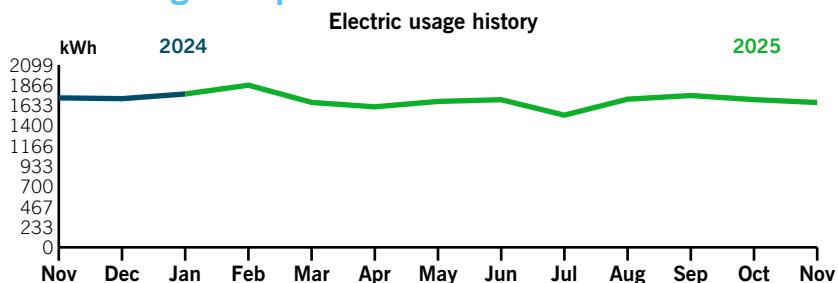
Previous Amount Due	\$326.13
<i>Payment Received Oct 30</i>	-326.13
Current Electric Charges	288.91
Taxes	31.24
<b>Total Amount Due Dec 03</b>	<b>\$320.15</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot



### Average temperature in degrees



**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8922 3446**

**\$320.15**  
*by Dec 3*

After Dec 3, the amount due will increase to \$320.15.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light

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

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

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Home	<a href="http://duke-energy.com/manage-home">duke-energy.com/manage-home</a>
Business	<a href="http://duke-energy.com/manage-bus">duke-energy.com/manage-bus</a>

### General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Dec 9

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

#### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

#### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

#### Medical Essential Program

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#### Special Needs Customers

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#### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

**Current electric usage for meter number 2776510**

Actual reading on Nov 10	57503
Previous reading on Oct 11	- 55836
Energy Used	1,667 kWh
Billed kWh	1,667.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

**Billing Period - Oct 11 25 to Nov 10 25**
**Meter - 2776510**

Customer Charge	\$17.32
Energy Charge	
1,667.000 kWh @ 12.173c	202.93
Fuel Charge	
1,667.000 kWh @ 3.925c	65.43
Asset Securitization Charge	
1,667.000 kWh @ 0.194c	3.23
<b>Total Current Charges</b>	<b>\$288.91</b>

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$20.62
Regulatory Assessment Fee	0.25
Gross Receipts Tax	7.41
County Optional Tax	2.96
<b>Total Taxes</b>	<b>\$31.24</b>





## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Dec 10

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

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#### When you pay by check

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## Your usage snapshot - Continued

Current electric usage for meter number 223513	
Actual reading on Nov 11	18288
Previous reading on Oct 14	- 17873
Energy Used	415 kWh
Billed kWh	415.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

Billing Period - Oct 14 25 to Nov 11 25	
<b>Meter - 223513</b>	
Customer Charge	\$17.32
Energy Charge	
415.000 kWh @ 12.173c	50.53
Fuel Charge	
415.000 kWh @ 3.925c	16.29
Asset Securitization Charge	
415.000 kWh @ 0.194c	0.81
<b>Total Current Charges</b>	<b>\$84.95</b>

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$6.06
Regulatory Assessment Fee	0.07
Gross Receipts Tax	2.18
County Optional Tax	0.87
<b>Total Taxes</b>	<b>\$9.18</b>





## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	<a href="http://duke-energy.com/location">duke-energy.com/location</a>

### Help managing your account (not applicable for all customers)

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### General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call	800.432.4770 or 811
------	---------------------

### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
-------------------------	--

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: Dec 11

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

#### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

#### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

#### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

#### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

#### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

#### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

## Your usage snapshot - Continued

### Outdoor Lighting

#### Billing period Oct 15 - Nov 12

Description	Quantity	Usage
213W LED SHBX BNZIII	14	1,050 kWh
213W LED SHBX BNZ IV	1	75 kWh
<b>Total</b>	<b>15</b>	<b>1,125 kWh</b>

## Billing details - Lighting

### Billing Period - Oct 15 25 to Nov 12 25

Customer Charge	\$1.86
Energy Charge	
1,125.000 kWh @ 6.782c	76.30
Fuel Charge	
1,125.000 kWh @ 3.829c	43.08
Asset Securitization Charge	
1,125.000 kWh @ 0.062c	0.70
Fixture Charge	
213W LED SHBX BNZ IV	14.42
213W LED SHBX BNZIII	201.88
Maintenance Charge	
213W LED SHBX BNZIII	28.56
213W LED SHBX BNZ IV	2.04
Pole Charge	
35 TENON TOP BRONZE CONCRETE	
13 Pole(s) @ \$19.010	247.13
<b>Total Current Charges</b>	<b>\$615.97</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$38.38
Regulatory Assessment Fee	0.54
Gross Receipts Tax	3.13
County Optional Tax	6.19
<b>Total Taxes</b>	<b>\$48.24</b>

# MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Vendor V05568

Amount: \$203.34

Project: Mitchell Ranch CDD

Date: 11/12/2025

Payable to: Pinnacle Holdings LLC

Address: 18 W. Olive Street Westville NJ  
08093

Reason: 12/09/2025 BOS Meeting

Requestor: Sean Craft

Special Instructions: Send to Diana at Ashlyn Park by 11/24/25

Signature *Sean Craft*



## CONFIRMATION AGREEMENT

This Quick Confirmation Agreement between Diana Kronick and Hilton Garden Inn Tampa Suncoast Parkway (the "Hotel" or "we" or "us" or "our") is intended to be helpful to both you and us and result in your satisfaction with our performance.

Especially Prepared for:		Event & Hotel Information:	
Group Contact:	Diana Kronick	Name of "Event":	Connerton East, New Port Corners, Mitchell Ranch, Copperspring, Sagebrush, Acacia Fields CDD
Title:	Main Contact	Date(s) of Event:	SEE BELOW
Company Name:	Rizzetta & Company	Post to Reader Board As:	Connerton East, New Port Corners, Mitchell Ranch, Copperspring, Sagebrush, Acacia Fields CDD
Address:		Hotel Contact:	Caitlin Sullivan
City, State, Zip:		Title:	Director of Sales
Phone:	813-933-5571	Phone:	813-491-4900 x4
Email:	dkronick@rizzetta.com	Email:	Caitlin.sullivan@hilton.com

The function space and food and beverage functions listed below will be considered definite commitments upon signing of this Agreement by both parties, and will be subject to all terms and conditions set forth herein. We are pleased to reserve the following accommodations and arrangements for your Event. Please review the detailed information outlined within to assure that this accurately reflects your requirements:

SCHEDULE OF EVENTS AND FUNCTION SPACE CHARGES (Attach extra page if necessary)							
DATE	START TIME	END TIME	FUNCTION	ROOM	SETUP	ATTD	RENTAL
10/14/2025	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
11/11/2025	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
12/9/2025	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
1/13/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
2/10/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
3/10/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
4/14/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
5/12/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
6/9/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
7/14/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
8/11/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00
9/8/2026	8:30 AM	12:30 PM	Meeting	Anclope West	Theatre	50	\$500.00

\* Specific meeting rooms cannot be guaranteed and are subject to change

**SERVICE CHARGE:** 22% of the room rental and food and beverage total, plus any applicable state and/or local taxes, will be added to your account as a service charge. This service charge is not a gratuity and is the property of the Hotel to cover discretionary costs of the Event.

Summary Of Minimum Revenue Anticipated By Hotel From This Agreement	
Total Anticipated Sleeping Room Revenue:	\$ 0.00
Total Anticipated Food & Beverage Revenue**:	\$ 0.00
Total Anticipated Room Rental Fees**:	\$ 6,000.00
Ancillary and Other Revenue (Describe Below):	\$ 0.00
"Total Minimum Anticipated Revenue":	\$ 6,000.00

\*\* Does not include gratuities, service charges, labor fees, applicable federal, state or local taxes or any other fees outside of food and beverage product sales

### Other Details

- Complimentary Meeting Room WIFI
- Discounted Meeting Room Rental to \$500 per day (From \$650)
- Complimentary Audio-Visual Package, if needed
  - Includes Mounted Flat Screen TV & HDMI Hookup
- Group to pay with separate checks 10 days prior to each event date.
  - If group cancels within 60 days of event date, group agrees to pay cancellation amount according to table on page 2, Paragraph 5. CANCELLATION AND PERFORMANCE POLICIES.

## TERMS AND CONDITIONS

- 1. RESERVATIONS; GUEST RESERVATION INFORMATION:** Deleted in its entirety
- 2. BANQUET SERVICES:** You agree to confirm with us the assigned function space before printing any materials listing specific meeting or function locations. The Schedule of Events listed above indicates the function space that will be held on a definite basis upon signing of this Agreement by both parties. You agree to confirm with us the assigned function space before printing or publishing any materials listing specific meeting or function locations. If for any reason the function space reserved is not available for your Event, you agree that we may substitute space of appropriate size and comparable quality for your Event. Please contact the Hotel at least one month before your Event to review and confirm the details for your Event, including menus, decorations, entertainment and beverage service.

**Upon review of your Event requirements, Event Orders will be sent to you to confirm all final arrangements and prices. These Event Orders will serve as a part of this Agreement. If you do not advise us of any changes on the Event Orders by the date requested by Hotel, you agree that the Event Orders will be considered accepted by you as correct and you will be billed accordingly.**

**At least ONE Week (Seven days) before your Event, you must inform us of the exact number of people as well as room set up and any audio visual requirements to your event manager. We will not undertake to serve more than 3% above this guaranteed minimum. Any day of modifications to room set up and/or audio visual may result in a \$250 re-set fee in order to cover any additional labor or hotel costs.**

You agree to begin your functions promptly at the scheduled start times and agree to have your guests, invitees and other persons vacate the designated function spaces at the end times indicated on the final Event Orders. You further agree to reimburse us for any overtime wage payments or other expenses incurred by us because of your failure to comply with these requirements.

There may be increases in prices due to unforeseen changes in market conditions at the time of your Event. We will communicate these increases to you in advance. We will require written confirmation that you agree to pay these increased prices, or at our option we may make reasonable substitutions in menus, and you agree to accept such substitutions.

Should extensive meeting room set-ups OR **day of modifications** or elaborate staging be required, there will be a set-up charge to cover Hotel costs and additional labor. If equipment is necessary that exceeds Hotel's inventory, then you agree to pay for the cost of renting this additional equipment.

Due to state law, you may not bring alcoholic beverages into the Hotel for your Event. You must obtain our prior approval before you bring any food or non-alcoholic beverages from outside sources into our Hotel. If approval is granted by Hotel, you must sign a hold harmless and indemnification agreement in the form currently in use at Hotel before any food or beverage products not purchased from us and served by Hotel staff are brought in for consumption by your guests. Service fees will apply to any outside food or beverage served in our function space, regardless whether Hotel labor is required.

- 3. DESCRIPTION AND DISCLOSURE OF THIRD PARTY PAYMENTS: Deleted In Its Entirety**

- 4. PAYMENT IN ADVANCE:** We require that you pay an initial deposit of **\$0.00** (Should always be half of Minimum Revenue) of the Total Minimum Anticipated Revenue at the time of signing this Agreement. You agree to pay the entire remaining balance of the Total Minimum Anticipated Revenue in cash or by certified check at least ten (10) days prior to your Event or by personal bank check no later than two weeks prior to your Event. **If you have established Direct Bill credit, payment of the remaining balance will be due within thirty (30) days after receipt of the bill. (Direct Bill Application must be completed and returned with signed contract to apply and be approved for Direct Bill)**

We reserve the right to require additional advance payments of all or part of the estimated charges if your credit status changes. If advance payments or deposits are not paid on a timely basis, the Hotel will have the right, at its option, to consider the Agreement cancelled and will be entitled to cancellation damages as provided in this Agreement.

If you prefer, all charges can be paid by credit card. Hilton accepts American Express, Diners Club, Discover Card, JCB International, Master Card or Visa. If credit (Direct Bill) has not been approved for your Event, you will provide us with the credit card to which **all estimated master account charges will be charged within three (3) business days of your event start date**. If credit has been approved, you will provide us with your credit card information at the time of your Event. If payment of all undisputed charges is not received within thirty (30) days after your receipt of the final invoice, a finance charge of 1.5% per month, or the maximum amount allowed by law, whichever is less, will accrue on the unpaid, undisputed amount, commencing on the date of receipt of the final invoice.

- 5. CANCELLATION AND PERFORMANCE POLICIES:** The rates offered by us are based in part upon the total gross revenues anticipated by us from your agreement to use and pay for the rooms and events set forth in this Agreement. You guarantee that your Event will provide the Total Minimum Anticipated Revenue. You agree and understand that, in the event of a cancellation or lack of full performance by you, our actual damages would be difficult to determine. Therefore, you agree that should you cancel your Event for **any reason**, including changing your meeting/function site to another hotel, you will pay as liquidated damages, plus any applicable state and/or local taxes as required by law, to the Hotel immediately upon notice of cancellation a percentage of Total Minimum Anticipated Revenue for your Event, as follows:

Date of Hotel's Receipt of Cancellation Notice*	Percentage of Total Minimum Anticipated Revenue Owed	Amount of Cancellation Damages Owed
Cancellation within 60 days of each event date	80%	\$ 400.00

**\*Hotel may, in its sole discretion, consider your notice of cancellation to be invalid and thus may not release accommodations held until payment of the cancellation damages is received; therefore delay in payment may result in higher cancellation damages owed.**

You further agree to pay reasonable liquidated damages to the Hotel for lack of performance if the Event is held but the Hotel does not realize the Total Minimum Anticipated Revenue from your Event. The damages owed will be the amount necessary for the Hotel to receive no less than **100%** of the Total Food & Beverage Revenue as described in summary table on page 1 of this Agreement, plus any applicable state and/or local taxes as required by law. All estimated Total Minimum Anticipated Revenue performance damages will be due and payable to the Hotel no later than seven (7) days prior to your arrival date, regardless of your Master Account credit status.

- 6. DISPLAYS AND DECORATIONS; YOUR PROPERTY:** We are not responsible for any loss or damage to property belonging to you or your attendees and do not maintain insurance covering it. All displays and/or decorations will be subject to our prior written approval and we reserve the right to contract and charge for Hotel staff to provide the labor for any installations or removals of such.

**7. OUTSIDE CONTRACTORS:** Should you elect to utilize outside contractors or subcontractors on Hotel premises during your Event, including, but not limited to, a destination management company, audio/visual services, caterer, decorators, or others, you must notify us of your intention to use such providers at least thirty (30) days in advance of your Event. Your outside contractors must sign a hold harmless, indemnification and insurance agreement as in the attached Exhibit entitled "Hold Harmless Agreement – Outside Contractors" in favor of Hotel, Hilton Worldwide, Inc., Hotel's Owner and Group, and provide proof of insurance in amounts acceptable to Hotel (amounts and types of insurance may be changed or increased in Hotel's sole discretion based on the type of services the outside contractor will be providing) before your outside contractors will be allowed to provide services on Hotel premises.

**8. SECURITY:** If required, in our sole judgment, in order to maintain adequate security measures in light of the size and/or nature of your Event, you will provide, at your expense, security personnel supplied by a reputable licensed guard or security agency doing business in the city or county in which we are located, which agency will be subject to our prior approval. Such security personnel may not carry weapons. Your security agency must sign a hold harmless, indemnification and insurance agreement in the form currently in use at Hotel in favor of Hotel, Hilton Worldwide, Inc., Hotel's Owner and Group, and provide proof of insurance in amounts acceptable to Hotel before your security contractor will be allowed to provide security services on Hotel premises.

**9. CONDUCT OF EVENT:** You assume full responsibility for the conduct of all persons in attendance at your Event and for any damage done to any part of our premises during the time of your Event, whether caused by you, your agents, employees, contractors or attendees, including any damage resulting from or connected with transportation, placing, removal or display of exhibits, displays or other items related to your Event. You also agree that your Event will not create any disturbance to other guests or meetings, such as noise, smoke or fog machines, dry ice, confetti cannons, candles, incense, or any activity that generates smells. Hotel reserves the right to end your Event immediately if you do not comply with Hotel's request to reduce or eliminate any such disturbance, you will remain responsible for payment of all charges related to your Event and no refunds will be issued by Hotel. Should you require any rigging services for this Event, all such services must be arranged through the in-house audio-visual provider or the Hotel and you will be responsible for all costs associated therewith.

**10. FIRE SAFETY:** For the safety of persons and property, no fireworks or incendiary devices may be used indoors at the Hotel. All room sets must be in compliance with the local Fire Department regulations, including those pertaining to occupancy load, mandatory aisles, ceiling clearance and fire exits. Any Event that has vehicle displays, fog machines, fueled cooking demonstrations, lasers, exhibits (including tabletop) or extensive productions with staging and props, must have a certified permit from the local Fire Marshall. All associated fees for permits, floor plan approval and stand-by fire watch are your responsibility and final approved copies of all such permits must be provided to us at least three (3) days prior to your Event.

**11. AUXILIARY AIDS:** The Hotel represents that it contains accessibility features for individuals with disabilities and, where needed, the Hotel will provide equivalent facilitation, auxiliary aids and services, and reasonable modifications to policies and procedures to ensure that our guests have equivalent access to the Hotel's goods, services, and accommodations. You agree that one week in advance of your Event, you will furnish to us a list of any auxiliary aids needed by your attendees in meeting or function space. Except as required by applicable laws, you agree that you will be responsible for the procurement and payment of all charges for any and all auxiliary aids. We will, upon your request, furnish you with the names of businesses you can contact to obtain these aids. You also agree to be responsible for compliance with the Americans with Disabilities Act in the set up and conduct of meetings for your Event.

**12. DELIVERIES:** Arrangements for delivery of packages should be made through your designated Event Manager. A portage of \$10.00 for the first 5 boxes and \$5.00 per box thereafter will be charged. Additional receiving, handling and shipping charges may apply. No COD packages will be accepted. The Hotel policies on safe package handling are based on advice from the United States Postal Service (USPS) and the federal Centers for Disease Control and Prevention (CDC).

**13. PARKING:** We are pleased to offer complimentary parking to all of your overnight guests.

**14. COMPLIANCE WITH LAWS:** Group represents warrants and agrees that Group is currently, and at the time of the Event that is the subject of this Agreement will be, in compliance with all provisions of the Patriot Act and regulations or requests of the U.S. Department of Homeland Security and the Office of Foreign Assets Control in the U.S. Department of the Treasury. Hotel may cancel this Agreement without any liability if in the Hotel's sole, reasonable determination, Hotel believes that it is necessary to do so in order to comply with its obligations under such applicable laws, rules or regulations.

**15. DISPUTE RESOLUTION:** The parties agree that, subject to the exclusion of intellectual property matters as set forth below, any dispute in any way arising out of or relating to this Agreement will be resolved by arbitration using one arbitrator before JAMS or American Arbitration Association in the state and city in which the Hotel is located, or the closest available location; provided, however, a dispute relating to patents, trademarks, trade dress, copyrights, trade secrets, and/or infringement of intellectual property rights shall not be subject to this provision. The parties further agree that in any arbitration proceeding they may conduct reasonable discovery pursuant to the arbitration rules, that the law of the state in which the Hotel is located will be the governing law, and any arbitration award will be enforceable in state or federal court.

**16. DISPUTES INVOLVING CREDIT CARD PAYMENTS:** As a condition of Hotel agreeing to accept your credit card as an approved form of payment for all master account charges, you specifically agree to waive any rights you may have under applicable state and federal truth in lending laws or otherwise (including, but not limited to, under your credit card issuer's procedures for resolving such disputes) to receive a temporary credit from your credit card issuer for disputed charges arising from your credit card transactions with Hotel (commonly referred to as a "chargeback"). You agree that any disputes that you may raise with respect to any master account charges must be addressed directly between you and us and to work in good faith to resolve any such disputed invoices in a timely manner. Any dispute that cannot be timely resolved to the mutual satisfaction of the parties shall be resolved in accordance with the dispute resolution provisions as contained in this Agreement.

**17. COLLECTION/ATTORNEY'S FEES:** The parties agree that in the event that any dispute arises in any way relating to or arising out of this Agreement, the prevailing party in any arbitration or court proceeding will be entitled to recover an award of its attorney's fees and costs, plus pre and post judgment interest. If we retain the services of a collection agency or attorney to assist in the collection of any amounts due to us under this Agreement, you will pay all expenses incurred by us in such collection efforts.

**18. INDEMNIFICATION:** To the fullest extent permitted by law, you agree to protect, indemnify, defend and hold harmless the Hotel, Hilton Worldwide Inc. and the Hotel's Owner, and their respective owners, managers, partners, subsidiaries, affiliates, officers, directors, employees and agents (collectively, the "Hotel Indemnified Parties"), from and against any and all claims, losses or damages to persons or property, governmental charges or fines, penalties, and costs (including reasonable attorney's fees) (collectively, "Claim(s)"), in any way arising out of or relating to the Event that is the subject of this Agreement, and regardless of negligence, including, but not limited to, Claims arising out of the negligence, gross negligence or intentional misconduct of Group's employees, agents, contractors, and attendees; provided, however, that nothing in this indemnification shall require you to indemnify the Hotel Indemnified Parties for that portion of any Claim arising out of the sole negligence, gross negligence or intentional misconduct of the Hotel Indemnified Parties.

**19. INSURANCE:** You agree to maintain insurance reasonably commensurate with all activities arising from or connected to your Event, including, but not limited to, Commercial General Liability insurance with limits not less than Two Million US dollars (\$2,000,000 US) per occurrence covering property damage, products-completed operations, and liability assumed under an insured contract, including the tort liability of another assumed in a business contract. You agree to add Hotel Indemnified Parties as additional insureds under all applicable policies for your Event, and your insurance will apply as primary to any insurance maintained by the Hotel Indemnified Parties. You agree not to endorse or change your insurance to make it excess over other available insurance. Neither your failure to provide, nor our failure to obtain, proof of compliance shall act as a waiver of any of term in this Agreement.

**20. SEVERABILITY:** Any provision in this Agreement that is held to be illegal or unenforceable in any jurisdiction shall be ineffective to the extent of such illegality or unenforceability without invalidating the remaining provisions and any such illegal or unenforceable provision shall be deemed to be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable law. Our failure to enforce any term or condition of this Agreement does not waive our right to enforce that or any other term or condition at any time.

**21. IMPOSSIBILITY:** Neither party shall be responsible for failure to perform this Agreement if circumstances beyond their control (including, but not limited to; acts of God, shortage of commodities or supplies to be furnished by the Hotel, governmental authority, or declared war in the United States) make it illegal or impossible for the Hotel to hold the Event. The affected party may terminate this Agreement without liability upon written notice to the other party within ten (10) days of the occurrence.

**22. OPTION DATES:** These arrangements are being held on a **first option basis** until 9/9/2025 (the "Option Period"). However, should other business opportunities arise such that we are in a position to confirm immediately, you will be advised /and given 2 days, or until the end of your Option Period (whichever is shorter) to confirm this Agreement on a definite basis by returning a signed copy of this Agreement to us, or to enable alternate dates to be researched and offered for your use. Please note that it is your responsibility to notify us if you need to request an extension of your Option Period. If we do not receive a signed copy of this Agreement by 9/12/2025 we may, at our sole option and with no notice required, release this first option, or may continue to hold the arrangements.

**23. SUCCESSORS AND ASSIGNS:** The commitments made by Group will be binding on its successors and assigns. In the event that Group assigns, sells, conveys, pledges or otherwise disposes of all or substantially all of its assets (collectively referred to as "assignment"), by operation of law or otherwise, this agreement and the obligations herein must also be assigned to and assumed by the successor organization, subject to approval by Hotel. In the event such an assignment is contemplated, Group agrees to notify Hotel at least thirty days in advance of the planned close of the assignment transaction of the entities involved. Hotel will thereafter have 20 days in which to notify Group if assignment is approved. Group may not otherwise assign this Agreement or any rights hereunder. Group and Hotel are the only parties to this Agreement. There are no third party beneficiaries.

**24. AMENDMENTS/CHANGES:** If this Agreement is returned signed but with changes, it shall not constitute an acceptance, but rather a counteroffer by you that may be accepted or rejected by the Hotel in our sole discretion. This Agreement will become a binding commitment upon signature by both you and us (even if signed after the Option Period). Any amendments or changes to the arrangements described in this Agreement must be made in writing, signed by both you and us; provided, however, that this Agreement includes all signed or unsigned Event Orders (and the terms and conditions contained therein and attached thereto) issued by us for this and related events and that your final guarantee of attendance may be made by phone. This Agreement, including all exhibits attached hereto (if any), upon signature by both parties below, constitutes the entire understanding between the parties and may not be amended or changed unless done so in writing and signed by Hotel and Group. For purposes of this Agreement and any amendment or modification thereto, or for any other notice or communication between the parties, signatures sent or received by facsimile transmission will be considered as enforceable and valid as an original signature by the party signing. The effective date of communications between the parties will be determined as follows:

- (a) Communications sent via U.S. Mail or private mail delivery service (i.e. Fed Ex) will be effective as of the date sent;
- (b) Communications sent via facsimile will be considered effective as of the date and time on the facsimile confirmation sheet retained by the sender.

For the avoidance of doubt, emails, including emails that bear an electronic "signature block" identifying the sender, do not constitute signed writings for purposes of this Agreement

The undersigned expressly agree and warrant that they are authorized to sign and enter into this Agreement on behalf of the party for which they sign.

**ACCEPTED AND AGREED TO:**

**GROUP: Rizzetta & Company**

**By:**

  
Main Contact

Print: Scott Brizendine

Date: August 28, 2025

**HOTEL: Hilton Garden Inn Tampa Suncoast Parkway**

**By: Caitlin Sullivan**

By: Caitlin Sullivan  
Director of Sales

Name: Caitlin Sullivan

Dated: 8.28.2025

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

**Invoice**

Date	Invoice #
11/2/2025	INV0000104499

**Bill To:**

Mitchell Ranch CDD  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

Description	Services for the month of		Client Number
	November	Upon Receipt	
Accounting Services	1.00	\$1,786.00	\$1,786.00
Administrative Services	1.00	\$444.08	\$444.08
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$357.17	\$357.17
Landscape Consulting Services	1.00	\$850.00	\$850.00
Management Services	1.00	\$1,979.17	\$1,979.17
Website Compliance & Management	1.00	\$105.00	\$105.00
<hr/> <div style="text-align: right;">  </div>			
		Subtotal	\$5,938.09
		Total	\$5,938.09

## **Tab 3**



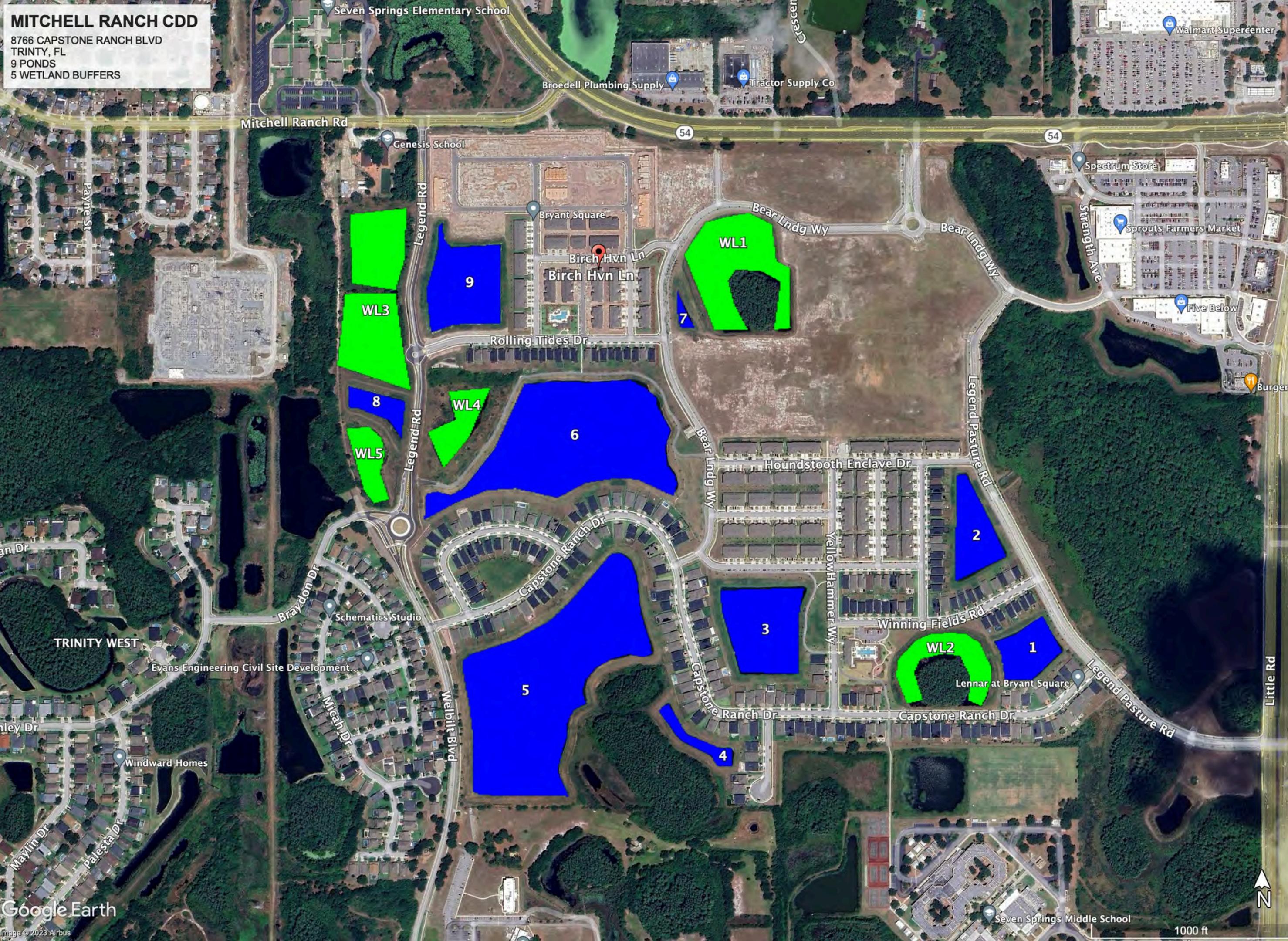
# MONTHLY REPORT

JANUARY, 2026



# MITCHELL RANCH CDD

8766 CAPSTONE RANCH BLVD  
TRINITY, FL  
9 PONDS  
5 WETLAND BUFFERS



## SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!

Dec 18, 2025 at 10:05:51 AM



Pond #1 Treated for Shoreline Vegetation.

Dec 18, 2025 at 9:58:16 AM



Pond #2 Treated for Shoreline Vegetation.

Dec 18, 2025 at 10:17:23 AM



Pond #3 Treated for Algae and Shoreline Vegetation.

Dec 18, 2025 at 11:15:05 AM



Dec 18, 2025 at 11:05:03 AM



Dec 18, 2025 at 10:50:23 AM



Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline Vegetation.

Dec 18, 2025 at 11:56:15 AM



Dec 18, 2025 at 11:22:45 AM



Dec 18, 2025 at 10:52:13 AM



Pond #7 Treated for Shoreline Vegetation.

Pond #8 Treated for Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.

## **Tab 4**

# MITCHELL RANCH

## LANDSCAPE INSPECTION REPORT



December 18, 2025  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Birch Haven Ln, Bear Landing Dr,

## General Updates, Recent & Upcoming Maintenance Events

- During these cooler months, please have the crew focus on removing any unwanted plant material throughout the planting beds.
- Additionally, throughout the property, please ensure that turf weeds are properly identified and treated accordingly.

The following are action items for Fieldstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

1. During my inspection, I observed a significant number of ant mounds throughout the turf areas across the property. Please have the mowing crews identify these mounds, treat them accordingly, and rake them out once the nests are no longer active. (Pic 1)



.... continue with proper irrigation to support recovery and uniform appearance. (Pic 3)



2. There is a significant amount of turf dieback on the north side of Birch Haven. Although the area has irrigation, can Fieldstone provide a plan to address the turf weeds and promote thicker, healthier turf?
3. The sod installed following the irrigation repair on Birch Haven Ln has established well and looks very good. However, it is also highlighting the extent of cool-season turf weed presence in the surrounding areas. Please have the crew treat the turf for cool-season weeds, fertilize accordingly, and....

4. There may be a possible irrigation break within the corner planting bed at Bear Landing and Birch Haven, on the south side of Birch Haven. A dripline is present in this area; however, it is unclear whether the observed washout is being caused by the dripline. Please have an irrigation technician visit the site to identify and confirm any potential break. (Pic 4>)
5. The downy jasmine shrubs along Bear Landing are looking very good. During the next detailing visit, I recommend lightly tipping the tops to promote a more uniform appearance.
6. A large area of turf is exhibiting.... (nxt pg)

# Bear Landing Way, Harmon Park, Legends Pasture Rd

(cont.).... increased browning, which may indicate possible pest activity. Please have a technician visit the site to identify the cause of the dieback and treat accordingly. (Pic 6a, 6b)



7. The bottlebrush tree has experienced significant additional dieback since my last visit. Unfortunately, at this time I recommend proceeding with a replacement planting in spring.
8. The muhly grasses in Harmon Park were recently cut back, which has exposed Bermuda grass growing within the ornamental plantings. Please have the crew visit this area to remove the unwanted grass growth. (Pic 8)



9. In Harmon Park, the turf is beginning to become overrun with dollar weed and clover. This area may require fertilization or further evaluation to determine the underlying cause. I understand irrigation adjustments are currently being made, which may help reduce the dollar weed pressure; however, as the weeds decline, the turf may temporarily appear more brown or sparse. Please have a technician assess the area, identify the contributing factors, and treat accordingly. (Pic 9>)

10. The board requested an update on asphalt conditions. My findings are as follows: At the corner of Legends Pasture and Houndstooth Enclave, there are several asphalt breaks. One section appears to have been cut into but was never repaired. Another break is present near the entrance of Legends Pasture and Bear .... (nxt pg)



Rizzetta & Company  
Professionals in Community Management

# Capstone Ranch Dr, Legends Pasture Way, Bear Landing Way

(cont.)....Landing Way. Also, South of Capstone Ranch along Legends Pasture, there are a few holes that require filling. (Pic 10a, 10b, 10c>)



11. I observed a large ant mound at the base of an oak tree near Capstone Ranch and Legends Pasture, covering approximately one-third of the tree ring. Please treat the mound and rake it out once the nest is no longer active. (Pic 11)



12. In the median variegated jasmine beds, a few items should be addressed: consider adding additional plantings next season to fill in bare spots, remove any unwanted plant material, and tip the jasmine vines during the next detailing visit. The vines are beginning to climb the trees in the median. (Pic 12>)

13. In the large open field south of Bear Landing, I observed several trees with broken posts. Please have the crews remove these broken posts and reassess any trees that may still require staking. (Pic 13>)



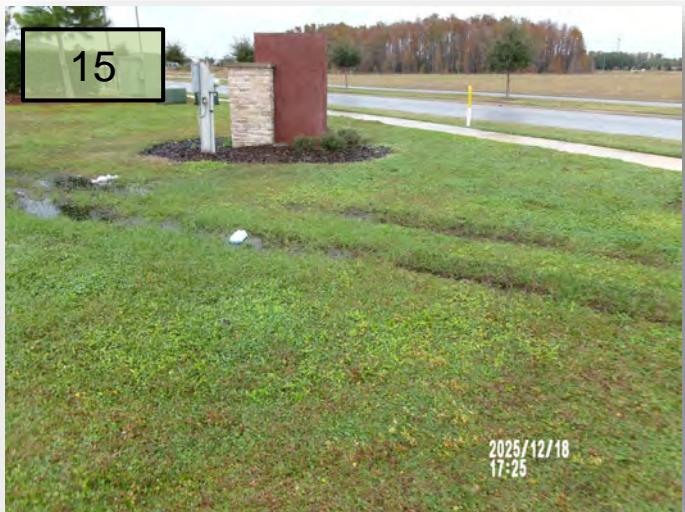
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# Bear Landing Way

14. I visited the irrigation break on the new path off Bear Landing. Can you confirm if this issue has been addressed and repaired since my visit? (Pic 14a, 14b>)



15. In the same area referenced above, I observed tire tracks on the turf. While some sod has been added, it is insufficient to address the deeper ruts. Once the area has dried, soil will need to be brought in to level the surface, followed by sod installation in the patchy areas. (Pic 15)



# Legends Pasture Way

16. During my inspection, I observed that many of the Fakahatchee grasses are ready for trimming. I recommend cutting them back while leaving approximately 12–16 inches of height to ensure healthy regrowth and strong bounce-back for the next season. (Pic 16)



20. The muhly grasses are finishing their bright pink blooms. When is the trimming of these grasses scheduled to take place?

17. Additionally, the foxtail ferns should be trimmed back, as the brown fronds are more noticeable during this time of year. (Pic 17)



18. Please ensure that all trash is being removed from the center island beds along Legend Pasture Drive.

19. During these slower months, it would be an ideal time to hard-edge all tree rings during detailing visits. This will ensure the tree rings are prepared and ready when it comes time to apply mulch.

## Tab 5

# MITCHELL RANCH

## LANDSCAPE INSPECTION REPORT



1,11 -Ant Mounds - Crew will treat ant mounds on next visit 01/06/26. Liz treated mounds at Yellow Hammer Park on 12/29/25. Horticulture team will also treat next visit. Last application of Top Choice was February. Attached is a proposal for 2026+ application.

2,3- Examined turf on 12/29/25. The turf suffered very dry conditions while the water meter was down. The two weeks of no water in August/September damaged turf and turf has not recovered. Irrigation is working, evident by the nutsedge that is growing. Suggest continuing to monitor and treat weeds and replace the turf in the spring, February when weather conditions are more favorable.

4- Irrigation inspection scheduled for 12/29 and 12/30. This will be checked and repaired if needed.

5- Trim Downy Jasmine - This will take place late January to early February. Temperatures will dictate the timing. We don't want to trim it too early and risk frost damage.

6- Turf Browning- Inspected the turf on 12/29. The turf looks like it has some active fungus and has weed growth. This area will be treated for both on the next horticulture visit.

7- Bottlebrush tree proposal will be provided next month for spring installation.

8,9-Cleaning beds at park and turf weeds. Noted turf dollar weed and clover while performing site inspection as well on 12/29. Turf will be treated on next horticulture visit for both. Horticulture has been notified. Also, confirmed with the irrigation technician on same day that the irrigation has been turned back to 2 days per week. Crew will spray and remove Bermuda from all beds on next visit – 1/6/26.

12 – Jasmine beds in median – Legends Pasture.

The Jasmine will be trimmed on the next service visit 1/6/26. The jasmine is getting tall and leggy. Any dead plants will be removed. Proposal for replacements will be provided next month for spring installation.



13- Removal of any broken post- This will be addressed on the next 2 visits. 1/6/26 and 1/13/26. Remove broken stakes and any tied around the tree trunks.

14 – Irrigation repairs along walking path- Original 2 repairs were completed 12/18. Once these repairs were completed 2 other leaks were discovered and repaired on 12/29/25. As of 12/29 any identified repairs have been completed.



15 – Tire ruts along concrete walking path - These will need soil and sod as reported. Proposal will be provided for spring installation. (late February to early March)

16 ,20 - Ornamental Grasses cut back - We typically schedule the cutbacks for mid-February depending on weather. Although the grasses are hardy, we like to make sure we are past any frost or freeze threat. The crew will work on these over the next several visits with a goal to be completed by end of February.

17- Foxtail Fern – Crew will trim back the brown tips and dead branches on the next 2 visits. 1/6/26 and 1/13/26.

18 – Trash in medians- Crew will be reminded to pick up trash in medians. Bi-weekly service in winter we do see some accumulation between visits.

19 – Hard edging tree rings and beds - This will be completed by early February - Crew will start to hard edge trees and beds on next visit with goal to be completed early February before spring mulching.



Replace plants at sign on Bear Landing near new concrete path – suggest for spring.



Leaning tree was replaced on Capstone Ranch



Turf on Bear Landing – monitor for fungus and irrigation has been reduced to 2 days.

## Tab 6

Date: December 30, 2025

Proposal #: 22393

**Mailing Address**

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

Home Phone:

**Job Address**

Mitchell Ranch CDD  
8447 FL-54  
New Port Richey, FL 34655

Business Phone: 813-994-1001

---

**Job Summary:**

Top Choice Fire Ant Control Application to Forest Park, Olympic Stone Park, Harmon Park, Walking Paths, . - Shown on map in Blue

Top Choice is a professional grade granulated insecticide manufactured by Bayer.

It is used by Certified Applicators treating turfs and lawns for imported fire ants and other insects.

Top Choice Insecticide control imported fire ant for up to 1 year and can be applied residential, public, and commercial properties



**Quote Total: \$8,935.64**

## **Terms & Conditions**

### **Acceptance of Work**

- **Fieldstone Landscape Services, LLC (Contractor) and Mitchell Ranch CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

### **Payment Terms and Conditions**

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

### **Procedure for Extra Work and Changes**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

### **Warranty and Tolerances**

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- Underground Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

### **Material Tolerances**

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
  - Hardwood & Palm Trees: (6) Months
  - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
  - Sod: (30) Days
  - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Rizzetta & Company**

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

## **Tab 7**

Mitchell Ranch CDD - #22106 - Landscape Management Contract Renewal 2025

8447 FL-54  
New Port Richey, FL 34655

**CM - Monthly Chemical**

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

12-16-2025		Hours	
1. Joe B Bratsch			
2.		Estimated Hours	7.08
3.		Actual Hours	0.00
4.		Remaining Hours	7.08
5.			

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	48.00	lb	<u>Atrazine</u> - 27oz
Fungicide Lesco Spectator T&O	7.25	oz	<u>80-20</u> - 6oz
Herbicide Specticle Total Herbicide	1.75	oz	
Insecticide Bandit 2F	18.75	oz	
Bifen I/T Insecticide	12.50	oz	
Bifen XTS Insecticide	1.88	oz	<u>TRANSOM</u> - 8oz
Insecticide Triple Crown	12.50	oz	
Fertilizer Liquid T&O Chelated Micronutrients	308.33	oz	<u>0-0-25</u> - 72oz
Fertilizer 24-0-11; 25% Slow Release	104.00	lb	
Herbicide Prodiamine	18.75	oz	
Fungicide Myclobutanil 20EW	15.00	oz	
Fertilizer 8-0-10 100%SRN	83.33	lb	
Insecticide Orthene	9.17	oz	
Insecticide Bandit	12.50	lb	
Fertilizer Macron 20-20-20 25#Pail	2.75	lb	
Horticulture Technician	7.08	hr	

\*check townhome entrance for weeds

\* Pictures provided

- Treated weeds  
- Treated Hot-Spots  
- Healthy growth  
- Slight Turf damage

## **Tab 8**



**FIELDSTONE**  
solutions for smart agriculture®

**December 2025 - clock #1 commons legend pasture**

Date: Dec 29, 2025 11:18 am

Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #1-commons area #1
Location	Legend pasture and capstone ranch
Model	
Modules	42
SLW	SLW1 Legend pasture and capstone ranch

Controller ID	74897
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Water Days as of Dec 29, 2025	
Program A	Sun , Mon , Wed , Thur , Fri
Program B	Sun , Mon , Wed , Fri
Program C	Sun , Mon , Wed , Fri
Program D	Tue , Sat

Notes
Rainbird LX-IVM

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Both side of curb at Little road and legend pasture entry	Pass									
2	Both sides legend pastor and Little road entry	Pass									
3	Northside legend pasture at second meeting Island	Pass									
4	All drip from Little road to capstone ranch and 3rd medium Island	Pass									
5	East curb and second meeting Island	Pass									
6	East side, inside sidewalk second median Island to capstone ranch	Pass									
7	Bubbler behind homes along capstone ranch, from legend pasture to	Pass									
Tree ( pine ) on long leaf,											
8	Westside inside sidewalk second median Island to capstone ranch	Pass							1		
9	Westside curb south of capstone ranch	Pass									
10	Westside curb north of capstone ranch	Pass									
11	Westside north of capstone ranch	Pass									
12	East side north of capstone ranch	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
13	East side north of capstone ranch to winning field	Pass						1	1		
14	Median Island North of winning field	Pass									
15	East curb north of winning field	Pass									
16	East side north of houndstooth and a long East bear landing	Pass						2	1		
17	East side north of houndstooth	Pass									
18	Westside legend pasture, winning field to houndstooth	Pass									
19	Westside legend pasture, winning field to houndstooth	Pass									
20	Westside legend pastor north of houndstooth	Fail									
Stuck open- faulty solenoid/decoder- has been replaced											
21	Westside legend pastor north of houndstooth	Pass							1		
22	Eastside legend pastor south of bear landing	Pass									
23	Southwest corner legend pastor and bear landing	Pass									
24	Southside bear landing to cattle ranch	Pass									
25	South of bear landing east of roundabout	Pass									
26	Roundabout	Pass									
27	Southwest of roundabout at cattle ranch	Pass									
28	(NW) corner of roundabout at STRD 54	Pass									
29	State road 54 entry	Pass									
30	Cattle ranch median	Pass									
31	South curb of bear landing- (W) of roundabout	Pass									
32	Southside bear landing at medal Way intersection	Pass									
33	South bear landing, medal way to houndstooth	Pass							3		
34	East side of bear landing south of birch haven	Pass									
35	Eastside bear landing north of houndstooth	Pass									
36	Eastside bear landing between houndstooth and campus woods	Pass									
37	Lift station West side bear landing north of houndstooth	Pass									

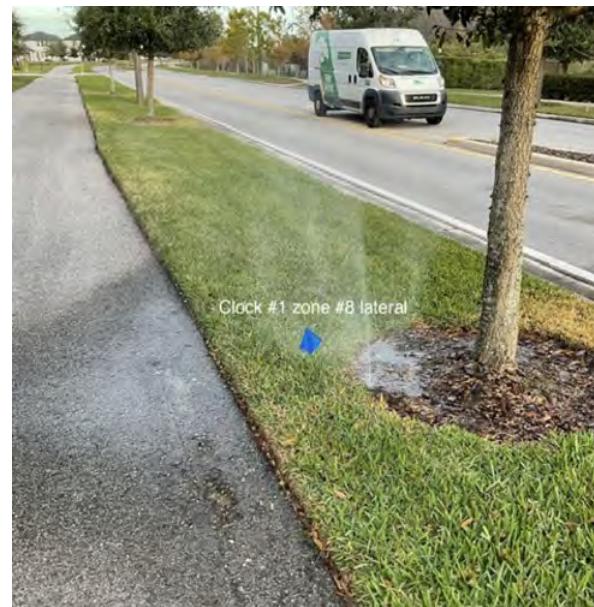
	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
38	Westside bear landing south of houndstooth to campus woods	Pass									
39	North bear landing, west legend pasture	Pass							2		
40	Houndstooth #8655-#8683	Pass									
41	Houndstooth #8613-#8647	Pass									
42	Houndstooth #8577-#8605	Pass									
43	Houndstooth #8515-#8545	Pass									
44	Houndstooth #8489-#8509	Pass									
45	Houndstooth #8453-#8483	Pass									
46	Houndstooth #8450-#8472	Pass									
47	Houndstooth #8476-#8496	Pass									
48	Houndstooth #8502-#8522	Pass									
49	Houndstooth #8526-#8548	Pass									
50	Druid oaks #8527-8549	Pass									
51	Druid oaks #8503-#8523	Pass									
52	Druid oaks #8477-#8497	Pass									
53	Druid oaks #8451-#8471	Pass									
54	Druid oaks #8450-#8472	Pass									
55	Druid oaks #8476-#8496	Pass									
56	Druid oaks #8502-#8522	Pass									
57	Druid oaks #8528-#8548	Pass									
58	Campus woods #8527-#8547	Pass									
59	Campus woods #8501-#8521	Pass									
60	Campus woods #8477-#8497	Pass									
61	Campus woods #8449-#8469	Pass									
62	Yellow hammer #2848-#2866	Pass									
63	Yellow hammer #2874-#2902	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64	Yellow hammer #2910-#2928	Pass									
65	Coach manors #2901-#2919	Pass									
66	Coach manors #2865-#2895	Pass									
67	Coach manors #2839-#2857	Pass									
68	Coach manors #2838-#2850	Pass									
69	Coach manors #2864-#2896	Pass									
70	Coach manors #2900-#2918	Pass									
71	Gridiron ilse #2911-#2929	Pass									
72	Gridiron ilse #2875-#2895	Pass									
73	Gridiron ilse #2849-#2867	Pass									
74	Southwest corner of yellow hammer and campus woods	Pass									
75	West side along sidewalk	Pass									
76	Center	Pass									
77	Along sidewalk at street	Pass									
78	Parking islands along campus woods and yellow hammer way	Pass									
79	All trees	Pass									
80	All beds	Pass									
81	All trees @ Coleman park	Pass									
82	Along street	Pass									
83	(E) side at #8577 houndstooth enclave	Pass									
84	(W) side at #8545 houndstooth enclave	Pass									

**Zone #7 - 12-30-25 3:48 pm CST**



**Zone #8 - 12-30-25 8:25 am CST**



**Zone #13 - 12-30-25 8:24 am CST**



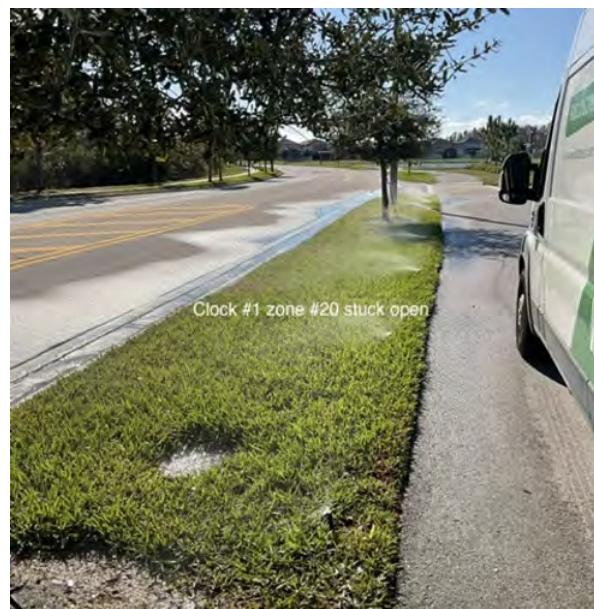
**Zone #16 - 12-30-25 8:24 am CST**



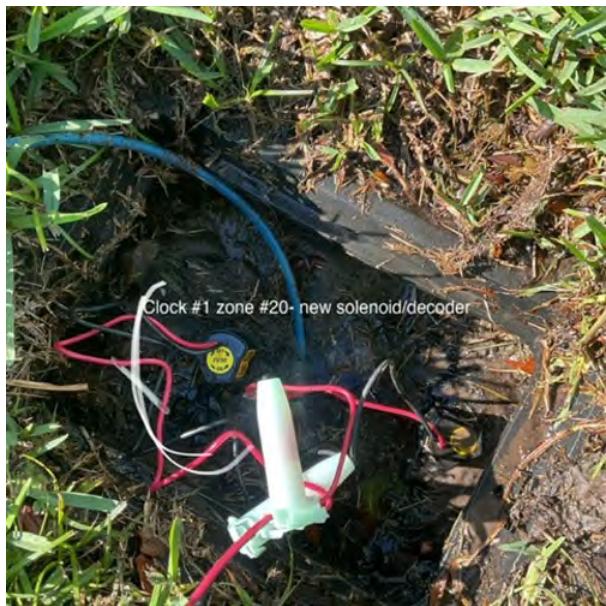
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**Zone #20 - 12-29-25 11:20 am CST**



**Zone #20 - 12-29-25 11:20 am CST**



**Zone #21 - 12-30-25 8:23 am CST**



**Zone #33 - 12-30-25 8:23 am CST**



**Zone #33 - 12-30-25 8:23 am CST**



**Zone #33 - 12-30-25 8:23 am CST**



**Zone #39 - 12-30-25 8:22 am CST**



**Zone #39 - 12-30-25 8:23 am CST**





**FIELDSTONE**  
powered by Smart Irrigation Network

## December 2025 - Mitchell ranch clock #2, commons birch haven

Date: Dec 29, 2025 11:16 am

Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #2 common area #2
Location	(SW) corner Birch haven and bear landing
Model	
Modules	18
Controller ID	114433

Water Days as of Dec 29, 2025	
Program A	Sun , Mon , Wed , Fri
Program B	Sun , Mon , Wed , Fri
Program C	
Program D	

Notes
Rainbird LX-IVM
All general repairs have been completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	At lift station	Pass									
2	(W) bears landing curb- (S) rolling tides	Pass									
3	(W) bears landing, (S) rolling tides	Pass									
4	(W) bears landing, (S) rolling tides at pond along sidewalk to welbilt	Pass						8	9		
5	(W) bears landing, (S) rolling tides- along fence	Pass									
6	(W) bears landing, (S) rolling tides	Pass									
7	Along sidewalk behind homes- #8382 rolling tides	Pass									
8	(W) bears landing, (N) rolling tides	Pass									
9	(W) bears landing, (S) birch haven along fence	Pass									
10	(SW) corner birch haven and bears landing	Pass									
11	(W) bears landing, (S) birch haven	Pass									
12	(SW) corner birch haven and bears landing	Pass									
13	(S) curb birch haven	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	(SW) corner birch haven and bears landing	Pass									
15	(NW)corner bears landing and birch haven	Pass									
16	(N) birch haven curb, (W) bears landing	Pass			1						
17	(NW) curb, birch haven and bears landing	Pass			1						
18	(N) of birch haven along perimeter fence	Pass									
19	Behind North Perimeter wall	Pass									
20	Behind North parameter wall east end	Pass									
21	Behind North perimeter wall	Pass									
22	Behind North perimeter wall west end	Pass									
23	Behind North perimeter wall	Pass									
24	Along fence east side welbilt south of Mitchell ranch	Pass									
25	East side welbilt south of Mitchell Ranch	Pass									
26	Eastside welbilt north of rolling tide	Pass									
27	Trees north east corner along rolling tide, north and east of welbilt	Pass									
28	North east corner welbilt and rolling tied	Pass									
29	North east curb welbilt and rolling tide	Pass									
30	South east curb well-built and rolling tide	Pass									
31	Chris south and east rolling tide in welbilt	Pass									
32	South east corner welbilt and rolling tide	Pass									
33	Along fence east of welbilt north roundabout	Pass									
34	Along fence east of welbilt at roundabout	Pass									
35	Along fence east welbilt, south aroundabout	Pass									
36	Medal way entry and bears landing	Pass									

**Zone #4 - 12-29-25 11:17 am CST**



**Zone #4 - 12-29-25 11:17 am CST**



**Zone #4 - 12-29-25 11:17 am CST**



**Zone #4 - 12-29-25 11:17 am CST**



**Zone #4 - 12-29-25 2:42 pm CST**



**Zone #4 - 12-29-25 2:43 pm CST**



**Zone #4 - 12-29-25 2:43 pm CST**



**Zone #4 - 12-29-25 2:43 pm CST**



**Zone #4 - 12-29-25 2:43 pm CST**



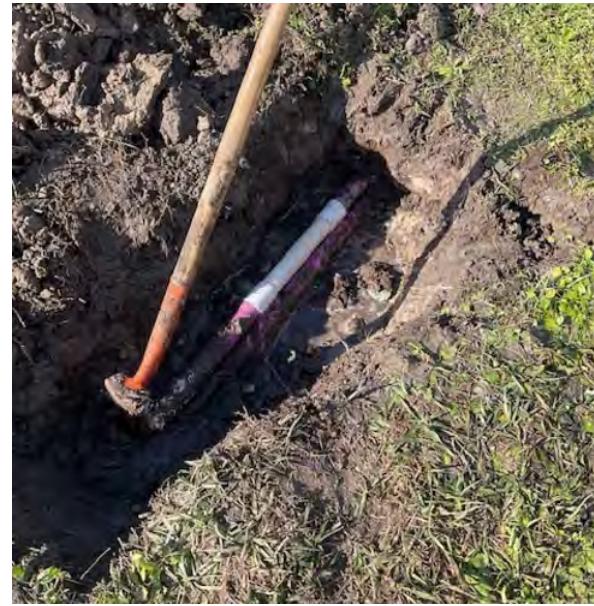
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**Zone #4 - 12-29-25 2:43 pm CST**



**Zone #4 - 12-29-25 2:43 pm CST**



**Zone #4 - 12-29-25 2:44 pm CST**



**Zone #4 - 12-29-25 2:44 pm CST**



**Zone #4 - 12-29-25 2:44 pm CST**



**Zone #4 - 12-29-25 2:44 pm CST**



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**Zone #4 - 12-29-25 2:44 pm CST**



**Zone #4 - 12-29-25 2:44 pm CST**



**Zone #4 - 12-29-25 2:44 pm CST**



**Zone #4 - 12-29-25 2:44 pm CST**



**Zone #4 - 12-29-25 2:45 pm CST**



**Zone #4 - 12-29-25 3:07 pm CST**



**Zone #4 - 12-29-25 3:07 pm CST**



**Zone #4 - 12-29-25 3:07 pm CST**



**Zone #4 - 12-29-25 3:07 pm CST**



**Zone #16 - 12-29-25 4:34 pm CST**



**Zone #16 - 12-29-25 4:34 pm CST**



**Zone #17 - 12-29-25 4:34 pm CST**



**Zone #17 - 12-29-25 4:35 pm CST**



## **Tab 9**



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 10th, 2026  
at 10am

# District Manager's Report

January 13

# 2026

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<u>FINANCIAL SUMMARY</u>	<u>11/30/2025</u>
General Fund Cash & Investment Balance:	\$273,936
Reserve Fund Cash & Investment Balance:	\$71,907
Debt Service Fund Investment Balance:	\$932,927
Capital Project Fund	\$507
<b>Total Cash and Investment Balances:</b>	<b>\$1,279,277</b>
<b>General Fund Expense Variance:</b>	<b>\$27,748</b>
	<b>Under Budget</b>



Rizzetta & Company

- Traffic Enforcement Agreement signed and sent to County on 7/29. Awaiting final signature approval from County Commissioners and Sheriff's Department.