



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Meeting
September 9, 2019**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813-533-2950**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219

Board of Supervisors	Richard Green	Chair
	Charles Parker	Vice Chair
	Julianne Giella	Assistant Secretary
	Jay Morrison	Assistant Secretary
	Susan Walterick	Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Hopping Green & Sams, P.A.
Interim Engineer	Jeb Mulock	ZNS Engineering, LC

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PKWY • RIVERVIEW, FLORIDA 33578
www.HarrisonRanchCDD.org

Board of Supervisors
Harrison Ranch Community
Development District

August 30, 2019

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, September 9, 2019 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Pond & Mitigation Maintenance Update
 - i. Presentation of Waterway Inspection Report.....Tab 1
 - B.** Landscape Maintenance Updates
 - i. Review of Field Inspection ReportTab 2
 - ii. Ratification of Landscape Proposals.....Tab 3
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Staff
 - i. Presentation of August 2019 Management Report.....Tab 4
 - F.** District Manager
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 19, 2019Tab 5
 - B.** Consideration of Operations & Maintenance Expenditures for August 2019Tab 6
- 5. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2019-07, Designating Assistant SecretaryTab 7
 - B.** Discussion Regarding 2018-2019 Action ItemsUSC
 - C.** Consideration of Insurance ProposalTab 8
 - D.** Discussion of Variance for Fence Within Easement
 - i. Consideration of Variance for Lot 213Tab 9
 - ii. Consideration of Variance for Lot 983Tab 10
 - E.** Consideration of Resolution 2019-08, Setting a Public Hearing on the District's Rules, Rates, Fees, and ChargesTab 11
 - i. Presentation of Amended and Restated Rules of Procedure DraftTab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Justin Croom
Justin Croom
District Manager

Tab 1



Harrison Ranch CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 8/30/2019

Prepared for:

Justin Croom, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL, 33579

Prepared by:

Logan Bell, Account Representative/Biologist
Aquatic Systems, Inc. - Sun City Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

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Site: 26**Comments:**

Site looks good

No issues were observed during inspection. Ducks were observed bathing during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 28**Comments:**

Normal growth observed

Minor Torpedograss was observed along portions of the shoreline. Open water looked good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2019



September, 2019

Site: 45**Comments:**

Normal growth observed

Creeping water primrose identified. Native vegetation appeared to be cut.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 46

Comments:

Requires attention

Moderate to substantial Creeping Water Primrose was identified growing from the perimeter towards the open water.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 47

Comments:

Normal growth observed

Minor Cattail development along the shoreline was identified within the beneficial plants.

Action Required:

Routine maintenance next visit

Target:

Cattails



September, 2019



September, 2019

Site: 48

Comments:

Normal growth observed

Native Frog's Bit was identified along the perimeter and growing out into open water. Minor shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 49

Comments:

Requires attention

Substantial floating Water lettuce was observed to be growing within the site.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



September, 2019



September, 2019

Site: 9

Comments:

Normal growth observed

Submersed Babytears looked to have dissipated following treatment. Minor shoreline weeds were observed within the site.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 10

Comments:

Floating Waterlettuce has cleared following treatment. Minor shore line weeds were observed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 14**Comments:**

Treatment in progress

Floating Waterlettuce was observed to be display results following treatment applied this week. Minor primrose in littoral shelf.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 22**Comments:**

Site looks good

No issues were observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Management Summary

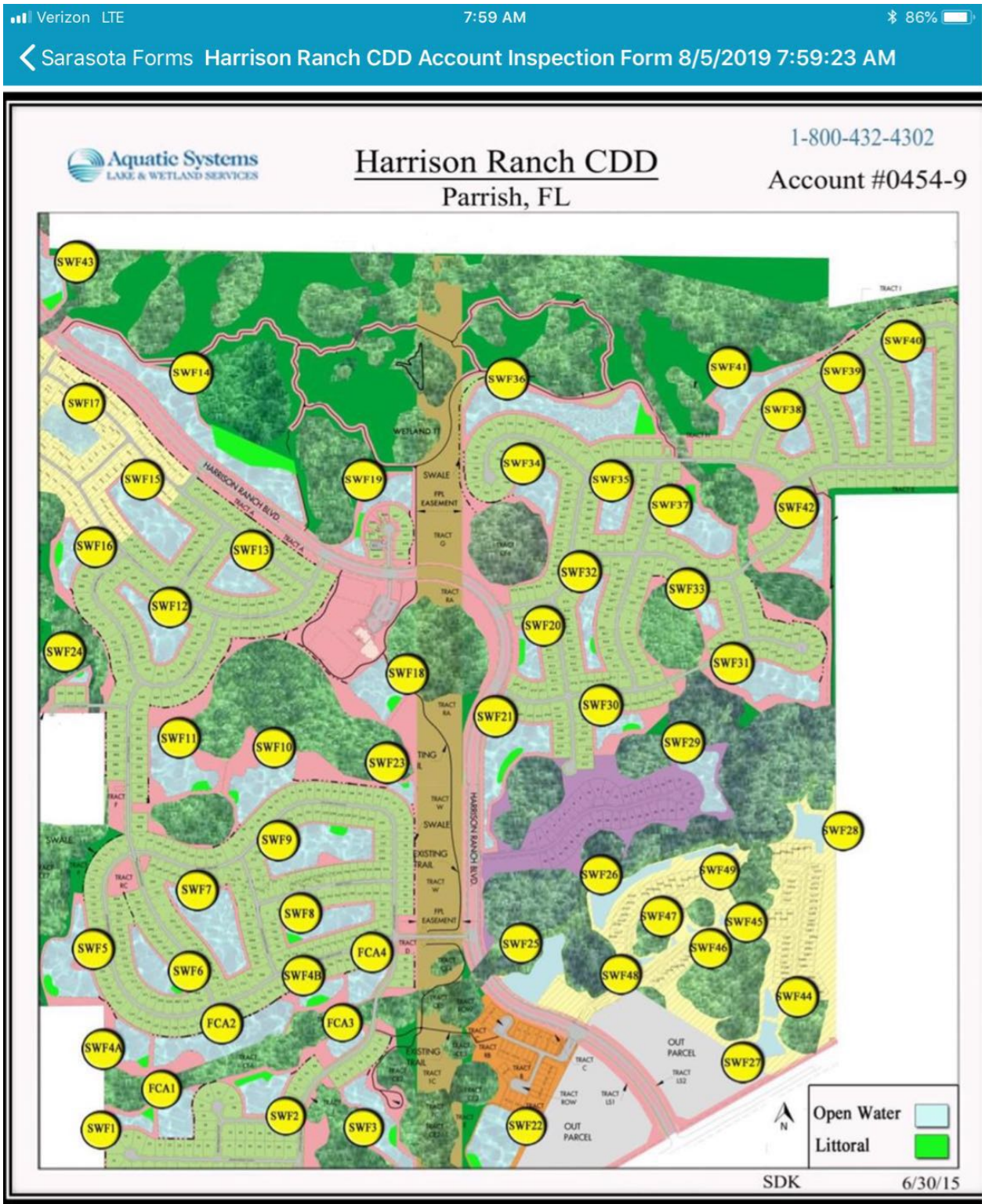
Overall, the pond within the Harrison Ranch CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed vegetation. Throughout the last few weeks and longer we have seen heavy rainfall dropping on the terrain washing materials into the pond causing nutrient spikes, which as a result caused several ponds to develop Floating Waterlettuce. Especially as we look forward to a possible hurricane standing water will be an issue as access to the ponds I'll be flooded. ASI will continue to treat as necessary using backpack sprayers where applicable to prevent turf damage caused by our ATV's.

During inspection it was noted that algae was not as prevalent due to the heavy rains and will be monitored and treated upon identification. Pond #49 was observed with Waterlettuce growth in moderate to substantial amounts, which will be treated during our next routine maintenance visits and should display positive results within 10-14 days following application.

The sites that have been treated were displaying positive results especially on the floating Waterlettuce and shoreline weeds. Remaining issues due to the heavy rain fall will be identified and treated as necessary during our routine maintenance visits.

Water levels will continue to rise as we have more rain in the forecast. ASI will continue to check outflow structures for blockage during our routine maintenance visits.

Site	Comments	Target	Action Required
26	Site looks good	Shoreline weeds	Routine maintenance next visit
28	Normal growth observed	Torpedograss	Routine maintenance next visit
45	Normal growth observed	Shoreline weeds	Routine maintenance next visit
46	Requires attention	Shoreline weeds	Routine maintenance next visit
47	Normal growth observed	Cattails	Routine maintenance next visit
48	Normal growth observed	Shoreline weeds	Routine maintenance next visit
49	Requires attention	Floating Weeds	Routine maintenance next visit
9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10		Shoreline weeds	Routine maintenance next visit
14	Treatment in progress	Shoreline weeds	Routine maintenance next visit
22	Site looks good	Shoreline weeds	Routine maintenance next visit



Form

List

...

Complete

Tab 2

Harrison Ranch

FIELD INSPECTION REPORT



05.31.2018 08:41

July 25, 2019

Rizzetta & Company

John R. Toborg – Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

Clubhouse, HRBlvd. Northward

General Updates, Community-Wide Issues, Recent & Upcoming Maintenance Events

- Property-wide, most Sabal Palms (and other palms) need to be trimmed.
- D2E needs to get closer to the wetlands either with mowers or with line trimmers.
- Nearly all trails are in need of weed encroachment eradication and removal.

The following are action items for Down To Earth 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 Black** is for the BOS, either information or direction needed,

1. The pool deck ALWAYS needs to be kept in “resort” style maintenance meaning all shrubs should be kept trimmed at all times, all dead, hanging palm fronds need to be removed on an as-needed basis, drip tubing should be covered at all times and pool deck must be blown off during every maintenance event.
2. The Japanese Blueberry trees need to be kept off the trellis adjacent to the pool deck.
3. **Volunteer Brazilian Peppers are still in place in the hedge on the back side of the pool deck.**
4. Control the Torpedograss in the Dwarf Asian Jasmine behind the clubhouse.
5. **A lot of the irrigation spray heads on risers in the parking lot medians are still leaning.**
6. Bring the height of the Arboricola down in front of the Brahman sign wall. It is beginning to block the sign.
7. The trail on the west side of the Brahman Park field needs to be edged and weeds eradicated. (Pic 7>)
8. **There is still a lot of Jasmine coming up in the Schillings at Bradford (58th St. E, south)**
9. More delineation is still needed in the landscaped berm up the west side of HRBlvd. North of Brahman Park. This must also include lifting of the trees.
10. **There's no change to the “wild” Star Jasmine in these beds as well.**
11. I think the Petite Salmon Oleander needs to be cut to a rejuve cut nearly to the ground to see what comes back from the roots. Treat for caterpillar, if present. (Pic 11>)
12. Maintain a soft edge along the entire landscaped berm buffer up HRBlvd.
13. Remove volunteer weeds form beneath a Powderpuff Tree between the 58th St. E. south and 60th Lane



60th Lane East, HRBlvd. North From Brahman

14. Cut back the leggy Hibiscus at 60th Lane E. and remove spent flower pods and dead fronds from a Roebelenii Palm.

15. Remove dead material and spent blooms from Crinum Lilies at 60th Lane E. Jasmine continues to encroach into the Juniper here.

16. There is more volunteer Brazilian Pepper in the buffer north of 60th Lane E.

17. There is little, if any, change to the condition of the shrubs in the landscape buffer up the west side of HRBlvd. Leading up to 58th St. E., north. Awabuki are still too tall and thin, volunteer weeds, Hollies need to be limbed up, etc. Ornamental grasses need to be cut to a low mound and drenched, if necessary (presence of Spider Mite).



18. Eradicate sidewalk expansion joint weeds.

19. There is still a tremendous amount of Spanish Moss on trees throughout the community. When will this be removed? Weeds need removed and Awabuki is extremely thin here. (Pic 19>)

20. Many Petite Salmon Oleander still need to be trimmed nearly to a rejuve cut (8"-10" from the ground) to regenerate new growth from the roots.

21. Continuing northward, there is another area where there is little, if any, differentiation between the Juniper and Hawthorn along the HRBlvd. berm. (Pic 21)



22. On the medians of HRBlvd., allow the Arboricola to grow a bit taller than the adjacent Variegated Confederate Jasmine. Both should be at 24" or lower. Keep the Conf. Jasmine off the palm trunks.

23. The area on the north side of 58th St. E north needs to be maintained regularly. This entire area is overgrown. (see below)



HRBlvd. North, 55th Lane East, US 301, Normande West

24. Lifting of trees (and Spanish Moss removal) did not continue as I was informed during the previous month's inspection. They were only partially done along the northern end of HRBlvd. (Pic 24)



25. The Confederate Jasmine on the HRBlvd. median north of 58th St. E north is extremely weedy.

26. Where the trail meets the sidewalk on the east side of HRBlvd. across from Bradford is closing in and needs to be edged.

27. D2E needs to replace some Pentas under warranty at Pembroke (57th Ct. E).

28. Inspect some problem turf on either side of the Pembroke entrance. Treat accordingly. Tip the Loropetalum here as well. Delineate and detail the beds on both side of Pembroke.

29. Eradicate Torpedograss at 55th Lane E and top all Podocarpus around the electrical junction boxes. Dwarf Asian Jasmine is invading everything here. **The Galloway sign is still completely blocked here. There are still some dead Ixora here that needs to be removed.**

30. Detail the entrance beds at 55th Ct. E. and detail tree rings between 55th LN and 55th Ct.

31. Detail the beds at 52nd Ct. E. (Chillingham) eradicate the Nutsedge in the Dw. Asian Jasmine here. Trim the Tree Ligustrum here.

32. Ornamental grasses at t Normande east are still brown and mostly lying down. These should be thoroughly drenched and cut to a low mound if Spider Mite are present.

33. The side buffers between Normande east and US 301 need to be delineated.

34. What is the ETA for all sod replacement?

35. Are areas that are being damaged by wild hogs being treated for grubs?

36. There remain moderate to severe weed issues in the raised planters at US 301.

37. Mowers (or line trimmers) are not getting close enough to the annual beds at the front monuments.

38. We need to maintain the Sweet Viburnum hedge along US 301 no higher than 8'. (preferably 6')

39. Where there are low lying areas that hold water and prevent mowing, crews need to line trim.

40. Do not allow single scraggly plants to remain in beds. These should be removed and disposed of.

41. Tip the Loropetalum by the raised planters at US 301.

42. Powderpuff trees were partially lifted, but those at the southern end of HRBlvd. weren't touched at the time of this inspection.

43. Blue Plumbago may need some fungicide treatments between US 301 & Normande west and beyond.



Normande East, 105th Terrace South, 100th Dr. E Lift Station

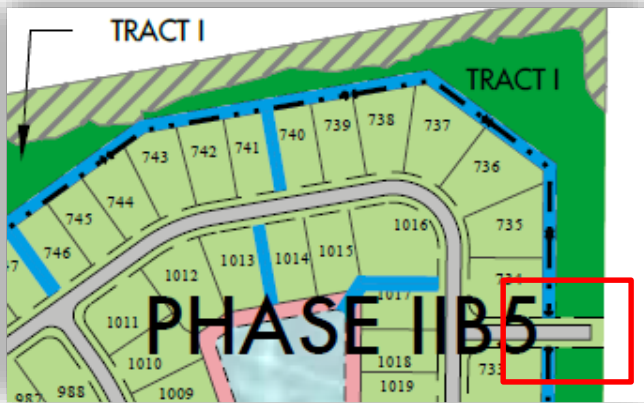
44. Make sure the Sweet Viburnum along the entrance sidewalk into Normande east is kept off the sidewalk.

45. Viburnum leading up to, and beyond, Corriente is getting too tall.

46. Eradicate Torpedograss in the Juniper on the HR Blvd. Median west of Pond SWF-21.

47. **There are still a couple Sweet Viburnum at the Lift Station at 58th St. E and 107th Terrace that need to be replaced under warranty.** Turf needs to be mowed here and the bed line needs to be delineated. This new bed is a weedy mess. Lift a tree east of this Lift Station.

48. D2E to ensure wet checks are being performed in the buffer behind the homes on the east leg of 58th St. Cir.. Also the section of roadway through the side street to the neighboring community needs to be line trimmed. (see below)



49. Pond SWF 33 has been missed more than once at mowing and the outfall structures need to be line trimmed. (Pic 49>)

50. **The south cul-de-sac of 105th Terrace south is still being missed.**

51. De-moss trees in Normande east.

52. Either replace broken trees straps in Normande east or remove them.

53. **The trail in Normande east that intersects at 48th St. E is still overrun with weeds.**

54. Detail tree rings along the ROW of 100th Dr. E.

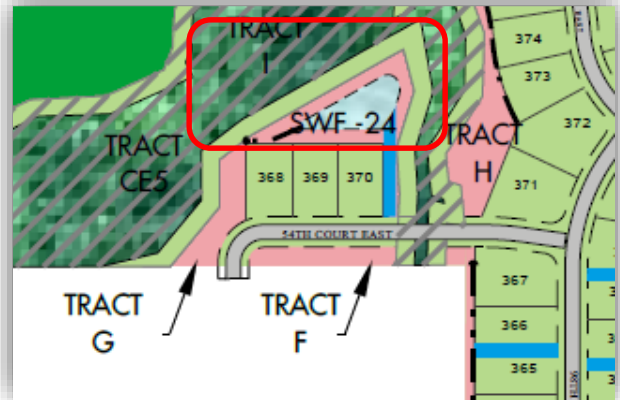
55. **The Lift Station on the east side of 100th Dr. E still needs to be detailed.**

56. We cannot allow the wetland material (anywhere) south of the 100th Dr. E Lift Station to encroach into mowed turf. It must be cut back.

57. Trim back the wetland along the west side of 98th Ave. E along the Lift Station area.

58. 54th Ct. East has been missed at mowing for more than 2 weeks.

59. **Pond SWF-24 is still not being mowed. This pond is behind the homes on the north side of 54th Ct. East. (see below)**



60. **D2E is still not mowing far enough back to the wetland lines behind the homes along 58th St. E. (see below)**

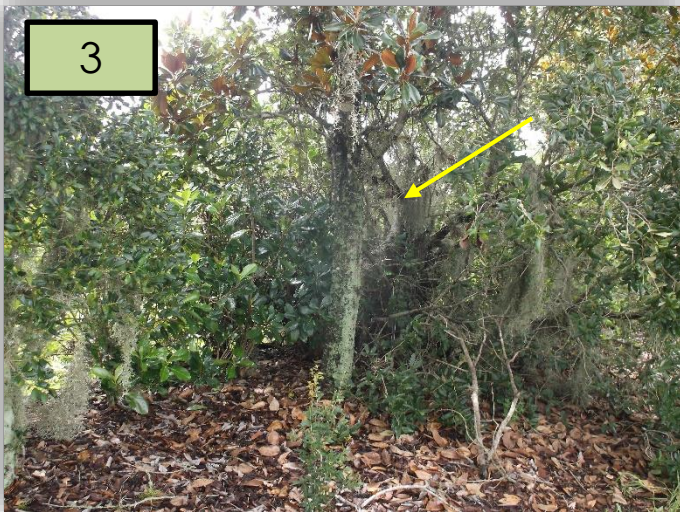


Proposals

1. D2E to provide a proposal to remove a failing Crape Myrtle in the parking lot median and replace with a single trunk 45 Gal. Muskogee Crape Myrtle. (Pic 1)



2. D2E to provide a proposal to remove and relocate the Ti Plants that block the Normande west sign wall (relocate to the Brahman Park entrance) and replace with 3 Gal., FULL, "Little Ruby" Alternanthera, 18" centers. Leave one or two of the Ti plants at the end of the sign wall where they do not block the sign.
3. D2E to provide a proposal to remove a fallen Oak tree on the west side of HRBlvd. south of the south entrance to Galloway. (Pic 3)



Tab 3

Down To Earth
Maitland Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700



August 2019
Estimate #15146

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819
CDDINVOICE@RIZZETTA.COM
(813) 533-2950

DRAFT

Project/Job	Estimate Date	Sales Rep	Expires	PO #
IRRIGATION ADJUSTMENTS - HARRISON RANCH	8/26/2019	Osvaldo Flores	11/24/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK: IRRIGATION REPAIRS TO INCLUDE: REPLACE ACC - 99 THAT BURNT OUT DUE TO LIGHTNING STRIKE REPLACE (700') OF 14 - 2 WIRE THROUGH OUT PATH REPLACE (4) DEFECTIVE DECODERS LABOR TO INCLUDE: (2) IRR TECHS PER HOUR (2) LABORERS PER HOUR APPROVED BY: DATE COMPLETED: TBD			
HUNTER ACC Description: (1) ACC - 99D	1	\$1,116.00	\$1,116.00
HUNTER Description: (4) HUNTER ICD - 400 DECORDER	4	\$280.00	\$1,120.00
HUNTER Description: (700') HUNTER 14 -2WIRE	700	\$2.50	\$1,750.00
RAIN SENSOR Description: (1) WIRELESS RAIN SENSOR	1	\$120.00	\$120.00
IRRIGATION PARTS Description: (40) DBRY SPLICE KIT CONNECTORS	40	\$2.00	\$80.00
LABOR Description: (2) LABORERS PER HOUR	25	\$55.00	\$1,375.00
IRRIGATION TECHS Description: (2) IRR TECHS PER HOUR	35	\$60.00	\$2,100.00

Down To Earth
Maitland Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700



August 2019
Estimate #15146

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$7,661.00

DRAFT

A handwritten signature in blue ink, appearing to be "Richard Green", written over a horizontal line.

Signature:

A handwritten signature in blue ink, appearing to be "Richard Green", written over a horizontal line.

Printed Name:

A handwritten date in blue ink, "8/31/19", written over a horizontal line.

Accepted Date:

Down To Earth
Maitland Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700



August 2019
Estimate #15148

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819
CDDINVOICE@RIZZETTA.COM
(813) 533-2950

DRAFT

Project/Job	Estimate Date	Sales Rep	Expires	PO #
I-CORE CONTROLLER - CLUBHOUSE	8/26/2019	Osvaldo Flores	11/24/2019	

Item	Qty	Rate	Amount
SCOPE OF WORK: AFTER ASSESSMENT OF THE CONTROLLER AND CONTROLLER ARMS, WE WILL REPAIR THE FOLLOWING: (5) DEFECTIVE SINGLE STATION DECODERS (5) DEFECTIVE HUNTER SOLENOIDS APPROVED BY: DATE COMPLETED:			
HUNTER Description: (5) HUNTER ICD - 100 DECODERS	5	\$140.00	\$700.00
HUNTER Description: (5) HUNTER SOLENOIDS	5	\$14.00	\$70.00
IRRIGATION PARTS Description: (30) DBRY SPLICE KIT CONNECTORS	30	\$2.00	\$60.00
IRRIGATION LABOR Description: (2) IRR TECHS PER HOUR	20	\$60.00	\$1,200.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total

\$2,030.00

Signature:

Printed Name:

Accepted Date:

Tab 4



**MANAGEMENT REPORT
AUGUST, 2019**

TO: Harrison Ranch CDD Board
Harrison Ranch Master Association Board
Villas of Harrison Ranch Board

FROM: Barbara McEvoy, Community Manager

CDD

Completed Items:

- Monument work (letters painted, missing letter in Corriente replaced, etc.)
- Agreement for interior/exterior pest control at Clubhouse
- Replacement of pool pump motor
- Recommendations regarding subcontractors, vendors, non-residents, etc. approved by board. Implementation in process.

Items in Process:

- Pool remodel – awaiting approved permit. Work scheduled to begin 9/3.
- Continuing to work with Health Department regarding pool issues
- Reviewing Reserve Study, with intent to make recommendations to the Board in September (coinciding with new budget/fiscal year)
- Revisions to rules & regs
- Need to relocate ADA chair at pool
 - Will be done by Splash Pools after pool tile work completed
- Investigate modification of pool gates to comply with ADA
 - Awaiting quote from Gate Pros
- Paver repairs/levelling (pool deck)
 - Will be done by Splash Pools after pool tile work completed
- Ongoing landscaping & pond issues
 - Daily communication with residents, field services manager, landscape company
- Subcontractor agreements – need to be signed
- Requested quotes from D2E:
 - add rock around bball court (same as tennis court)
 - add shrubbery at north end of bball court to block sound
 - add plants to block lot at exit from Normande East

- Budget preparation
- Upgrading wifi in clubhouse
 - Frontier service upgrade to 200/200 mbps
 - Need to possibly upgrade hardware and wiring
- Light replacement at 100th Drive East
- Received proposal for voice-down system at sports courts for board review
- Ongoing issues with wild hogs
- Traffic enforcement/sign issue
- Implementation of new clubhouse hours, specifically for rentals and after-hours clubs
- Update access card database
- Irrigation leak under bball court, resulting in hole. Repairs in process:
 - re-locate irrigation line(s)
 - repair to hole in court
- Room divider – contacted vendor to proceed
- Schedule pressure washing of clubhouse and all neighborhood monuments after rainy season
- Training of new activities coordinator

HARRISON RANCH - MASTER ASSOCIATION

Completed Items:

- ARC meeting – 25 applications
- Various meeting with residents
- Continuing violation inspections of entire community including several eblast reminders re rules & regs (1,203 letters sent since June 1, 2019)
 - Follow up and numerous telephone calls, etc.
- Attendance Board Meeting
- Arranged lawn maintenance (self-help) for home in Corriente

Items in Process:

- Insurance proposals
- Compiled report of accounting issues that need additional information, working with Michelle at Rizzetta to obtain info from Access Mgmt. Preparing letter at request of BOD.
- Review of ARC Guidelines, including ad hoc
- Working with property management companies to obtain copies of all leases
- Updated financials
- Preparation for 2019 annual meeting and board election
- Budget 2020

VILLAS OF HARRISON RANCH

Completed Items:

- Lighting at Normande East gate
- Paving Normande West
- Roof inspection
 - Completed, awaiting proposals for recommended repairs
- Insurance appraisal received, updating insurance per recommendation
- New contract for exterior extermination signed
 - First service with Fahey scheduled 8/8
- Mailer to all owners to update their information
- Fence extension at swimming pool (awaiting install date)
- Disputed invoice from Main Gate (April 2019)
- Credit card received

Items in Process:

- Pool heater to be installed in October
- Review of termite contract
- Completion of irrigation leak (leak repaired, need to fix hole, etc.)
 - Delayed due to rain
- Updated financials
- Preparation for 2019 annual meeting and board election
- Budget 2020
- Obtaining quotes for:
 - Pressure washing
 - Tree trimming
 - Mulch

Tab 5

MINUTES OF MEETING

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

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, August 19, 2019 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Richard Green	Board Supervisor, Chair
Charles Parker	Board Supervisor, Vice Chair
Sue Walterick	Board Supervisor, Asst. Secretary
Julianne Giella	Board Supervisor, Asst. Secretary
Jay Morrison	Board Supervisor, Asst. Secretary

Also present were:

Justin Croom	District Manager; Rizzetta & Company
Jere Earlywine	District Counsel; Hopping Green & Sams
Jeb Mulock	District Engineer; ZNS Engineering
Barb McEvoy	HOA Manager; Rizzetta & Company
Gary Hawkins	Down to Earth
John Amarosa	Down to Earth
John Toborg	Senior Field Manager; RASI
Josh Powell	Field Services Manager; RASI
Logan Bell	Aquatic Systems

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members had questions and/or comments regarding items including:

- Landscaping and irrigation concerns
- Speed signs
- Swim Team
- Trash in pool area
- Amenity care
- Meeting minutes

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Update

i. Presentation of Waterway Inspection Report

Mr. Bell presented the latest Waterway Inspection Report. Discussion ensued regarding treatments and herbicide.

ii. Consideration of Aquatic Systems Renewal Letter

Mr. Croom presented the Aquatic Systems renewal letter. The Board tabled this until the next meeting.

iii. Consideration of Aquatics-Related Proposals

Mr. Croom presented the several aquatics-related proposals to the Board for consideration. Discussion ensued regarding solar power, fish and midge flies.

B. Landscape Maintenance Update

Mr. Amarosa addressed and answered general questions from the Board. Discussion ensued regarding various landscaping issues.

C. District Counsel

No report provided.

D. District Engineer

No report provided. The Board asked about signage. Mr. Mulock will provide update.

E. Clubhouse Staff

Ms. McEvoy provided an update for the Board and addressed and answered the general questions from the Board.

i. Presentation of July 2019 Management Report

Ms. McEvoy addressed her report and answered questions from the Board. Ms. Sophie Guthrie was introduced as the new Activities Coordinator.

ii. Presentation of the Pool Remodel Schedule

Ms. McEvoy presented the Pool Remodel Schedule to the Board for consideration. She announced that there was a delay due to permits and that the pool would be closed most of the month of September.

iii. Consideration of New Court Repair Proposal

Ms. McEvoy presented a proposal from Down to Earth for pickleball and basketball court repairs. A discussion ensued regarding irrigation re-routing.

On a motion by Mr. Morrison, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the proposal from Down to Earth for pickleball and basketball court repairs in the amount of \$2,950.00, for the Harrison Ranch Community Development District.

iv. Review of After-Hours Clubhouse Concerns

Ms. McEvoy advised the Board about some after-hours issues in the Clubhouse. A discussion ensued regarding adjusting Clubhouse hours to close at an earlier time and access cards.

On a motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to move the Clubhouse hours back to the original hours of 6:00 PM, for the Harrison Ranch Community Development District.

On a motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to move the Clubhouse hours back to the original hours and lower the Clubhouse rental fee to \$75.00 with a \$100.00 refundable deposit, for the Harrison Ranch Community Development District.

v. Consideration of Manager Recommendations

Ms. McEvoy addressed and answered the Board's general questions. A discussion ensued.

vi. Consideration of Continued Personal Trainer Request

Ms. McEvoy presented the request for continued use of a personal trainer to the Board for consideration. Discussion ensued.

On a motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board of Supervisors approved to change the rules about training to read only one person can be trained by a personal trainer at a time and trainers will need to be approved, a \$20.00 monthly fee, by the Board, for the Harrison Ranch Community Development District.

vii. Consideration of Travel Agent Request

Ms. McEvoy presented the travel agent request to the Board for consideration. Discussion ensued regarding facility rental and commercial activities prohibition unless otherwise approved by the Board.

viii. Consideration of Swim Team Request

Ms. McEvoy presented the swim team request to the Board for consideration. Brief discussion ensued.

On a motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board of Supervisors denied the Swim Team request, for the Harrison Ranch Community Development District.

ix. Consideration of Construction Management Proposal

Ms. McEvoy presented a proposal from Construction Services Management to divide the room by adding a bookshelf and French doors to the Clubhouse room.

On a motion by Ms. Giella, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the proposal from Construction Management Services for room division, in the amount of \$4,750.00, for the Harrison Ranch Community Development District.

F. District Manager

Mr. Croom stated that the next regular meeting of the Board of Supervisors is scheduled to be held Monday, September 9, 2019 at 6:30 PM at the Harrison Ranch Clubhouse. The Board discussed issues that have not been remedied and requested following up on the action item list going forward.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Regular
Meeting held on July 8, 2019**

Mr. Croom presented the minutes of the Board of Supervisors' meeting held on July 8, 2019 to the Board for consideration. The Board requested to re-word line 76 reflecting the Owen's Electric invoice.

On a motion by Mr. Green, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting, as amended, held on July 8, 2019 for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
June and July 2019**

Mr. Croom presented the Operations & Maintenance Expenditures Report to the Board for consideration.

On a motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board of Supervisors ratified the June 2019 (\$81,424.04) and July 2019 (\$137,674.39) Operations & Maintenance Expenditures Report for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Adoption of
Final Budget for FY 2019/2020**

On a Motion by Mr. Green, seconded by Ms. Giella, with all in favor, the Board opened the public hearing for the Harrison Ranch Community Development District.

There were audience comments on several topics such as Rizzetta charges, and landscape issues.

On a Motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board closed the public hearing for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Appropriation Resolution

Mr. Croom presented Resolution 2019-03, Adopting Final Budget for Fiscal Year 2019/2020.

On a Motion by Ms. Walterick, seconded by Mr. Morrison, with all in favor, the Board adopted Resolution 2019-03, adopting the final budget, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Assessments

Mr. Croom presented Resolution 2019-04, Assessments for Fiscal Year 2019/2020 Final Budget.

On a Motion by Mr. Morrison, seconded by Ms. Walterick, with all in favor, the Board adopted Resolution 2019-04 and authorized the Chair to sign, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2019-05, Adopting FY 2019-2020 Meeting Schedule

Mr. Croom presented Resolution 2019-05 to adopt the Fiscal Year 2019-2020 Meeting Schedule to the Board for consideration.

On a Motion by Mr. Parker, seconded by Ms. Giella, with all in favor, the Board adopted Resolution 2019-05 and adopted the meeting schedule for Fiscal Year 2019-2020, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-06, Re-designating an Assistant Secretary

Mr. Croom presented Resolution 2019-06, Re-designating an Assistant Secretary to the Board for consideration.

On a Motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board adopted Resolution 2019-06, designating Mr. Croom as Assistant Secretary, for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of ADA Website
Compliance Proposals**

Mr. Croom presented several proposals to the Board for ADA website compliance for consideration. Discussion ensued.

On a Motion by Mr. Green, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the Campus Suite proposal for ADA website compliance, for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Professional
Technology Services Contract**

Mr. Croom presented the contract for Rizzetta Technology Services to the Board for consideration. Discussion ensued.

On a Motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board of Supervisors approved the contract for Rizzetta Technology Services for professional technology services, for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Pool Pump
Motor Repair Proposal**

Mr. Croom presented a proposal for pool pump motor repair to the Board for consideration.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board of Supervisors ratified the proposal from KBR Pool Services for pool pump motor repair in the amount of \$2,800.00, for the Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Ratification of Street Lighting
Proposal**

Mr. Croom presented a proposal from Owens Electric, Inc. for street lighting to the Board for consideration.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board of Supervisors ratified the proposal from Owens Electric, Inc. for street lighting in the amount of \$4,125.00, for the Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Ratification of Landscape
Proposals**

Mr. Croom presented landscape proposals to the Board for ratification.

On a Motion by Mr. Green, seconded by Ms. Giella, with all in favor, the Board of Supervisors ratified the proposal from Down to Earth for plant removal in the amount of \$2,950.00, for the Harrison Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Discussion of Variance for
Fence Within Easement**

The Board discussed the issue regarding the fence installed on CDD property. The District Engineer will review the variances and advise the Board.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Morrison, seconded by Ms. Giella, with all in favor, the Board of Supervisors adjourned the meeting at 10:34 PM for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 6

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures August 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2019 through August 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$66,487.40**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Affordable Wildlife Services	003508	000007	4 Traps 07/19	\$	750.00
Aquatic Systems, Inc	003524	0000451677	Monthly Midge Fly Treatment 08/19	\$	2,214.00
Aquatic Systems, Inc	003524	0000452531	Monthly Lake and Wetland Services 08/19	\$	3,644.00
Aquatic Systems, Inc	003524	0000452664	Quarterly Mitigation Services 08/19	\$	12,002.00
Aquatic Systems, Inc	003509	0000453974	3 Restorations Assessments 07/19	\$	2,976.00
Bradenton Herald, Inc.	003498	0004306499	Legal Advertising 07/19	\$	730.24
Bradenton Herald, Inc.	003510	0004306513	Legal Advertising 08/19	\$	94.77
Bright House Networks	003525	0034030991-01 08/19	Clubhouse TV 08/19	\$	42.30
Charles L. Parker	003533	CP081919	Board of Supervisors Meeting 08/19/19	\$	200.00
Childlike Productions	003519	INV8235	Santa & Mrs. Claus 12/14/19	\$	825.00
Commercial Fitness Products, Inc	003520	C908018	Preventive Maintenance of Equipment 08/19	\$	105.00
Construction Management Services LLC	003511	037	Maintenance 07/19	\$	112.50
Countryside Plumbing, Inc.	003512	191782	Service Call - 07/19	\$	131.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Euphoria Pools & Spas Inc.	003529	SCC-8383	Weekly Pool Services 08/19	\$ 1,400.00
Florida Department of Revenue	003499	Sales Tax 07/19	51-8015668220-6 Sales Tax 07/19	\$ 33.03
Florida Power & Light Company	003521	Electric Summary 08/19	FPL Electric Summary Billing 08/19	\$ 4,695.69
FPL	003526	29678-78196 08/19	10202 57th CT East 08/19	\$ 18.46
FPL	003526	77871-91514-08/19	10609 48th Street East 08/19	\$ 15.75
Frontier Florida LLC dba Frontier Communications of Florida	003500	072419-5 08/19	941-776-3403-072419-5 08/19	\$ 109.99
Frontier Florida LLC dba Frontier Communications of Florida	003500	941-776-9949-011007-5 08/19	Clubhouse/Office Telephone 08/19	\$ 341.76
Gator Air Conditioning, Inc.	003501	0002028412	Replaced Control Board 07/19	\$ 726.00
Guardian Protection Services, Inc.	003514	52844679	Security Services 08/03/19-09/02/19	\$ 44.95
Gulf Business Systems	003502	247257	Monthly Billing Copy Machine 07/29/19-08/28/19	\$ 137.75
Harrison Ranch CDD	CD0281	Debit Card Replenishment	Debit Card Replenishment	\$ 761.07
Harrison Ranch CDD	CD0280	Debit Card Replenishment	Debit Card Replenishment	\$ 1,130.69
Hopping Green & Sams	003503	108937	General/Monthly Legal Services 06/19	\$ 3,991.77

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jay Morrison	003532	JM081919	Board of Supervisors Meeting 08/19/19	\$ 200.00
JoAnn's of Tampa	003515	19571	Sign Repairs	\$ 250.00
Julianne Giella	003527	JG081919	Board of Supervisors Meeting 08/19/19	\$ 200.00
Lawson Courts, Inc.	003538	LAWSON082819	Deposit - Pickleball Courts Repair	\$ 1,900.00
Marlin Business Bank	003530	17250004	Copystar Copier - Account # 1613410 08/19	\$ 183.86
Massey Services, Inc.	003531	19431100B	Pest Prevention 08/19	\$ 50.00
MCUD	003504	Water Summary Bill 07/19	MCUD Water Summary 07/19	\$ 3,638.95
Piper Fire Protection, Inc.	003505	47507	Emergency Exit Light Inspection 07/19	\$ 216.00
Piper Fire Protection, Inc.	003505	47508	Annual Fire Extinguisher Inspection 2019	\$ 495.50
Presidential Electrical Services, Inc	003518	1363-FINAL	Balance of Normande E. Entrance Gate Lights	\$ 1,342.50
RB Owens Electric Inc	003534	20192644	Street Light Repairs 08/19	\$ 503.00
RB Owens Electric Inc	003534	20192695	Street Light Repairs 08/19	\$ 390.00
RB Owens Electric Inc	003534	20192722	Monthly Inspection 08/19	\$ 2,819.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RB Owens Electric Inc	003534	20192723	Service Call 08/19	\$ 1,235.00
Richard Paul Green	003528	RG081919	Board of Supervisors Meeting 08/19/19	\$ 200.00
Rizzetta & Company, Inc.	003506	INV0000042292	District Management Fees 08/19	\$ 5,687.50
Rizzetta & Company, Inc.	003516	INV0000042366	BI-Weekly Payroll 08/02/19	\$ 1,409.13
Rizzetta & Company, Inc.	003516	INV0000042490	Mass Mailings	\$ 1,524.56
Rizzetta & Company, Inc.	003522	INV0000042884	BI-Weekly Payroll 08/16/19	\$ 1,510.70
Rizzetta Technology Services, LLC	003507	INV0000004608	Email & Website Hosting Services 08/19	\$ 175.00
Securiteam	003535	12224	Quartly Monitoring 09/19-11/19	\$ 2,665.00
Southwest Maintenance Services, Inc.	003523	805	Supplies 08/19	\$ 193.95
Southwest Maintenance Services, Inc.	003536	850	Cleaning and Maintenance Services 08/19	\$ 1,100.00
Susan Walterick	003537	SW081919	Board of Supervisors Meeting 08/19/19	\$ 200.00
Symbiont Service Corp	003517	0609096284	Service Call 07/19	\$ 1,164.03
Report Total				\$ 66,487.40

INVOICE



Harrison Ranch CCD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

(928) 451-2421
(941) 776-9725

Affordable Wildlife Services LLC.

P.O. Box
Parrish, Florida 34219
Phone: (941) 724-7930
Email: affordablewildlifefl@gmail.com
Web: www.affordablewildlifeservice.com

Payment Terms Due upon receipt
Invoice # 000007
Date 07/31/2019

Description

	Total
4 Traps setup for 14 nights	
4 Traps set up for 14 nights. No additional animal fees or reset fees	\$995.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 05 2019

D/M approval [Signature] Date 8-9-2019

Date entered AUG 09 2019

Fund 001 GL 57200 OC 4615

Check # _____

Subtotal	\$995.00
Discount	\$245.00
Total	\$750.00

[Signature]

4615 /bm

Signed on: 07/31/2019

Harrison Ranch CCD

Invoice

**Aquatic Systems, Inc.,
a SOLitude Lake Management Company**

Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

INVOICE DATE: 8/1/2019
INVOICE NUMBER: 0000451677
CUSTOMER NUMBER: 000073190
PO NUMBER:
PAYMENT TERMS: Net 30

Harrison Ranch-Midge
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Midge Fly Treatment - August		2,214.00	2,214.00

Date Rec'd Rizzetta & Co., Inc. **AUG 9 2 2019**
D/M approval DATE Date 8-9-2019
Date entered **AUG 0 9 2019**
Fund 001 GL 53800 OC 4804
Check# _____

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$2,214.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 8/1/2019
INVOICE NUMBER: 0000451677
CUSTOMER NUMBER: 000073190
TOTAL AMOUNT DUE: \$2,214.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:
\$2,214.00

THANK YOU FOR YOUR BUSINESS!

Aquatic Systems, Inc.,
a SOLitude Lake Management Company
Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

Invoice

INVOICE DATE: 8/1/2019
INVOICE NUMBER: 0000452531
CUSTOMER NUMBER: 0045490
PO NUMBER:
PAYMENT TERMS: Net 30

Harrison Ranch CDD
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

QTY	ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1		Monthly Lake and Wetland Services - August		3,644.00	3,644.00

AUG 02 2019

Date Rec'd Rizzetta & Co., Inc.
D/M approval *[Signature]* Date *8-9-2019*
Date entered **AUG 09 2019**
Fund *001* GL *539000c 4628*
Check#

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$3,644.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 8/1/2019
INVOICE NUMBER: 0000452531
CUSTOMER NUMBER: 0045490
TOTAL AMOUNT DUE: \$3,644.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:
\$3,644.00

THANK YOU FOR YOUR BUSINESS!

Aquatic Systems, Inc.,
a SOLitude Lake Management Company
Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

Invoice

INVOICE DATE: 8/1/2019
INVOICE NUMBER: 0000452664
CUSTOMER NUMBER: 0061690
PO NUMBER:
PAYMENT TERMS: Net 30

Harrison Ranch CDD-MT
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

QTY	ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1		Quarterly Mitigation Services - August		12,002.00	12,002.00

Date Rec'd Rizzetta & Co., Inc. AUG 9 2 2019
D/M approval Det Pm Date 8-9-2019
Date entered AUG 09 2019
Fund 001 GL 53800 OC 4606
Check#

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$12,002.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 8/1/2019
INVOICE NUMBER: 0000452664
CUSTOMER NUMBER: 0061690
TOTAL AMOUNT DUE: \$12,002.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:
\$12,002.00

THANK YOU FOR YOUR BUSINESS!

**Aquatic Systems, Inc.,
a SOLitude Lake Management Company**

Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

Invoice

INVOICE DATE: 7/31/2019
INVOICE NUMBER: 0000453974
CUSTOMER NUMBER: 0055790
PO NUMBER:
PAYMENT TERMS: Net 30

Harrison Ranch CDD-MISC
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

QTY	ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1		3 Restorations Assessments		2,976.00	2,976.00

Date Rec'd Rizzetta & Co., Inc. **AUG 06 2019**
D/M approval [Signature] Date **8-9-2019**
Date entered **AUG 09 2019**
Fund **001** GL **93800** OC **41602**
Check/# _____

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$2,976.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 7/31/2019
INVOICE NUMBER: 0000453974
CUSTOMER NUMBER: 0055790
TOTAL AMOUNT DUE: \$2,976.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

\$2,976.00

THANK YOU FOR YOUR BUSINESS!

BRADENTON HERALD

Bradenton.com

*** MEMO INVOICE ***

Fed ID# 59-1487839

SALES REP		24	ADVERTISER INFORMATION					
Crystal Trunick	1	BILLING PERIOD	0	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		07/26/2019		662939		662939		HARRISON RANCH CDD

23	TOTAL AMOUNT DUE
	\$730.24

HARRISON RANCH CDD
attn ACCTS PAYABLE
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

MAKE CHECKS PAYABLE TO

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

Billing: Contact Sales Rep. Credit: Email
ssccreditandcollections@mcclatchy.com

Payment is due upon receipt.



10	11	12	14	13	15	16	17	18	19
START	STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
07/26	07/26	0004306499	HARRISON RANCH COMMUNITY DEVELOPMENT	Bradenton Herald	2 x 14.00 IN	28.00	1	\$26.08	\$730.24
07/26	07/26	0004306499	HARRISON RANCH COMMUNITY DEVELOPMENT	Bradenton Herald.com	2 x 14.00 IN	28.00	1	\$0.00	\$0.00
Invoice Total									\$730.24

AUG 01 2019

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval [Signature] Date 8-5-2019
Date entered **AUG 02 2019**
Fund 001 GL 51300 OC 4801
Check# _____

THIS IS A MEMO INVOICE AND MAY OR MAY NOT REFLECT ALL CHARGES OR CHANGES THAT OCCUR ON THE FINAL INVOICE.

**BRADENTON
HERALD**
Bradenton.com

Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	07/26/2019		HARRISON RANCH CDD
23	TOTAL AMOUNT DUE	3	TERMS OF PAYMENT
	\$730.24		Upon Receipt

*** MEMO INVOICE ***

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

4	PAGE #	5	BILLING DATE
	1		07/26/2019
11	NEWSPAPER REFERENCE		
	0004306499		
6	BILLED ACCOUNT NUMBER		
	662939		
7	ADVERTISER/CLIENT NUMBER		
	662939		

BRADENTON
HERALD
Bradenton.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
662839	0004306499		ANCH COMMUNITY DEVELOPM	\$730.24	2	14.00 In

Attention: Jennifer Budis

HARRISON RANCH CDD
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

THE STATE OF TEXAS

COUNTY OF DALLAS

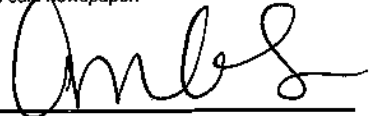
Before the undersigned authority personally appeared AMBAR LIZARRAGA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 Insertion(s)

Published On:
July 26, 2019

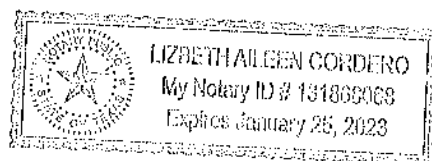
THE STATE OF FLORIDA
COUNTY OF MANATEE

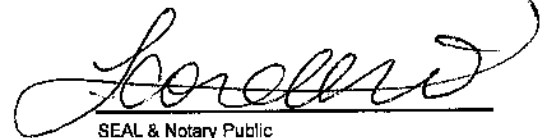
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office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



(Signature of Affiant)

Sown to and subscribed before me this
26th day of July in the year of 2019




SEAL & Notary Public

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Harrison Ranch Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 19, 2019
TIME: 6:30 P.M.
LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2019/2020; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Attached Villas	30	1.00	\$1,202.61
Single Family 55/60	785	1.15	\$1,383.01
Single Family 70	264	1.30	\$1,563.40
Single Family 80	30	1.40	\$1,683.66

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020.

For Fiscal Year 2019/2020, the District intends to have the County tax collector collect the assessments imposed on developed property and will directly collect the assessments imposed on any remaining benefited property by sending out a bill prior to, or during, November 2019. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

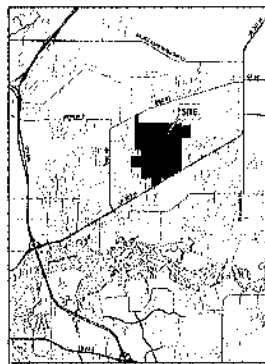
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9428 Camden Field Parkway, Riverview, Florida 33578, Ph: 813-533-2950 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Harrison Ranch CDD
Grant Phillips, District Manager

Run Date: 07-26-2019



BRADENTON HERALD

Bradenton.com

*** MEMO INVOICE ***

Fed ID# 59-1487839

										23	TOTAL AMOUNT DUE
											\$94.77
SALES REP		24	ADVERTISER INFORMATION								
Crystal Trunick		1	BILLING PERIOD	8	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME		
		08/02/2019		662939		662939		HARRISON RANCH CDD			

23	TOTAL AMOUNT DUE
	\$94.77

HARRISON RANCH CDD
attn ACCTS PAYABLE
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

MAKE CHECKS PAYABLE TO

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

Billing: Contact Sales Rep. Credit: Email
ssccreditandcollections@mccclatchy.com

Payment is due upon receipt.

SAL™

10	11	12	14	13	15	16	17	18	19
START	STOP	NEWSPAPER	REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED	TIMES	RATE
							UNITS	RUN	AMOUNT
08/02	08/02	0004306513		HARRISON RANCH COMMUNITY DEVEL	Bradenton Herald	1 x 81 L	81	1	\$1.17
									\$94.77
08/02	08/02	0004306513		HARRISON RANCH COMMUNITY DEVEL	Bradenton Herald.com	1 x 81 L	81	1	\$0.00
									\$0.00
Invoice Total									\$94.77

Date Rec'd Rizzetta & Co., Inc. AUG 08 2019
D/M approval [Signature] Date 8-9-2019
Date entered AUG 09 2019
Fund 001 GL 51300 OC 4801
Check# _____

THIS IS A MEMO INVOICE AND MAY OR MAY NOT REFLECT ALL CHARGES OR CHANGES THAT OCCUR ON THE FINAL INVOICE.

**BRADENTON
HERALD**
Bradenton.com

Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	08/02/2019		HARRISON RANCH CDD
23	TOTAL AMOUNT DUE	3	TERMS OF PAYMENT
	\$94.77		Upon Receipt

*** MEMO INVOICE ***

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

4	PAGE #	5	BILLING DATE
	1		08/02/2019
11	NEWSPAPER REFERENCE		
	0004306513		
8	BILLED ACCOUNT NUMBER		
	662939		
7	ADVERTISER/CLIENT NUMBER		
	662939		

BRADENTON HERALD

Bradenton.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
662939	0004306513	HARRISON RANCH COMMUNITY DEVELOPM	ANCH COMMUNITY DEVELOPM	\$94.77	1	8.10 In

Attention: Jennifer Budis

HARRISON RANCH CDD
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

**HARRISON RANCH
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR
2019/2020 BUDGETS; AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Harrison Ranch Community Development District ("District"), will hold a public hearing on August 19, 2019 at 6:30 PM at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Rizzetta & Company, 9428 Camden Field Parkway, Riverview, Florida 33578, or by phone at (813) 533-2950 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that according-

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared VICTORIA RODELA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 Insertion(s)

Published On:
August 02, 2019

THE STATE OF FLORIDA COUNTY OF MANATEE

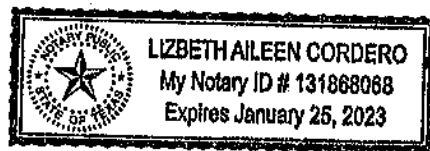
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office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

V Rodela
(Signature of Affiant)

Sown to and subscribed before me this
2nd day of August in the year of 2019

[Signature]
SEAL & Notary Public

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



ly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Harrison Ranch CDD

Grant Phillips, District Manager

Run Date: 08-02-2019



August 17, 2019

Account Number: 0034030991-01

Security Code: [REDACTED]

Service At: 5755 HARRISON RANCH BLVD
CBHS
PARRISH, FL 34219-4401

Have questions about your bill?

Visit us at spectrum.net/billing

Or, call us at 855-65-SPECTRUM (1-855-657-7328)

Summary

Services from 08/16/19 through 09/15/19
details on following pages

Previous Balance	42.30
Payments Received - Thank You	-42.30
Remaining Balance	\$0.00
TV Services	38.97
Taxes, Fees and Charges	3.33
Current Charges	\$42.30
Total Due by 09/02/19	\$42.30

SPECTRUM NEWS

Enroll in Auto Pay today! Spectrum Auto Pay is a convenient way to pay your bill on time every month without the hassle of buying stamps or writing checks. Visit spectrum.net/autopay.



Date Rec'd Rizzetta & Co., Inc. AUG 20 2019

D/M approval SL Date 8/23/19

Date entered AUG 23 2019

Fund 001 GL 57200 OC 4702

Check# _____

Thank you for choosing Spectrum.

We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1600 NO RP 17 08172019 NNNNNNNY 01 008569 0029

HARRISON RANCH CLUBHOUSE
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

August 17, 2019

HARRISON RANCH CLUBHOUSE

Account Number: 0034030991-01

Service At: 5755 HARRISON RANCH BLVD
CBHS
PARRISH, FL 34219-4401

Total Due by 09/02/19	\$42.30
Amount you are enclosing	\$ 42.30

Please Remit Payment To:

SPECTRUM
PO BOX 790450
SAINT LOUIS, MO 63179-0450



0001200100340309910159004230

Account Number:
Security Code:

HARRISON RANCH CLUBHOUSE
0034030991-01

Have questions about your bill?

Visit us at spectrum.net/billing

Or, call us at 855-65-SPECTRUM (1-855-657-7328)

7635 1600 NO RP 17 08172019 NNNNNNNY 01 008589 0029

Charge Details

Previous Balance	42.30
Payments Received - Thank You 08/08	-42.30
Remaining Balance	\$0.00

Payments received after 08/17/19 will appear on your next bill.

Service from 08/16/19 through 09/15/19

TV Services

HBO	21.00
HD Box	5.99
2 HD Box	11.98
	\$38.97

TV Services Total \$38.97

Taxes, Fees and Charges

Local Communications Service Tax	0.51
State Communications Service Tax	1.56
State Sales Tax	1.26
Taxes, Fees and Charges Total	\$3.33

Current Charges	\$42.30
Total Due by 09/02/19	\$42.30

Billing Information

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

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

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

Programming Changes - For information on any upcoming programming changes, please consult the Legal Notices published in your local newspaper and on spectrum.net/programmingnotices.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum, formerly Bright House Networks, to use the information from your check to make a one-time electronic funds transfer from your account. Should you have any questions about this, your statement, or with the services provided to you by Spectrum, please call our office at the telephone number on the front of this statement. Or visit spectrum.com/stores. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Billing Practices - Spectrum mails monthly, itemized statements to customers for monthly services that are billed in advance. Customers agree to pay amounts due by the due date indicated on the statement, less any authorized credits. If your monthly statement is not paid by the due date, a late payment processing charge may be imposed. Nonpayment of any portion of any services on this statement could result in disconnection of all of your Spectrum services. Disconnection of Phone service may also result in the loss of your phone number.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment. For immediate closed captioning inquiries, call 1-855-657-7328 or email PriorityEscalationTeam@charter.com. For assistance with an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, or email closedcaptioningissues@charter.com. To follow up on a written closed captioning concern only, please call 1-877-276-7432.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way!

GO GREEN with Spectrum.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to spectrum.net/paperless.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Payment Options

Pay Online - Sign in to spectrum.net to pay or view your bill.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Spectrum.

For questions or concerns, please call 1-855-657-7328.



HARRISON RANCH CDD
Meeting Date: August 19, 2019

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Charles Parker	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Susan Walterick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Julianne Giella	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Richard Green	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jay Morrison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

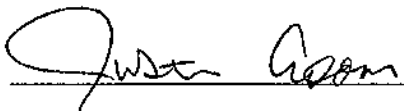
(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	10:34 pm
Total Meeting Time:	

Time Over () Hours:

Total at \$175 per Hour:

DM Signature: 

Please forward copy to Venessa Smith and Beth Donovan for BOS payment, and to Marcia Eannetta for Extended Meeting Hours and/or Agenda Books.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 23 2019
D/M approval QC Date 9/23/19
Date entered AUG 23 2019
Fund 001 GL 51100 OC 1101
Check # _____



Invoice INV8235

AME Harrison Ranch
MAIL bmcevoy@rizzetta.com
DATE July 25, 2019

Childlike Productions
PO Box 14585 Bradenton FL 34280-4585
941-962-1711
childlikeproductionsflorida@gmail.com

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Real Beard Santa	\$150.00	3	\$450.00
Mrs. Clause 12/14/19 10am-1pm	\$125.00	3	\$375.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 11 6 2019

D/M approval [Signature] Date 8-9-2019

Date entered AUG 09 2019

Fund 001 GL 57200 OC 4714

Check # _____

SUBTOTAL	\$825.00
TOTAL	\$825.00
PAID	\$0.00
DUE	\$825.00

Payment instructions

via PayPal

Send payment to: bodypaintingbytiffany@aol.com

by check

Make checks payable to: Childlike Productions

4714 / bmc

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
8/2/2019	C908018

Sold To

Ship To

Harrison Ranch CDD
 12750 Citrus Park Lane
 Suite 115
 Tampa, FL 33625

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

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
RE	HARR01	PM Plan	8/2/2019	PM Plan	Due on receipt	8/2/2019
Qty	Item Code	Description	Price Each	Amount		
1	Preventative Maintenance	Preventative Maintenance Visit - For August Inspect for safety, thoroughly clean on interior as well as exterior, lubricate and adjust in accordance to manufacturers' specifications. Surface cleaning Visit only	105.00	105.00		

RECEIVED
 AUG 12 2019
 8/20/19
 AUG 16 2019
 001 51200 4758

Send your Payables contact info to Caroline@CommFitnessProducts.com

www.commfitnessproducts.com

Total	\$105.00
Payments/Credits	\$0.00
Balance Due	\$105.00

Construction Management Services LLC

Mikeambriati@live.com 315-374-3296	
	Date: 07/30/19
Invoice # 037	
	Job# 1HR1004
Harrison Ranch Rizzetta & Company 5755 Harrison Ranch Blvd Parrish Attn: Barbra McIvor (Manager) 941.776.9725	Construction Management Services LLC 5233 Moon Shell dr. Apollo Beach, Florida 33572
Scope:	
Reinstall sign that had been knocked over. (Conservation area) 1.5 hours	\$67.50
2nd opinion on sinkhole in basketball court area (Consultation)	\$45.00
RECEIVED	
Date Rec'd Rizzetta & Co., Inc. AUG 06 2019	
DM approval <i>[Signature]</i> Date 8-9-2019	
Date entered AUG 09 2019	
Fund <u>001</u> GL <u>53900</u> OC <u>4635</u> \$ <u>67.50</u>	
Check # <u>57200</u> <u>4760</u> \$ <u>45.00</u>	
Total \$112.00	
OH & P 15% xxxxxxxxxxxx	
Thank you Mike Ambriati (315) 374 3296	

4635 \$167.50 / km
 4760 \$45.00

3203 98th Avenue E.
Parrish, FL 34219



(941) 776-2404
CFC1426215

www.countryside-plumbing.com

Service Invoice

Bill To
Harrison Ranch - CDD 5755 Harrison Ranch Blvd. Parrish, FL 34219

Date	Invoice #
7/29/2019	191782

Description	Total Materials	Total Labor	Amount
Service call at Clubhouse Pool area Replaced pull chain shower valve at pool area the one to the left	39.00	92.00	0.00 131.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 06 2019</u> D/M approval <u>[Signature]</u> Date <u>8-9-2019</u> Date entered <u>AUG 09 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>4711</u> Check # _____</p> <p>To pay your invoice online go to www.countryside-plumbing.com</p>			
I hereby acknowledge the satisfactory completion of the above described work. I agree to pay any or all collection costs. 18% interest rate per year.		Total \$131.00	

4711/bm

KBR Pool Services
 PO BOX 3358
 Apollo Beach, FL 33572 US
 (813) 666-9314
 kbroftampa@yahoo.com
 www.euphoriapoolsandspas.com

Invoice

BILL TO
Harrison Ranch CDD
5755 Harrison Ranch blvd.
Parrish, FL 34219

SHIP TO
Harrison Ranch CDD
5755 Harrison Ranch blvd.
Parrish, FL 34219

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
SCC-8383	08/01/2019	\$1,400.00	08/01/2019	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Commercial Pool Service	1	1,400.00	1,400.00
Weekly Commercial Pool Services			

BALANCE DUE

\$1,400.00

RECEIVED

JUL 31 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval *[Signature]* Date 8-5-2019

Date entered AUG 02 2019

Fund 001 GL 57200 OC 4617

Check # _____

Florida Sales and Use Tax Return
Reporting Period

DR-15EZ
R. 01/19

Certificate Number: 51-8015668220-6

Surtax Rate: .0100

JUL 2019

T

HD/PM DATE:

□□/□□/□□

HARRISON RANCH COMMUNITY
5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

FLORIDA DEPARTMENT OF REVENUE
6050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Amount Due From Line 9
On Reverse Side

□□□□ 33.03

Due: AUG 01 2019

Late After: AUG 20 2019

0500 0 20190731 0001003043 3 4000001566 8220 2

	DOLLARS					CENTS
1. Gross Sales (Do not include tax)	□	□	□	□	471	83
2. Exempt Sales (Include these in Gross Sales, Line 1)	□	□	□	□	□	□
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	□	□	□	□	471	83
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	□	□	□	□	33	03
5. Less Lawful Deductions	□	□	□	□	□	□
6. Less DOR Credit Memo	□	□	□	□	□	□
7. Net Tax Due	□	□	□	□	33	03
8. Less Collection Allowance or Plus Penalty and Interest	□	□	□	□	□	□
9. Amount Due With Return (Enter this amount on front)	□	□	□	□	33	03

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

[Signature]
Signature of Taxpayer

7/3/2019
Date

Telephone #

[Signature]
Signature of Preparer

7/31/19
Date

Telephone #

Discretionary Sales Surtax Information

A. Taxable Sales and
Purchases NOT Subject
to DISCRETIONARY
SALES SURTAX

□□□□□□.□□

B. Total Discretionary
Sales Surtax Due

□□□□ 4.72

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. 8-5-2019

D/M approval *[Signature]* Date 8-5-2019

Date entered AUG 02 2019

Fund 001 GL 23000 OC _____

Check # _____

Harrison Ranch CDD FPL Electric Summary
 Account # 79909-28017 07/15/19-08/14/19
 Due: 08/27/19

Account	Service	Service Address	Code	Amount
		4605 Harrison Ranch Blvd-Main		
02865-79362	UTILITY SERVICES	Entrance	001 53100 4301	\$ 22.48
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	\$ 10.81
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	\$ 94.01
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	\$ 63.04
14123-45298	STREET LIGHTS	5756 99th Avenue Cir E	001 53100 4307	\$ 95.14
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	\$ 81.60
	RECREATIONAL	5755 Harrison Ranch Blvd		
23025-48272	FACILITIES	Perimeter	001 53100 4304	\$ 20.41
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	\$ 16.23
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	\$ 32.36
	RECREATIONAL			
36260-99109	FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	\$ 45.89
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	\$ 95.51
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	\$ 76.28
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	\$ 104.55
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	\$ 76.47
	RECREATIONAL			
59381-21463	FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	\$ 1,266.70
67960-81205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	\$ 79.55
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	\$ 54.01
		5026 Harrison Ranch Blvd		
71480-20378	UTILITY SERVICES	Entrance	001 53100 4301	\$ 16.68
73725-36180	STREET LIGHTS	Street Lights & Harrison Rnc	001 53100 4307	\$ 1,022.20
75284-20461	STREET LIGHTS	5821 100th Ave E	001 53100 4307	\$ 77.97
	RECREATIONAL			
76568-88273	FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	\$ 706.32
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	\$ 17.16
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	\$ 87.39
	RECREATIONAL	5755 Harrison Ranch Blvd		
79950-70468	FACILITIES	Landscape	001 53100 4304	\$ 173.85
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	\$ 93.45
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	\$ 70.61
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	\$ 88.14
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	\$ 45.70
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	\$ 61.18
TOTAL				\$ 4,695.69

Summary			
UTILITY SERVICES	001 53100 4301	\$	87.75
RECREATIONAL FACILITIES	001 53100 4304	\$	2,213.17
STREET LIGHTS	001 53100 4307	\$	2,394.77
Total			\$ 4,695.69

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019

D/M approval QC Date 8/20/19

Date entered AUG 21 2019

Fund 001 GL 53100 OC 4301 \$87.75

Check # 4304 \$2,213.17

4307 \$2,394.77



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9012799092801769659640000

Please request changes on the back.
Notes on the front will not be detected.

The amount enclosed includes the following donation:

FPL Care To Share \$ _____

SUMMARY BILL MASTER #79909-28017

A E 9012 6



#BWNDJNQ ***
#9009743AE719828#
HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578

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

FPL
PO BOX 524013
MIAMI FL 33152-4013

Account number	Total amount you owe	Charges due by	Amount enclosed
79909-28017	\$4,695.69	Aug 27 2019	\$4,695.19

Your electric statement

For: Jul 17 2019 to Aug 16 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: SUMMARY BILL MASTER

Account number: 79909-28017

Statement date: Aug 16 2019
Next bill date: Sep 17 2019

SUMMARY BILL

=====

Total Number of Accounts: 29
Total Kilowatt Hours: 52,295
Total Amount of Bill: \$4,695.69
Past Due Date: AUG 27 2019

If you have a question about this Summary Bill, please contact the Coordinator
whose name and telephone number are listed on your Summary Bill Report.

Date Rec'd Rizzetta & Co., Inc. **AUG 21-2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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#BWNDJNQ ***
#5612043AE266970#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
02865-79362	\$22.48	Aug 27 2019	\$

Your electric statement

Account number: 02865-79362

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Aug 14 2019

Service address: 4605 HARRISON RANCH BLVD # MAIN ENTRANCE

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
22.64	22.64 CR	0.00	0.00	22.48	\$22.48	Aug 27 2019

Meter reading - Meter AC13668

Current reading 63858
Previous reading - 63731
kWh used 125

Amount of your last bill 22.64
Payment received - Thank you 22.64 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	84	125
Service days	30	30
kWh per day	3	4

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 21.92**
Gross receipts tax 0.56
Total new charges \$22.48

Total amount you owe \$22.48****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$3.20
(\$0.025630 per kWh)
Non-fuel: \$8.18
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG-21-2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



FPL

Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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#BWNDJNQ ***
#5665043AE739822#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
05365-28037	\$10.81	Aug 27 2019	\$

Your electric statement

Account number: 05365-28037

For: Jul 15 2019 to Aug 14 2019 (30 days)
Customer name: HARRISON RANCH CDD
Service address: 9918 100TH DR E # LTS

Statement date: Aug 14 2019
Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
10.81	10.81 CR	0.00	0.00	10.81	\$10.81	Aug 27 2019

Meter reading - Meter AC13452

Current reading 47019
Previous reading - 47019
kWh used 0

Amount of your last bill 10.81
Payment received - Thank you 10.81 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	649	0
Service days	30	30
kWh per day	22	0

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 10.54**
Gross receipts tax 0.27
Total new charges **\$10.81**

Total amount you owe \$10.81

**The electric service amount includes the following charges:

Customer charge: \$10.54
Non-fuel energy charge: \$0.065310 per kWh
Fuel charge: \$0.025630 per kWh

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech Impaired: 711 (Relay Service)
Online at: www.FPL.com

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
05462-88259	\$94.01	Aug 27 2019	\$

Your electric statement

Account number: 05462-88259

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Aug 14 2019

Service address: 9782 50TH STREET CIR E # LTS

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
95.66	95.66 CR	0.00	0.00	94.01	\$94.01	Aug 27 2019

Meter reading - Meter AC13499

Current reading 81573
Previous reading - 80681
kWh used 892

Amount of your last bill 95.66
Payment received - Thank you 95.66 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	905	892
Service days	30	30
kWh per day	30	30

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 91.66**
Gross receipts tax 2.35
Total new charges \$94.01

Total amount you owe \$94.01****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$22.86
(\$0.025630 per kWh)
Non-fuel: \$58.26
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
10034-50200	\$63.04	Aug 27 2019	\$

Your electric statement

Account number: 10034-50200

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9881 50TH STREET CIR E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
64.39	64.39 CR	0.00	0.00	63.04	\$63.04	Aug 27 2019

Meter reading - Meter AC13877

Current reading 43783
Previous reading - 43223
kWh used 560

Amount of your last bill 64.39
Payment received - Thank you 64.39 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	487	560
Service days	30	30
kWh per day	16	19

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 61.48**
Gross receipts tax 1.58
Total new charges \$63.04

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

Customer charge: \$10.54
Fuel: \$14.35
(\$0.025630 per kWh)
Non-fuel: \$36.57
(\$0.065310 per kWh)

Total amount you owe**\$63.04**

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
14123-45298	\$95.14	Aug 27 2019	\$

Your electric statement

Account number: 14123-45298

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Aug 14 2019

Service address: 5756 99TH AVENUE CIR E # LTS

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
99.64	99.64 CR	0.00	0.00	95.14	\$95.14	Aug 27 2019

Meter reading - Meter AC13478

Current reading 63895

Previous reading ~ 62991

kWh used 904

Energy usage

	Last Year	This Year
kWh this month	733	904
Service days	30	30
kWh per day	24	30

Amount of your last bill

99.64

Payment received - Thank you

99.64 CR

Balance before new charges

\$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount

92.76**

Gross receipts tax

2.38

Total new charges

\$95.14

Total amount you owe**\$95.14**

**The electric service amount
includes the following charges:

Customer charge: \$10.54

Fuel: \$23.17

(\$0.025630 per kWh)

Non-fuel: \$59.05

(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Aug 16, 2019

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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#BWNDJNQ ***
#3291243AE297614#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
21023-16292	\$81.60	Aug 27 2019	\$

Your electric statement

Account number: 21023-16292

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9908 59TH ST E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
50.88	50.88 CR	0.00	0.00	81.60	\$81.60	Aug 27 2019

Meter reading - Meter AC13475

Current reading 34180
Previous reading - 33421
kWh used 759

Amount of your last bill 50.88
Payment received - Thank you 50.88 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	379	759
Service days	30	30
kWh per day	13	25

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 79.56**
Gross receipts tax 2.04
Total new charges \$81.60

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

Customer charge: \$10.54
Fuel: \$19.45
(\$0.025630 per kWh)
Non-fuel: \$49.57
(\$0.065310 per kWh)

Total amount you owe \$81.60

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ Gl _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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#BWNBJNQ ***

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
23025-48272	\$20.41	Aug 27 2019	\$

Your electric statement

Account number: 23025-48272

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # PERIMETER LIG

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
21.02	21.02 CR	0.00	0.00	20.41	\$20.41	Aug 27 2019

Meter reading - Meter AE05816

Current reading 06335
Previous reading - 06232
kWh used 103

Amount of your last bill 21.02
Payment received - Thank you 21.02 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	97	103
Service days	30	30
kWh per day	3	3

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 19.90**
Gross receipts tax 0.51
Total new charges \$20.41

Total amount you owe \$20.41****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$2.64
(\$0.025630 per kWh)
Non-fuel: \$6.72
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ Gl _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 18, 2019

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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Notes on the front will not be detected.

MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
29683-69252	\$16.23	Aug 27 2019	\$

Your electric statement

Account number: 29683-69252

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 10016 58TH ST E

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
16.38	16.38 CR	0.00	0.00	16.23	\$16.23	Aug 27 2019

Meter reading - Meter AC13541

Current reading 22003

Previous reading - 21945

kWh used 58

Amount of your last bill

16.38

Payment received - Thank you

16.38 CR

Balance before new charges

\$0.00

Energy usage

	Last Year	This Year
kWh this month	57	58
Service days	30	30
kWh per day	2	2

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount

15.82**

Gross receipts tax

0.41

Total new charges

\$16.23

Total amount you owe**\$16.23******The electric service amount****includes the following charges:**

Customer charge: \$10.54

Fuel: \$1.49

(\$0.025630 per kWh)

Non-fuel: \$3.79

(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Fizzell & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
31255-79270	\$32.36	Aug 27 2019	\$

Your electric statement

Account number: 31255-79270

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 10515 48TH CT E # ENTRANCE

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
34.15	34.15 CR	0.00	0.00	32.36	\$32.36	Aug 27 2019

Meter reading - Meter AC73193

Current reading 39364
Previous reading - 39133
kWh used 231

Amount of your last bill 34.15
Payment received - Thank you 34.15 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	214	231
Service days	30	30
kWh per day	7	8

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 31.55**
Gross receipts tax 0.81
Total new charges \$32.36

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

Customer charge: \$10.54
Fuel: \$5.92
(\$0.025630 per kWh)
Non-fuel: \$15.09
(\$0.065310 per kWh)

Total amount you owe \$32.36

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Fizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



FPL

Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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#BWNDJNQ ***
#0676343AE908990#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
36260-99109	\$45.89	Aug 27 2019	\$

Your electric statement

Account number: 36260-99109

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # IRR

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
49.85	49.85 CR	0.00	0.00	45.89	\$45.89	Aug 27 2019

Meter reading - Meter KJ3465

Current reading 20588
Previous reading - 20192
kWh used 376

Amount of your last bill 49.85
Payment received - Thank you 49.85 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	373	376
Service days	30	30
kWh per day	12	12

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 44.74**
Gross receipts tax 1.15
Total new charges \$45.89

Total amount you owe \$45.89****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$9.64
(\$0.025630 per kWh)
Non-fuel: \$24.56
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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#BWNDJNQ ***

#9448343AE477926#

HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
38549-29274	\$95.51	Aug 27 2019	\$

Your electric statement

Account number: 38549-29274

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9935 52ND ST E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
83.48	83.48 CR	0.00	0.00	95.51	\$95.51	Aug 27 2019

Meter reading - Meter AC13500

Current reading 57832

Previous reading - 57024

kWh used 908

Energy usage

	Last Year	This Year
kWh this month	672	908
Service days	30	30
kWh per day	22	30

Amount of your last bill 83.48

Payment received - Thank you 83.48 CR

Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 93.12**

Gross receipts tax 2.39

Total new charges \$95.51

Total amount you owe**\$95.51**

**The electric service amount
includes the following charges:

Customer charge: \$10.54

Fuel: \$23.27

(\$0.025630 per kWh)

Non-fuel: \$59.31

(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

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Fund _____ GI _____ OC _____

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FPL

Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
46128-19252	\$76.28	Aug 27 2019	\$

Your electric statement

Account number: 46128-19252

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5838 100TH AVE E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
81.29	81.29 CR	0.00	0.00	76.28	\$76.28	Aug 27 2019

Meter reading - Meter AC13544

Current reading 49105
Previous reading - 48403
kWh used 702

Energy usage

Last Year This Year

kWh this month 483 702
Service days 30 30
kWh per day 16 23

Amount of your last bill 81.29
Payment received - Thank you 81.29 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 74.37**
Gross receipts tax 1.91
Total new charges \$76.28

Total amount you owe \$76.28****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$17.99
(\$0.025630 per kWh)
Non-fuel: \$45.84
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
46298-57030	\$104.55	Aug 27 2019	\$

Your electric statement

Account number: 46298-57030

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9712 46TH CT E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
112.19	112.19 CR	0.00	0.00	104.55	\$104.55	Aug 27 2019

Meter reading - Meter AC73195

Current reading 88984
Previous reading - 87979
kWh used 1005

Amount of your last bill 112.19
Payment received - Thank you 112.19 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	1464	1005
Service days	30	30
kWh per day	49	34

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 101.94**
Gross receipts tax 2.61
Total new charges \$104.55

Total amount you owe \$104.55****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$25.76
(\$0.025630 per kWh)
Non-fuel: \$65.64
(\$0.065310 per kWh)

* Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1 % will apply.

AUG 21 2019

Date Rec'd Rizzellia & Co., inc. _____

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (466-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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MASTER #79909-28017

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
56720-86294	\$76.47	Aug 27 2019	\$

Your electric statement

Account number: 56720-86294

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9737 50TH STREET CIR E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
76.96	76.96 CR	0.00	0.00	76.47	\$76.47	Aug 27 2019

Meter reading - Meter AC13498

Current reading 68401
Previous reading - 67697
kWh used 704

Amount of your last bill 76.96
Payment received - Thank you 76.96 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
--	-----------	-----------

kWh this month	683	704
Service days	30	30
kWh per day	23	23

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 74.56**
Gross receipts tax 1.91
Total new charges \$76.47

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

Customer charge: \$10.54
Fuel: \$18.04
(\$0.025630 per kWh)
Non-fuel: \$45.98
(\$0.065310 per kWh)

Total amount you owe \$76.47

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Fizzzeria & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019



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MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
59381-21463	\$1,266.70	Aug 27 2019	\$

Your electric statement

Account number: 59381-21463

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # POOL

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,869.25	1,869.25 CR	0.00	0.00	1,266.70	\$1,266.70	Aug 27 2019

Meter reading - Meter KLL6997

Current reading 18898
Previous reading - 07334
kWh used 11584

Demand reading 57.21
Demand kW 57

Energy usage

	Last Year	This Year
kWh this month	16298	11584
Service days	30	30
kWh per day	543	385

Amount of your last bill 1,869.25
Payment received - Thank you 1,869.25 CR
Balance before new charges \$0.00

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)

Electric service amount 1,235.03**
Gross receipts tax 31.67
Total new charges \$1,266.70

Total amount you owe \$1,266.70****The electric service amount includes the following charges:**

Customer charge: \$26.32
Fuel: \$296.39
(\$0.025630 per kWh)
Non-fuel: \$271.64
(\$0.023490 per kWh)
Demand: \$840.68
(\$11.24 per kW)

* Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1 % will apply.Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

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MASTER #79909-28017

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
67960-61205	\$79.55	Aug 27 2019	\$

Your electric statement

Account number: 67960-61205

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Aug 14 2019

Service address: 5323 98TH AVE E # LTS

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
97.73	97.73 CR	0.00	0.00	79.55	\$79.55	Aug 27 2019

Meter reading - Meter AC13472

Current reading 71936
Previous reading - 71199
kWh used 737

Amount of your last bill 97.73
Payment received - Thank you 97.73 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	822	737
Service days	30	30
kWh per day	27	25

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 77.56**
Gross receipts tax 1.99
Total new charges \$79.55

Total amount you owe \$79.55****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$18.89
(\$0.025630 per kWh)
Non-fuel: \$48.13
(\$0.085310 per kWh)

* Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019



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MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
69576-29360	\$54.01	Aug 27 2019	\$

Your electric statement

Account number: 69576-29360

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9805 47TH ST E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
61.36	61.36 CR	0.00	0.00	54.01	\$54.01	Aug 27 2019

Meter reading - Meter AC13607

Current reading 30001
Previous reading - 29538
kWh used 463

Amount of your last bill 61.36
Payment received - Thank you 61.36 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	405	463
Service days	30	30
kWh per day	14	15

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 52.66**
Gross receipts tax 1.35
Total new charges \$54.01

Total amount you owe \$54.01****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$11.87
(\$0.025630 per kWh)
Non-fuel: \$30.25
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



FPL

Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

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MASTER #79909-28017

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
71480-20378	\$16.68	Aug 27 2019	\$

Your electric statement

Account number: 71480-20378

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5026 HARRISON RANCH BLVD # ENTRANCE

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
16.18	16.18 CR	0.00	0.00	16.68	\$16.68	Aug 27 2019

Meter reading - Meter AC13495

Current reading 13911
Previous reading - 13848
kWh used 63

Amount of your last bill 16.18
Payment received - Thank you 16.18 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	98	63
Service days	30	30
kWh per day	3	2

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 16.26**
Gross receipts tax 0.42
Total new charges \$16.68

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

Customer charge: \$10.54
Fuel: \$1.81
(\$0.025630 per kWh)
Non-fuel: \$4.11
(\$0.065310 per kWh)

Total amount you owe \$16.68

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

Please request changes on the back.
Notes on the front will not be detected.

MASTER #79909-28017

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
73725-36180	\$1,022.20	Aug 27 2019	\$

Your electric statement

Account number: 73725-36180

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Aug 14 2019

Service address: STREET LIGHTS # HARRISON RNC

Next bill date: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,163.76	1,163.76 CR	0.00	0.00	1,022.20	\$1,022.20	Aug 27 2019

Total kWh used 16832

Energy usage

	Last Year	This Year
kWh this month	16832	16832
Service days	30	30
kWh per day	561	561

Amount of your last bill	1,163.76
Payment received - Thank you	1,163.76 CR
Balance before new charges	\$0.00

New charges (Rate: SL-1 STREET LIGHTING SERVICE)

Electric service amount	998.16**
Gross receipts tax	24.04
Total new charges	\$1,022.20

**The electric service amount includes the following charges:

Non-fuel energy charge:
Fuel charge: \$0.031380 per kWh
\$0.024280 per kWh

Total amount you owe \$1,022.20

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Date Rec'd Frizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

Detail of Rate Schedule Charges for
Street Lights

5210 000254

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 #52237RFMS088639#
 HARRISON RANCH CDD
 9530 MARKETPLACE RD STE 206
 FORT MYERS FL 33912

Account Number: 73725-36180
 Service From: 07-15-2019
 Service To: 08-14-2019
 Service Days: 30
 KWH/Day: 561

Service Address: STREET LIGHTS # HARRISON RNC, PARRISH FL 34219

COMPONENT CODE	WATTS	LUMENS	* OWNER/ MAINT	QUANTITY	RATE/ UNIT	KWH USED	AMOUNT
60 KWH Energy			E	92	1.830000	5,520	168.36
116 KWH Energy			E	82	3.530000	9,512	289.46
HPS0150 Energy	150	16000	R	30	1.830000	1,800	54.90
Non-energy Relamp					2.020000		60.60
Energy sub total							512.72
Non-energy sub total							60.60
Sub total						16,832	573.32
Energy conservation cost recovery							7.07
Capacity payment recovery charge							3.20
Environmental cost recovery charge							5.89
Fuel charge							408.68
Electric service amount							998.16
Gross receipts tax							24.04
Total						16,832	1,022.20

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

Print Date: August 16, 2019

Page 1

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MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
75284-20461	\$77.97	Aug 27 2019	\$

Your electric statement

Account number: 75284-20461

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5821 100TH AVE E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
77.33	77.33 CR	0.00	0.00	77.97	\$77.97	Aug 27 2019

Meter reading - Meter AC73148

Current reading 53823

Previous reading - 53103

kWh used 720

Amount of your last bill 77.33

Payment received - Thank you 77.33 CR

Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	705	720
Service days	30	30
kWh per day	24	24

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 76.02**

Gross receipts tax 1.95

Total new charges \$77.97

Total amount you owe**\$77.97******The electric service amount includes the following charges:**

Customer charge: \$10.54

Fuel: \$18.45

(\$0.025630 per kWh)

Non-fuel: \$47.03

(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Aug 16, 2019

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MASTER #79909-28017

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HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
76568-88273	\$706.32	Aug 27 2019	\$

Your electric statement

Account number: 76568-88273

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
780.14	780.14 CR	0.00	0.00	706.32	\$706.32	Aug 27 2019

Meter reading - Meter KLL6998

Current reading 90275
Previous reading - 81825
kWh used 8450

Amount of your last bill 780.14
Payment received - Thank you 780.14 CR
Balance before new charges \$0.00

Demand reading 22.07
Demand kW 22

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)

Electric service amount 688.66**
Gross receipts tax 17.66

Energy usage

Last Year This Year

kWh this month 7626 8450
Service days 30 30
kWh per day 254 281

Total new charges \$706.32

Total amount you owe \$706.32****The electric service amount includes the following charges:**

* Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Customer charge: \$26.32
Fuel: \$216.57
(\$0.825630 per kWh)
Non-fuel: \$198.49
(\$0.823490 per kWh)
Demand: \$247.28
(\$11.24 per kW)

AUG 21 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

Please request changes on the back.
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MASTER #79909-28017

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5208

#BWNDJNQ ***

#8737743AE396062#

HARRISON RANCH CDD

STREET LIGHTS # HARRISON RCH

PARRISH FL 34219

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
77678-60393	\$17.16	Aug 27 2019	\$

Your electric statement

Account number: 77678-60393

For: Jul 11 2019 to Aug 12 2019 (32 days)

Customer name: HARRISON RANCH CDD

Service address: STREET LIGHTS # HARRISON RCH

Statement date: Aug 12 2019

Next bill date: Sep 11 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
19.68	19.68 CR	0.00	0.00	17.16	\$17.16	Aug 27 2019

Total kWh used 300

Energy usage

	Last Year	This Year
kWh this month	300	300
Service days	32	32
kWh per day	9	9

Amount of your last bill	19.68
Payment received - Thank you	19.68 CR
Balance before new charges	\$0.00

New charges (Rate: SL-1 STREET LIGHTING SERVICE)

Electric service amount	16.73**
Gross receipts tax	0.43
Total new charges	\$17.16

**The electric service amount
includes the following charges:

Non-fuel energy charge:

\$0.031380 per kWh

Fuel charge:

\$0.024280 per kWh

Total amount you owe \$17.16

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

AUG 21 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



FPL

Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



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Detail of Rate Schedule Charges for
Street Lights

5208 000263

#BWNDJNQ ***
 #87377RFMS396069#
 HARRISON RANCH CDD
 STREET LIGHTS # HARRISON RCH
 PARRISH FL 34219

Account Number: 77678-60393
 Service From: 07-11-2019
 Service To: 08-12-2019
 Service Days: 32
 KWH/Day: 9

Service Address: STREET LIGHTS # HARRISON RCH, PARRISH FL 34219

COMPONENT CODE	WATTS	LUMENS	* OWNER/ MAINT	QUANTITY	RATE/ UNIT	KWH USED	AMOUNT
60 KWH Energy			E	5	1.830000	300	9.15
Energy sub total							9.15
Sub total							300 9.15
Energy conservation cost recovery							.13
Capacity payment recovery charge							.06
Environmental cost recovery charge							.11
Fuel charge							7.28
Electric service amount							16.73
Gross receipts tax							.43
Total							300 17.16

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

Print Date: August 16, 2019

Page 1



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MASTER #79909-28017

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#BWNDJNQ ***
#4038743AE639876#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
78604-78036	\$87.39	Aug 27 2019	\$

Your electric statement

Account number: 78604-78036

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5009 99TH AVE E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
91.04	91.04 CR	0.00	0.00	87.39	\$87.39	Aug 27 2019

Meter reading - Meter AC13479

Current reading 74750
Previous reading - 73929
kWh used 821

Amount of your last bill 91.04
Payment received - Thank you 91.04 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	792	821
Service days	30	30
kWh per day	26	27

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 85.21**
Gross receipts tax 2.18
Total new charges \$87.39

Total amount you owe \$87.39****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$21.04
(\$0.025630 per kWh)
Non-fuel: \$53.63
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Pizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

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MASTER #79909-28017

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#BWNDJNQ ***
#0509743AE865076#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
79950-70468	\$173.85	Aug 27 2019	\$

Your electric statement

Account number: 79950-70468

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # LANDSCAPE

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
196.10	196.10 CR	0.00	0.00	173.85	\$173.85	Aug 27 2019

Meter reading - Meter KL83325

Current reading 91597
Previous reading - 88849
kWh used 1748

Amount of your last bill 196.10
Payment received - Thank you 196.10 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	1616	1748
Service days	30	30
kWh per day	53	58

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 169.50**
Gross receipts tax 4.35
Total new charges \$173.85

Total amount you owe \$173.85****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$44.80
(\$0.025630 per kWh)
Non-fuel: \$114.16
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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MASTER #79909-28017

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#1780843AE908936#

HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
80171-39109	\$93.45	Aug 27 2019	\$

Your electric statement

Account number: 80171-39109

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5735 99TH AVENUE CIR E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
100.47	100.47 CR	0.00	0.00	93.45	\$93.45	Aug 27 2019

Meter reading - Meter AC13473

Current reading 74330

Previous reading - 73444

kWh used 886

Amount of your last bill

100.47

Payment received - Thank you

100.47 CR

Balance before new charges

\$0.00

Energy usage

	Last Year	This Year
kWh this month	971	886
Service days	30	30
kWh per day	32	30

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount

91.11**

Gross receipts tax

2.34

Total new charges

\$93.45

**The electric service amount
includes the following charges:

Customer charge: \$10.54

Fuel: \$22.71

(\$0.025630 per kWh)

Non-fuel: \$57.86

(\$0.065310 per kWh)

Total amount you owe

\$93.45

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech Impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Aug 16, 2019

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MASTER #79909-28017

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#BWNDJNQ ***
#6413943AE057848#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
93846-48250	\$70.61	Aug 27 2019	\$

Your electric statement

Account number: 93846-48250

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5769 99TH AVENUE CIR E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
70.34	70.34 CR	0.00	0.00	70.61	\$70.61	Aug 27 2019

Meter reading - Meter AC13474

Current reading 52184
Previous reading - 51543
kWh used 641

Amount of your last bill 70.34
Payment received - Thank you 70.34 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	559	641
Service days	30	30
kWh per day	19	21

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 68.84**
Gross receipts tax 1.77
Total new charges \$70.61

Total amount you owe \$70.61****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$16.43
(\$0.025630 per kWh)
Non-fuel: \$41.87
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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MASTER #79909-28017

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#6685943AE407098#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
95166-90204	\$88.14	Aug 27 2019	\$

Your electric statement

Account number: 95166-90204

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5221 100TH DR E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
124.39	124.39 CR	0.00	0.00	88.14	\$88.14	Aug 27 2019

Meter reading - Meter AC13542

Current reading 75978
Previous reading - 75149
kWh used 829

Amount of your last bill 124.39
Payment received - Thank you 124.39 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	797	829
Service days	30	30
kWh per day	27	28

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 85.94**
Gross receipts tax 2.20
Total new charges \$88.14

Total amount you owe \$88.14****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$21.25
(\$0.025630 per kWh)
Non-fuel: \$54.15
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1 % will apply.

Date Rec'd Fizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019

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MASTER #79909-28017

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#BWNDJNQ ***
#3776943AE939948#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
96273-49039	\$45.70	Aug 27 2019	\$

Your electric statement

Account number: 96273-49039

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 4728 100TH DR E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
46.52	46.52 CR	0.00	0.00	45.70	\$45.70	Aug 27 2019

Meter reading - Meter AC13606

Current reading 28588
Previous reading - 28214
kWh used 374

Amount of your last bill 46.52
Payment received - Thank you 46.52 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	352	374
Service days	30	30
kWh per day	12	12

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 44.56**
Gross receipts tax 1.14
Total new charges \$45.70

Total amount you owe \$45.70****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$9.59
(\$0.025630 per kWh)
Non-fuel: \$24.43
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Aug 16, 2019



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MASTER #79909-28017

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#BWNDJNQ ***
#3197943AE757804#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
97013-08257	\$61.18	Aug 27 2019	\$

Your electric statement

Account number: 97013-08257

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5012 100TH DR E # LTS

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
64.10	64.10 CR	0.00	0.00	61.18	\$61.18	Aug 27 2019

Meter reading - Meter AC13469

Current reading 40593
Previous reading - 40053
kWh used 540

Amount of your last bill 64.10
Payment received - Thank you 64.10 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	529	540
Service days	30	30
kWh per day	18	18

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 59.65**
Gross receipts tax 1.53
Total new charges \$61.18

Total amount you owe \$61.18****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$13.84
(\$0.025630 per kWh)
Non-fuel: \$35.27
(\$0.065310 per kWh)

- Payment received after **October 28, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. **AUG 21 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



FPL

Print date: Aug 16, 2019

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



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HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

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



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
29678-78196	\$18.46	Sep 04 2019	\$18.46

Your electric statement**Account number: 29678-78196**

For: Jul 15 2019 to Aug 14 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 10202 57TH CT E

Statement date: Aug 14 2019

Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
35.79	35.79 CR	0.00	0.00	18.46	\$18.46	Sep 04 2019

Meter reading - Meter ACD0427

Current reading 11505
Previous reading - 11423
kWh used 82

Amount of your last bill 35.79
Payment received - Thank you 35.79 CR
Balance before new charges \$0.00

Energy usage

kWh this month 82
Service days 30
kWh per day 3

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 18.00**
Gross receipts tax 0.46
Total new charges \$18.46

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

Customer charge: \$10.54
Fuel: \$2.10
(\$0.025630 per kWh)
Non-fuel: \$5.36
(\$0.065310 per kWh)

Total amount you owe \$18.46

- Payment received after **November 05, 2019** is considered **LATE**; a late payment charge of 1% will apply.

- The storm charge on your August bill was removed to reflect final payment of bonds issued during the 2004 and 2005 hurricane restoration effort. There will be a true-up on a future bill, subject to Florida Public Service Commission approval. Learn more: FPL.com/rates.

RECEIVED**AUG 19 2019**

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval QC Date 8/23/19Date entered AUG 23 2019Fund 001 GL 53100 OC 4301

Check # _____



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

FPL

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Notes on the front will not be detected.

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HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
77871-91514	\$15.75	Sep 04 2019	\$ 15.75

Your electric statement

Account number: 77871-91514

For: Jul 15 2019 to Aug 14 2019 (30 days)
Customer name: HARRISON RANCH CDD
Service address: 10609 48TH ST E

Statement date: Aug 14 2019
Next meter reading: Sep 13 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
15.82	15.82 CR	0.00	0.00	15.75	\$15.75	Sep 04 2019

Meter reading - Meter ACD3197

Current reading 00500
Previous reading - 00447
kWh used 53

Amount of your last bill 15.82
Payment received - Thank you 15.82 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	8	53
Service days	30	30
kWh per day	0	2

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 15.36**
Gross receipts tax 0.39
Total new charges \$15.75

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

Customer charge: \$10.54
Fuel: \$1.36
(\$0.025630 per kWh)
Non-fuel: \$3.46
(\$0.065310 per kWh)

Total amount you owe \$15.75

- Payment received after **November 05, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- The storm charge on your August bill was removed to reflect final payment of bonds issued during the 2004 and 2005 hurricane restoration effort. There will be a true-up on a future bill, subject to Florida Public Service Commission approval. Learn more: FPL.com/rates.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 19 2019

D/M approval QC Date 8/23/19Date entered AUG 23 2019Fund 001 GL 53100 OC 4301

Check # _____

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



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IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMERCARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit Frontier.com to set up recurring electronic payments to streamline bill payment.

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

CURRENT BILLING SUMMARY

Local Service from 07/24/19 to 08/23/19

Qty Description	941/776-3403.0	Charge
Non Basic Charges		
FiOS Internet 200 Dynamic IP		89.99
Other Charges-Detailed Below		20.00
Total Non Basic Charges		109.99

TOTAL 109.99

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business Broadband Full Installation			
	075028049	7/24	20.00
941/776-3403		Subtotal	20.00
		Subtotal	20.00

YOUR NEW INTRALATA LONG DISTANCE COMPANY IS:
TOLL RESTRICTION
YOUR NEW INTERLATA LONG DISTANCE COMPANY IS:
TOLL RESTRICTION

CUSTOMER TALK

FRONTIER CPNI STATEMENT. Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit www.frontier.com/cpni.

Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.



RECEIVED

JUL 30 2019




AUG 02 2019

001 57200 004702

Account Summary

New Charges Due Date	8/19/19
Billing Date	7/25/19
Account Number	941-776-9949-011007-5
PIN	
Previous Balance	365.05
Payments Received Thru 7/17/19	-365.05
Thank you for your payment!	
Balance Forward	.00
New Charges	341.76
Total Amount Due	\$341.76

Protect your vital business data with Frontier Secure.

-  **Protect**
Helps protect your computers and mobile devices against viruses and malware.
-  **Connect**
Cloud-based storage to save and share data from any internet-connected device.
-  **Support**
24/7 phone support from U.S.-based experts for hardware, networking and Windows software issues.

1.844.563.7079
business.frontier.com/secure


Frontier
SECURE

Requires internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and Frontier-imposed surcharges, minimum system requirements and other terms and conditions apply.






Manage Your Account

To Pay Your Bill

 **Online:** Frontier.com  1.800.801.6652

 **Pay by Mail**

To Contact Us

-  **Chat:** Frontier.com
-  **Online:** Frontier.com/helpcenter
-  **Call:** 1.800.921.8102
-  **Tech Support:** Frontier.com/helpcenter
-  **Email:** ContactBusiness@ftr.com

3, 6

PAYMENT STUB

Total Amount Due **\$341.76**

New Charges Due Date 8/19/19

Account Number 941-776-9949-011007-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$ **341.76**

To change your billing address, call 1-800-921-8102

Frontier
COMMUNICATIONS

P.O. Box 5167, Tampa, FL 33675

MB 01 004448 18806 E 25 A

|||||

HARRISON RANCH CDD OFFICE
12750 CITRUS PARK LN
STE 116
TAMPA, FL 33625-3784

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

|||||

52000894177699490110070000000000000000000341765



Your customers want to text you. Let them.

Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

Don't go it alone. Call or text (888) 511-0507 | frontiertexting.com/getstarted

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday
or visit www.Frontier.com.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit Frontier.com to set up recurring electronic payments to streamline bill payment.

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SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

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CURRENT BILLING SUMMARY

Local Service from 07/25/19 to 08/24/19

Qty Description	941/776-9949.0	Charge
Basic Charges		
Additional Line Unlimited		80.00
Frontier Solutions for Business - 2 Year Term		87.00
2 Business Line - 2 Yr Term		65.90
Access Recovery Chrg-Bus		2.50
3 Acc Rec Chrg Multi-Ln Bus		11.16
Federal Subscriber Line Charge - Bus		6.50
3 Federal Subscriber Line Charge		25.23
Federal Excise Tax		3.35
Federal USF Recovery Charge		11.08
FCA Long Distance - Federal USF Surcharge		4.88
FL State Communications Services Tax		14.47
FL State Gross Receipts Tax		7.42
County Communications Services Tax		7.16
4 FL Telecommunications Relay Service		.40
4 Manatee Co 911 Surcharge		1.60
Total Basic Charges		329.65
Non Basic Charges		
Basic Messaging		10.70
2 Basic Messaging		22.90
Call Restriction		2.50
Other Charges-Detailed Below		-37.82
Federal Excise Tax		.51
FCA Long Distance - Federal USF Surcharge		3.15
FL State Communications Services Tax		.05
FL State Gross Receipts Tax		.05
County Communications Services Tax		.03
Total Non Basic Charges		2.07
Toll/Other		
Frontier Com of America -Detailed Below		2.08
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		1.97
FL State Communications Services Tax		.50
FL State Gross Receipts Tax		.28
County Communications Services Tax		.24
Total Toll/Other		11.04

TOTAL 341.76

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$341.76 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective July 2, 2019, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 24.4%. Questions? Please contact customer service.

Effective with your current bill, the Carrier Cost Recovery Surcharge has increased to \$5.99. Questions? Please contact customer service.

Beginning with this bill, the Access Recovery Charge increased per line for Single Lines \$0.36 and Centrex \$1.00. Questions? Please contact customer service.

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Federal Primary Carrier Multi Line Charge			
	941/729-8827	AUTOCH 7/25	4.31
		Subtotal	4.31
1 Federal Primary Carrier Multi Line Charge			
	941/776-0725	AUTOCH 7/25	4.31
		Subtotal	4.31
1 Frontier Road Work Recovery Surcharge			
		AUTOCH 7/25	1.25
Additional Line Discount		AUTOCH 7/25	-30.00
Solutions Bundle Discount		AUTOCH 7/25	-22.00
1 Federal Primary Carrier Multi Line Charge			
		AUTOCH 7/25	4.31
1 Carrier Cost Recovery Surcharge		AUTOCH 7/25	5.99
	941/776-9949	Subtotal	-40.46
		Subtotal	-31.83

Detail of Frontier Charges

Toll charged to 941/776-0725



HARRISON RANCH CDD OFFICE
Date of Bill
Account Number

Page 4 of 4

7/25/19

941-776-9949-011007-5

Detail of Frontier Com of America Charges

Toll charged to 941/776-9726

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	JUL 22	2:14P	2.0	DI	ST JOHNS NF (709)899-1729	2.08
941/776-9725						Subtotal 2.08

Legend Call Types:

DD - Day

DI - International

Caller Summary Report

	Calls	Minutes	Amount
941/776-9726	46	94	2.08
***Customer Summary	46	94	2.08

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	28	83	.00
Interstate	12	22	.00
Intrastate	4	5	.00
International	1	2	2.08
***Customer Summary	45	94	2.08



6216 28th St East
Suite 1
Bradenton, FL 34203



DATE

7/22/2019

INVOICE #

0002028412

CUST #

0011568

INVOICE

BILL TO:

Harrison Ranch CDD
12750 Citrus Park Lane
Suite 115
Tampa FL 33625

JOB SITE:

Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parrish FL 34219

P.O. NUMBER		TERMS		SALES PERSON	
NOP		COD			
QUAN	PART	DESCRIPTION		PRICE EACH	AMOUNT
Manufacturer	Model	Serial #	Type	Mfg Code	Warranty
LG	LSU120CE	010KAJP00020	Mini Split		Location
1.00	L5	Replaced failed control board for LG minisplit c/u, system is now working properly.		854.00	854.00
1.00		Cool Gator Club Level 5 15% Discount		-128.00	-128.00
TOTAL					\$726.00

RECEIVED

JUL 26 2019

8-5-2019

AUG 02 2019

001 57200 4632

RECEIVED

JUL 26 2019

8-5-2019

AUG 02 2019

001

57200004632

Thank you for doing business with us! We appreciate you and are grateful for the trust you've given Gator.

Home of the stress free service call.

Manatee/Sarasota
Hillsborough/Pinellas

(941) 749-6000
(813) 409-3878

Fax (941) 745-3619
www.GatorAC.com



Guardian Protection
174 Thorn Hill Road
Warrendale, PA 15086

IMPORTANT MESSAGES



SUMMARY OF ACCOUNT

Statement Date: 8/3/2019
Customer Number: 7101123



Join us in Shaping
a **GREENER** Future

Sign Up for paperless billing and AutoPay at
CustomerCare.GuardianProtection.com

Three Easy Ways to Pay

1. Visit <https://customerare.guardianprotection.com/> to make a one-time payment or log into your customer care account and choose Make a Payment.
2. Call us at 1-800-PROTECT and select Option 2 for Billing.
3. Mail your payment with the detachable section below in the enclosed envelope.

ACCOUNT SUMMARY

DATE	DESCRIPTION	INVOICE #	AMOUNT
7/23/2019	PREVIOUS BALANCE		\$44.95
	Payment Received - Thank You	48950766	\$44.95-
	HARRISON RANCH C.D.D 5755 HARRISON RANC 34219		
8/3/2019	Paper Statement Fee 08/03/19 to 09/02/19	52844679	\$0.00
8/3/2019	Security Services 08/03/19 to 09/02/19	52844679	\$44.95

TOTAL AMOUNT DUE \$44.95

AUG 08 2019
Date Rec'd Rizzona & Co., Inc.
D/M approval [Signature] Date 8-9-2019
Date entered AUG 09 2019
Fund 001 GL 57200 oc 4712
Check# _____

Page 1 of 2

IF YOU HAVE ANY QUESTIONS PLEASE CALL: 1-800-PROTECT

Please detach the below and include with your payment. Thank you



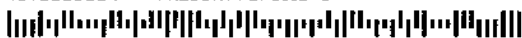
Guardian Protection
174 Thorn Hill Road
Warrendale, PA 15086

REMITTANCE DUE UPON RECEIPT

Customer #: 7101123
Amount Due: \$44.95
Amount Paid: \$ 44.95

Please make check payable to **Guardian Protection** and include detached section below.

4073000569 PRESORT PBPS002



HARRISON RANCH CDD
ATTN: ACCTS PAYABLE
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

GUARDIAN PROTECTION SERVICES
P.O. BOX 37751
PHILADELPHIA, PA 19101-5051



01 007101123 00000004495 7

Common Statement Terms

Equipment Installation refers to the agreed upon fees for equipment you selected.

Job is the balance due for service work performed.

Late Charges are standard fees if your account is past due.

Payment Received is the amount of the last payment we received, and the date it was posted to your account.

Previous Balance is the remaining balance from your last statement.

Progress Billing is a partial billing of installation work performed prior to the installation being completed.

Service Trip Fee is the agreed upon standard for your service plan.

Return Payment Fee is incurred when any payment is returned for non-payment.

Security Services is the Monthly Fee listed on your agreement for your selected monitoring and related services. If this is your first invoice, or if services have been added or removed, it may include a prorated amount for a partial month plus your standard billing cycle.

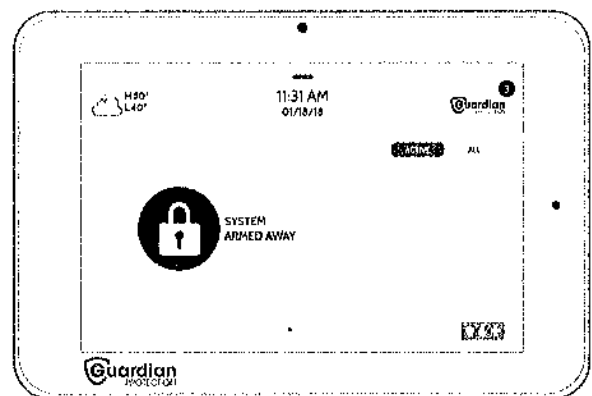
Paper Statement Fee is the agreed upon standard for accounts not subscribed to automated recurring payments. Sign up for AutoPay at **CustomerCare.GuardianProtection.com** or call **1-800-PROTECT** (1.800.776.8328).

Tax includes local and state taxes associated with your services.

Amount Due is the amount due upon receipt. If payment is not received by the next billing cycle, the account will be considered past due and may incur a late payment charge.

Upgrade to Guardian' Premium Security Panel!

Call 1.800.PROTECT
to upgrade today!



Invoice

Period Billing

INVOICE #:

247257

Page 1 of 1

Gulf Business Systems

5961 Cattlemen Lane
Sarasota, FL, 34232
Phone: 941-379-0111
Fax: 941-955-3307

Bill To: HARRISONRANCH
Harrison Ranch Community Dev.
5755 Harrison Ranch Blvd
Parrish, FL, 34219
(941) 776-9725

INVOICE DATE	CUST. ORDER #	PAYMENT TERMS
07/25/2019		Due Upon Receipt

Invoice Line Items	
Description	Amount
Contract ID 23066	
Monthly Billing For 7/29/2019 To 8/28/2019	
Monthly Period Charge	\$20.00
Meter Billing For 6/29/2019 To 7/28/2019	
Customer ID: HARRISONRANCH Company Name: Harrison Ranch Community Dev. Address: 5755 Harrison Ranch Blvd, Parrish, FL, 34219, (941) 776-9725	
Serial #: V9W6401125 Unit ID: AAK901 Model #: Color Copier/CS 306ci Desc: 32/32 PPM A4 Color MFP	
Meter: B&W Last Billed: 31989 on 6/28/2019 Current: 32948 on 7/25/2019 Usage 959 Clicks Included in Interval: 2000 Clicks To Bill in Period: 959	
Total Meter Charge	\$0.00
Meter: Color Last Billed: 29802 on 6/28/2019 Current: 32549 on 7/25/2019 Usage 2747 Clicks Included in Interval: 1000 Clicks To Bill in Period: 2747	
1747 @ 0.0674 = 117.7478	
Total Meter Charge	\$117.75
Tax Summary	
No Tax	\$0.00

Date Rec'd Rizzetta & Co., Inc. JUL 29 2019

D/M approval Lat R Date 8-5-2019

Date entered AUG 02 2019

Fund 001 GL 57200 OC 4702

Check # _____

Invoice
Comments:

Customer Signature _____


SUBTOTAL:	\$137.75
DISCOUNT:	\$0.00
OTHER CHARGES:	\$0.00
TAX:	\$0.00
TOTAL:	\$137.75

Harrison Ranch CDD Debit Card
Account Ending in #9935
8/13/2019

Date	Vendor	Description	GL Code	Amount
7/16/2019	Amazon	Operating Supplies	57200-4714	(45.16)
7/19/2019	Nextiva	Phone	57200-4702	(150.00)
7/23/2019	Nextiva	Phone	57200-4702	(77.08)
7/25/2019	USPS	Postage	57200-4714	(7.35)
7/29/2019	Ace Hardware	Locks for Gate	57200-4714	(21.37)
8/1/2019	Amazon	Janitorial Supplies	57200-4706	(129.82)
8/5/2019	Constant Contact	Community Emails - Recurring	57200-4714	(70.00)
8/7/2019	Amazon	Office Supplies	57200-4705	(34.72)
8/8/2019	Amazon	Operating Supplies	57200-4714	(112.46)
8/8/2019	Amazon	Operating Supplies	57200-4714	(67.98)
8/9/2019	Publix	Bingo	57200-4714	(45.13)

Total debit card expenses to be replenished

001-10123 \$ 761.07



District Manager



Date

Debit card limit is \$2,500

Brngo 8/13
Publix

Parkwood Square
9005 US HWY 301 N
Parrish, FL 34219

Store Manager: Kim Taylor
941-776-8084

HRSHY NGTS ALMD	4.29	T F
HRSHY NGTS ALMD	4.29	T F
VARIETY PACK 18CT	5.99	F
You Saved	3.00	
VARIETY PACK 18CT	5.99	F
You Saved	3.00	
VARIETY PACK 18CT	5.99	F
You Saved	3.00	
VARIETY PACK 18CT	5.99	F
You Saved	3.00	
VARIETY PACK 18CT	5.99	F
You Saved	3.00	
VARIETY PACK 18CT	5.99	F
You Saved	3.00	

Order Total	44.52	
Sales Tax	0.61	
Grand Total	45.13	
Debit	Payment	45.13
Change	0.00	

Savings Summary

Special Price Savings	18.00

* Your Savings at Publix	*
* 18.00	*

PRESTO!

Trace #: 101799
Reference #: 1576316373
Acct #: XXXXXXXXXXXX3541
Debit Purchase FROM CHECKING
Amount: \$45.13

DEBIT CARD	PURCHASE
A0000000042203	DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Carol P

08/09/2019 7:32 S1305 R110 1019 C0266

Explore the many ways to save at Publix.
View bargains at publix.com/savingstyle

Publix Super Markets, Inc.

Bike locks for
sales

THANK YOU FOR SHOPPING WITH
ACE HARDWARE
(941) 729-6062

ACE HARDWARE ELLENTON
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

07/29/19 2:21PM KATHY 555 SALE

5405410 1 EA \$19.99 EA
BIKE LOCK/CABLE 3PK \$19.99

SUB-TOTAL:\$ 19.99 TAX:\$ 1.38
TOTAL:\$ 21.37
BC AMT:\$ 21.37

BK CARD#: XXXXXXXXXXXX3541
MID:*****9887 TID:***3124
AUTH: 008442 AMT:\$ 21.37
Host reference #:161470 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A00000000041010
TVR : 0000048000
IAD : 05106070032200000F6E0000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM : Verified by PIN
Name : DEBIT MASTERCARD
ATC :0008
AC : F9111A7E42FDBF02
TxnID/ValCode: 449188

Bank card USD\$ 21.37



==>> JRNL#B61470
CUST NO:*5

<<==

THANK YOU BARBARA MCEVOY
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy

POLICY W/ RECEIPT UN-USED
ITEMS NOT RE-TURNABLE

ELLENTON
2605 72ND AVE E
ELLENTON, FL 34222-9998
112625-7500

(800) ASK-USPS
07/25/19 12:14PM

Device ID:CCQMXN12G22Y
Clerk ID:kuxxxx

Sales Receipt

Priority Mail - 1 Day
Priority Mail Flat Rate Envelope
Sched. Delivery Day Fri 07/26/19
Label #: 9405511899561412191065
Dest. ZIP: 33578
Includes \$50 Insurance
Qty: 1 @ \$7.35

Total Paid: \$7.35

Merchant Location: 444502365018
4
Card Number: XXXXXXXXXXXX3541
Reference ID: 920611635128
Card Type: MasterCard
Approval Code: 000978
Transaction ID: 327

Save this receipt as
evidence of insurance. For
information regarding insurance
and requirements for filing a
claim, visit our website at
[http://usps.com/insurance/
postoffice.htm](http://usps.com/insurance/postoffice.htm).

To check on the delivery status
of this article, visit our
Track and Confirm website at
USPS.com.

All sales final on stamps and
postage.

Order stamps at usps.com/shop
or call 1-800-Stamps24. Go to
usps.com/clicknship to print
shipping labels with postage.

For other information call
1-800-ASK-USPS.

Help us serve you better!

Go to: <http://bit.ly/uspsmbos>

**Details for Order #114-4124497-4212228**

Print this page for your records.

Order Placed: August 8, 2019**Amazon.com order number:** 114-4124497-4212228**Order Total:** \$67.98**Preparing for Shipment****Items Ordered**

2 of: *Mind Reader 3-Shelf Printer Cart, Stand with Wheels, Drawer, Cord Management, Black* \$33.99

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$67.98
Shipping & Handling: \$0.00

Total before tax: \$67.98

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$67.98

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$67.98
Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$67.98
Estimated tax to be collected: \$0.00

Grand Total: \$67.98

To view the status of your order, return to [Order Summary](#).

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**Details for Order #114-3841377-0197043**Print this page for your records.**Order Placed:** August 8, 2019**Amazon.com order number:** 114-3841377-0197043**Order Total:** \$112.46**Not Yet Shipped****Items Ordered**

1 of: *Welcome Party Banner Sign - No DIY Required/for Back to School, First Day of School Classroom Birthday Wedding Baby Shower Bunting House Home Welcome Party Decorations -Real Burlap 080*
Sold by: Vagski ([seller profile](#))

Price

\$9.69

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:

One-Day Shipping

Shipped on August 8, 2019**Items Ordered**

1 of: *Creative Teaching Press Springtime Blooms Designer Cut-Outs (3898)*
Sold by: Amazon.com Services, Inc

Price

\$8.49

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$8.49

Shipping & Handling: \$0.00

Total before tax: \$8.49

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$8.49

Shipping now**Items Ordered**

1 of: *Carson Dellosa D.J. Inkers Pumpkin Patch Bulletin Board Set (610048)*, D.J. Inkers
Sold by: Amazon.com Services, Inc

Price

\$17.29

Condition: New

Shipping Address:

Item(s) Subtotal: \$17.29

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping & Handling: \$0.00

Total before tax: \$17.29

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$17.29

Shipping now

Items Ordered

1 of: *Umbra Venti 16-Gallon Swing Top Kitchen Trash Large, 35-inch Tall Garbage Can for Indoor, Outdoor or Commercial Use, Pewter* **Price** \$35.00

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$35.00

Shipping & Handling: \$0.00

Total before tax: \$35.00

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$35.00

Shipping now

Items Ordered

1 of: *Umbra Venti 16-Gallon Swing Top Kitchen Trash Large, 35-inch Tall Garbage Can for Indoor, Outdoor or Commercial Use, Pewter* **Price** \$35.00

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$35.00

Shipping & Handling: \$0.00

Total before tax: \$35.00

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$35.00

Preparing for Shipment

Items Ordered

1 of: *Knseva Funny Quote Round Mouse Pad Custom, Chaos Coordinator Quotes Vintage Colorful Floral Wreath Rustic Old Wood Art Circular Mouse Pads for Computer Laptop* **Price** \$6.99

Sold by: Knseva ([seller profile](#))

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$6.99
Shipping & Handling: \$0.00

Total before tax: \$6.99
Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$6.99

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$112.46
Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$112.46
Estimated tax to be collected: \$0.00

Grand Total: \$112.46

To view the status of your order, return to [Order Summary](#).

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**Details for Order #114-2786392-2237833**

Print this page for your records.

Order Placed: August 7, 2019**Amazon.com order number:** 114-2786392-2237833**Order Total: \$34.72****Shipping now****Items Ordered**

2 of: *Bostitch Premium Metal Executive Stand-Up Desktop Stapler, Chrome (B3000)* **Price**
Sold by: Amazon.com Services, Inc **\$13.66**

Condition: New

1 of: *Officemate Standard Staples, 5 Boxes General Purpose Staple (91925)* **\$7.40**

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$34.72

Shipping & Handling: \$0.00

Total before tax: \$34.72

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$34.72

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$34.72

Shipping & Handling: \$0.00

Total before tax: \$34.72

Estimated tax to be collected: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Grand Total: \$34.72

To view the status of your order, return to [Order Summary](#).

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**Final Details for Order #114-3678937-6617816**Print this page for your records.**Order Placed:** August 1, 2019**Amazon.com order number:** 114-3678937-6617816**Order Total: \$129.82****Shipped on August 1, 2019****Items Ordered**

1 of: *Pacific Blue Select 2-Ply Perforated Paper Towel Rolls by Georgia-Pacific Pro, 85 Sheets Per Roll, 30 Rolls Per Case* **Price**
Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$33.87
Shipping & Handling: \$0.00

Total before tax: \$33.87
Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$33.87
-----**Shipped on August 1, 2019****Items Ordered**

1 of: *Tork Universal TM1616S Bath Tissue Roll, 2-Ply, 4" Width x 3.75" Length, White* **Price**
(Case of 96 Rolls, 500 per Roll, 48,000 Sheets)
Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$60.29
Shipping & Handling: \$0.00

Total before tax: \$60.29
Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$60.29
-----**Shipped on August 1, 2019****Items Ordered**

1 of: *Scott Essential Multifold Paper Towels (01804) with Fast-Drying Absorbency Pockets, White, 16 Packs / Case, 250 Multifold Towels / Pack* **Price**
Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$35.66
Shipping & Handling: \$0.00

Total before tax: \$35.66
Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$35.66

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$129.82
Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$129.82
Estimated tax to be collected: \$0.00

Grand Total: \$129.82

To view the status of your order, return to [Order Summary](#).

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**Final Details for Order #114-9218365-1335446**Print this page for your records.**Order Placed:** July 16, 2019**Amazon.com order number:** 114-9218365-1335446**Order Total: \$45.16****Shipped on July 17, 2019****Items Ordered****Price**1 of: *LiCB CR2032 3V Lithium Battery(10-Pack)*

\$5.99

Sold by: LiCB ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *ACDelco AAA Super Alkaline Batteries in Recloseable Package, 100 Count*

\$22.18

Sold by: Amazon.com Services, Inc

Condition: New

1 of: *Rayovac AA Batteries, Alkaline Double A Batteries (72 Battery Count)*

\$23.96

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$52.13

Shipping & Handling: \$0.00

Deal of the Day: -\$6.97

Total before tax: \$45.16

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$45.16

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$52.13

Shipping & Handling: \$0.00

Deal of the Day: -\$6.97

Total before tax: \$45.16

Estimated tax to be collected: \$0.00

Billing addressBarbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States**Grand Total: \$45.16**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Harrison Ranch CDD Debit Card
Account Ending in #9935
8/30/2019

Date	Vendor	Description	GL Code	Amount
8/16/2019	Amazon	Office Supplies	57200-4705	(15.40)
8/16/2019	Amazon	Office Supplies	57200-4705	(39.94)
8/22/2019	Hobby Lobby	Clubhouse Holiday Décor	57200-4714	(116.84)
8/23/2019	Amazon	Event Supplies	57200-4714	(20.50)
8/23/2019	Amazon	Event Supplies	57200-4714	(315.69)
8/23/2019	Americal Lock & Key	Locksmith	57200-4723	(196.45)
8/26/2019	Altra Medical	AED Batteries	57200-4723	(185.28)
8/27/2019	Fahey Pest	Pest Control	57200-4719	(115.00)
8/27/2019	Nextiva	Phone	57200-4702	(50.00)
8/28/2019	Amazon	MISC Suppiles	57200-4714	(69.20)
8/29/2019	Circle K	Keychains (rental)	57200-4714	(6.39)

Total debit card expenses to be replenished

001-10123 S 1,130.69



District Manager

9/4/19
Date

Debit card limit is \$2,500

Harrison Ranch CDD Debit Card
Account Ending in #3541
8/29/2019

Date	Vendor	Description	GL Code	Amount
8/16/2019	Amazon	Office supplies	57200-4705	15.40 ✓
8/16/2019	Amazon	Office supplies	57200-4705	39.94 ✓
8/22/2019	Hobby Lobby	Clubhouse Holiday Décor	57200-4714	116.84 ✓
8/23/2019	Amazon	Event Supplies	57200-4714	20.50 ✓
8/23/2019	Amazon	Event Supplies	57200-4714	315.69 ✓
8/23/2019	Americal Lock & Key	Locksmith	57200-4723	196.45 ✓
8/26/2019	Altra Medical	AED Batteries	57200-4723	185.28 ✓
8/27/2019	Fahey Pest	Pest Control	57200-4719	115.00 ✓
8/27/2019	Nextiva	Phone	57200-4702	50.00 ✓
8/28/2019	Amazon	Misc supplies	57200-4714	69.20 ✓
8/28/2019	Circle K	Keychains (rentals)	57200-4714	6.39 ✓

Total debit card expenses to be replenished

001-10123

\$

(1,130.69)


Signature


Date

Debit card limit is \$2,500

HOBBY LOBBY

Super Savings, Super Selection!

4490 Cortez Road West
Bradenton, FL 34210
Hobby Lobby Store #531 (941) 795-1462

S-531 R-1 T-2570 SAMANTHA P SALE

104600000	Fall	8.99 N
Promo 40% Off (14.99-6.00)		
104600000	Fall	14.38 N
Promo 40% Off (11.99-4.80)		
2 @ 7.19 ea		
104600000	Fall	7.18 N
Promo 40% Off (5.99-2.40)		
2 @ 3.59 ea		
104600000	Fall	14.99 N
Promo 40% Off (24.99-10.00)		
104600000	Fall	19.16 N
Promo 40% Off (7.99-3.20)		
4 @ 4.79 ea		
104600000	Fall	11.98 N
Promo 40% Off (9.99-4.00)		
2 @ 5.99 ea		
104600000	Fall	22.19 N
Promo 40% Off (36.99-14.80)		
104600000	Fall	13.19 N
Promo 40% Off (21.99-8.80)		
104600000	Fall	4.78 N
Promo 40% Off (3.99-1.60)		
2 @ 2.39 ea		

SUBTOTAL 116.84
TAX TOTAL 0.00
TOTAL 116.84
TAX EXEMPT CUSTOMER

DEBIT 116.84
ACCOUNT #: *****3541
ACCT : Debit INSERTED

DEBIT
CARD #*****3541 INSERTED
REF # AUTH # RESP 00
180808221042 ISO 00
AID: A0000000042203
TSI: 6800 ARC:00 CUR:0840
TVR: 8000048000
APP: DEBIT
IAD: 05106010032200000000000000000000
O0FF

Verified by PIN

--Continued on Side 2--

8/28/2019 7:38:23 AM
Order Number: 4252206
Circle K 2707629
8400 US Hwy 301 N
Parrish, FL 34219
(941) 729-6762

Register:1

T., Zenna

3 NOVELTY KEYCHAINS	\$5.97
Sub. Total:	\$5.97
Tax:	\$0.42
Total:	\$6.39
Discount Total:	\$0.00
Debit:	\$6.39
Change	\$0.00

SALE
Debit
Card Num : (C) XXXXXXXXXXXX3541
Chip Read
Terminal : 101
Approval : 799781
Trace : 00209254

USD\$ 6.39

DEBIT
AID: A0000000042203
TVR: 8000048000
IAD:
05106010032200000000000000000000FF
TSI: 6800
ARC: 00
TC: 7E6C1A19E4A5A85A

Verified by PIN
By entering a verified PIN, cardholder
agrees to pay issuer such total in
accordance with issuer's agreement with
cardholder

Thank You
Come Again

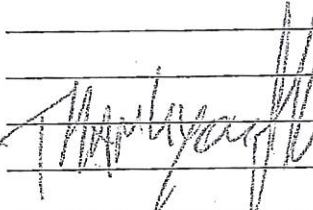
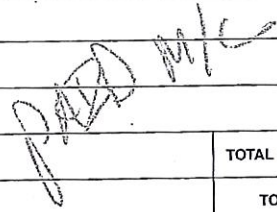
9516 Cortez Road West, Unit 8 • Bradenton, FL 34210
(941) 795-1825
www.americanlockandkeys.com

INVOICE
35521

DATE OF ORDER

8-23-19

CUSTOMER'S ORDER NO.	PHONE	STARTING DATE
BILL TO	CHARGE	
ADDRESS	<input type="checkbox"/> YES <input type="checkbox"/> NO	
CITY	<input checked="" type="checkbox"/> DAY WORK	
JOB NAME AND LOCATION	<input type="checkbox"/> NIGHT	
	<input type="checkbox"/> CAR	
	JOB PHONE	

DESCRIPTION OF WORK		AMOUNT	
Service call and labor		95.00	
Rekey 3 cylinders @ 18.00		57.00	
8 Do not Dup keys @ 3.50 ea		31.60	
 			
		TOTAL MATERIALS	88.60
		TOTAL LABOR	95.00
IN THE EVENT OF DEFAULT, CUSTOMER IS LIABLE FOR 1.5% LATE CHARGES PER MONTH (18% APR) AND ALL COSTS OF COLLECTION INCLUDING REASONABLE ATTORNEY FEES, COURT COSTS AND COLLECTION SERVICE FEES.			183.60
		TAX	12.85
		TOTAL AMOUNT	\$196.45
DATE COMPLETED	WORK ORDERED BY		
8/7/19			

Signature

I hereby acknowledge the satisfactory completion
of the above described work.

DELUXE FOR BUSINESS 1-800-888-6327

Ref. No: G 3F8010729

**Details for Order #114-9514486-4362635**

[Print this page for your records.](#)

Order Placed: August 28, 2019**Amazon.com order number:** 114-9514486-4362635**Order Total:** \$69.20**Shipped on August 28, 2019****Items Ordered**

1 of: *Holife Handheld Vacuum Cleaner Cordless, Lightweight Wall Mount Charger Hand Held Vac with Rechargeable 2200mAh Lithium Battery for Car Pet Hair* \$45.99
Sold by: US_Livsense ([seller profile](#))

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$45.99
Shipping & Handling: \$0.00

Total before tax: \$45.99Sales Tax: \$3.22
-----**Total for This Shipment: \$49.21**
-----**Shipping Speed:**

One-Day Shipping

Shipping now**Items Ordered**

1 of: *Dixie Everyday Paper Plates, 10 1/16" Plate, 220 Count, Amazon Exclusive Design, 5 Packs of 44 Plates, Dinner Size Printed Disposable Plates* \$19.99
Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$19.99
Shipping & Handling: \$0.00

Total before tax: \$19.99Sales Tax: \$0.00
-----**Total for This Shipment: \$19.99**
-----**Shipping Speed:**

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$65.98
Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$65.98
Estimated tax to be collected: \$3.22

Grand Total: \$69.20

**Final Details for Order #114-4579813-0321022**Print this page for your records.**Order Placed:** August 16, 2019**Amazon.com order number:** 114-4579813-0321022**Seller's order number:** 4489948**Order Total: \$15.40****Shipped on August 16, 2019****Items Ordered****Price**

1 of: *Address Labels - 2.625 x 1 - Pack of 3,000 Labels, 100 Sheets - Inkjet/Laser Printer* \$15.40
- *Online Labels*

Sold by: OnlineLabels ([seller profile](#))

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$15.40

Shipping & Handling: \$0.00

Total before tax: \$15.40

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$15.40

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$15.40

Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$15.40

Estimated tax to be collected: \$0.00

Grand Total: \$15.40**Credit Card transactions**

MasterCard ending in 3541: August 16, 2019: \$15.40

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**Final Details for Order #114-1487823-3723443**

Print this page for your records.

Order Placed: August 23, 2019**Amazon.com order number:** 114-1487823-3723443**Order Total:** \$20.50**Shipped on August 26, 2019****Items Ordered**1 of: *Barbasol Beard Buster Shaving Cream Original 10 oz (Pack of 6)***Price**

\$19.16

Sold by: Pharmapacks ([seller profile](#))

Condition: New

Brand New

Shipping Address:

Sophie Guthrie

5755 HARRISON RANCH BLVD

PARRISH, FL 34219-4401

United States

Item(s) Subtotal: \$19.16

Shipping & Handling: \$0.00

Total before tax: \$19.16

Sales Tax: \$1.34

Shipping Speed:

Standard Shipping

Total for This Shipment: \$20.50

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$19.16

Shipping & Handling: \$0.00

Billing address

Barbara McEvoy

12750 CITRUS PARK LN STE 115

TAMPA, FL 33625-3784

United States

Total before tax: \$19.16

Estimated tax to be collected: \$1.34

Grand Total: \$20.50**Credit Card transactions**

MasterCard ending in 3541: August 26, 2019: \$20.50

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**Final Details for Order #114-9662569-8391401**Print this page for your records.**Order Placed:** August 16, 2019**Amazon.com order number:** 114-9662569-8391401**Order Total: \$39.94****Shipped on August 17, 2019****Items Ordered****Price**

1 of: *AmazonBasics Catalog Mailing Envelopes, Peel & Seal, 10x13 Inch, Brown Kraft, 100-Pack* \$14.99

Sold by: Amazon.com Services, Inc

Condition: New

1 of: *Paper Mate Flair Felt Tip Pens, Medium Point (0.7mm), Black, 12 Count (Packaging may vary)* \$11.97

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$26.96
Shipping & Handling: \$0.00

Total before tax: \$26.96
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$26.96
-----**Shipped on August 19, 2019****Items Ordered****Price**

1 of: *Simplified 2019-2020 Academic Year Monthly Wall Calendar, Medium, 15" x 12", Gold Dot (EL200-707A)* \$12.98

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$12.98
Shipping & Handling: \$0.00

Total before tax: \$12.98
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$12.98
-----**Payment information****Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$39.94
Shipping & Handling: \$0.00

Billing address

Total before tax: \$39.94

amazon.com

Final Details for Order #114-7744771-4344262

Print this page for your records.

pool party

Order Placed: August 23, 2019**Amazon.com order number:** 114-7744771-4344262**Order Total:** \$315.69**Shipped on August 24, 2019****Items Ordered****Price**1 of: *SKITTLES Original Candy, 54 Ounce Bag*

\$9.60

Sold by: Amazon.com Services, Inc

Condition: New

1 of: *TUPARKA 66 PCS Tropical Luau Party Decoration, Including 6 PCS Tissue Paper Pineapples, 30 PCS Tropical Leaves, 30 PCS Hibiscus Flowers Hawaiian Luau Party Jungle Beach Theme Table Decorations*

\$12.99

Sold by: Tuparka US Direct ([seller profile](#))

Condition: New

1 of: *Kingopt 10 Pack Car Wash Sponges Multi-Functional Sponge Multi-Color Cleaning Sponges with Vacuum Compressed Packing*

\$11.99

Sold by: Benail Store ([seller profile](#))

Condition: New

5 of: *Shappy 100 Pieces Flower Tropical Hawaiian Leis Necklaces for Beach Theme Party Supplies Decorations Favors Ornaments (Style 3)*

\$35.99

Sold by: iVenus Computer Co., Ltd ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:Sophie Guthrie
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$214.53

Shipping & Handling: \$0.00

Total before tax: \$214.53

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$214.53

Shipped on August 25, 2019**Items Ordered****Price**1 of: *Small Cooking Prep Bowls, 5 Oz Set Of 16 - Red, Green, Blue & Turquoise - Nesting Plastic Finger Mixing Bowls - Mini Kitchen Mise En Place Dishes For Ingredients, Condiments, Sauces, Spices, BPA Free*

\$14.99

Sold by: DilaBee ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *Pepperidge Farm Goldfish Cheddar Crackers, 60 oz. Box, 2-count 30 oz. Cartons*

\$11.96

Sold by: Amazon.com Services, Inc

Condition: New

1 of: *Shower Cap Disposable 120 Pcs Thickening Large Elastic Thick Bath Cap For Women Spa, Hotel, Home Use, Portable Travel and Hair Salon By BAbuGIG*

\$9.45

Sold by: BAbuTV US Tech ([seller profile](#))

Condition: New

Final Details for Order #114-7744771-4344262

Print this page for your records.

Poor party

Order Placed: August 23, 2019

Amazon.com order number: 114-7744771-4344262

Order Total: \$315.69

Shipped on August 24, 2019

Items Ordered

Price

1 of: SKITTLES Original Candy, 54 Ounce Bag

\$9.60

Sold by: Amazon.com Services, Inc

Condition: New

1 of: TUPARKA 66 PCS Tropical Luau Party Decoration, Including 6 PCS Tissue Paper Pineapples, 30 PCS Tropical Leaves, 30 PCS Hibiscus Flowers Hawaiian Luau Party Jungle Beach Theme Table Decorations

Sold by: Tuparka US Direct ([seller profile](#))

Condition: New

1 of: Kingopt 10 Pack Car Wash Sponges Multi-Functional Sponge Multi-Color Cleaning Sponges with Vacuum Compressed Packing

Sold by: Benail Store ([seller profile](#))

Condition: New

5 of: Shappy 100 Pieces Flower Tropical Hawaiian Leis Necklaces for Beach Theme Party Supplies Decorations Favors Ornaments (Style 3)

Sold by: iVenus Computer Co., Ltd ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Sophie Guthrie
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal: \$214.53

Shipping & Handling: \$0.00

Total before tax: \$214.53

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$214.53

Shipped on August 25, 2019

Items Ordered

Price

1 of: Small Cooking Prep Bowls, 5 Oz Set Of 16 - Red, Green, Blue & Turquoise - Nesting Plastic Finger Mixing Bowls - Mini Kitchen Mise En Place Dishes For Ingredients, Condiments, Sauces, Spices, BPA Free

Sold by: DilaBee ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: Pepperidge Farm Goldfish Cheddar Crackers, 60 oz. Box, 2-count 30 oz. Cartons

Sold by: Amazon.com Services, Inc

Condition: New

1 of: Shower Cap Disposable 120 Pcs Thickening Large Elastic Thick Bath Cap For Women Spa, Hotel, Home Use, Portable Travel and Hair Salon By BABUGIG

Sold by: BABuTV US Tech ([seller profile](#))

Condition: New

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$315.69

Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$315.69

Estimated tax to be collected: \$0.00

Grand Total: \$315.69

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates



Credit Card Receipt

Company Information:

Fahey Pest & Lawn Solutions
PO Box 4093
Sarasota, FL 34230
941-366-9090

Customer Information:

Bill-To Account: 127868
Harrison Ranch Clubhouse
Barbara McEvoy
5755 Harrison Ranch Blvd
Parrish, FL 34219-4401
941-776-9725

Your payment for \$115.00 to Fahey Pest & Lawn Solutions has been processed.

Payment Details

Payment Date: 8/27/2019 9:12:14 AM

Credit Card #: *****3541

Amount: \$115.00

Card Type: MasterCard

Authorization: 001417

Cardholder Name: Barbara McEvoy

Invoices Paid

Invoice #	Service Description	Amount
600197	Initial Pest Control - Commercial	\$115.00

Thank you for your payment

Barbara McEvoy

From: support@nextiva.com
Sent: Tuesday, August 27, 2019 10:41 AM
To: Barbara McEvoy
Subject: Your Nextiva Order Receipt



Dear Barbara McEvoy:

Nextiva, Inc. values your business. Your recent order has been successfully charged to the payment method on file. The invoice and account information are presented below.

Our Billing Knowledgebase is now available online to address your basic billing concerns. We encourage you to view the following link to learn how to update credit card information, view past invoices, and much more at your convenience!! [Billing Knowledgebase](#).

If you have any questions about this charge, please feel free to contact us at Billing@Nextiva.com or call us at 1-800-983-4289, option 2.

Thank you for your business.

Your Nextiva Team



Nextiva® has made important changes to its Terms and Conditions that may impact your account, including updating its ability to charge late fees for delinquent payments. For more details, please refer to the [VOIP Terms & Conditions](#) and the [NextOS Terms & Conditions](#).

Corporate Account Number: 3447237
Rizzetta & Company, Inc.-Harrison Ranch CDD office

Invoice Number: 23278839157
Invoice Date: Aug 27, 2019

Customer Name: Barbara McEvoy
Customer Address: 5755 HARRISON RANCH BLVD
Parrish, FL 34219

Billing Summary

Package Name: AP NextOS Pro Plus 24 Mos, \$26.95

Package Add Ons:		\$50.00
1 Pro Recording Revision 50 Words	\$50.00	

Total Charge:		<u>\$50.00</u>
---------------	--	----------------

Please note the change on your invoice. All VoIP providers, including Nextiva, are required to collect taxes and fees on behalf state, and federal government entities. These taxes are now reflected as separate line items on this invoice.

Billing Info

Credit Card Number: xxxxxxxxxxxxx41
Credit Card Type: MasterCard
Expiration Date: 05 / 2023
Name As Appears on Card: Barbara McEvoy
Address: 12750 Citrus Park Lane
Suite 115
Tampa, FL 33625



INVOICE

9743 Sago Point Drive
Largo, FL 33777

Voice: 727-541-5900
Fax: 727-541-5990

Invoice Number: 21156
Invoice Date: May 9, 2019
Page: 1

Credit Card Receipt - No Payment is Due

Bill To:
Harrison Ranch CCD 5755 Harrison Ranch Blvd. Parrish, FL 34219
Attention: Ms. Barbara McEvoy

Ship to:
Harrison Ranch CCD 5755 Harrison Ranch Blvd. Parrish, FL 34219

Customer ID	Customer PO	Payment Terms	
Harrison		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
LOR	UPS Ground	5/9/19	6/8/19

Quantity	Item	Description	Serial Number	Unit Price	Amount
1	M5070A	Philips HS1 Battery with four year warranty		169.00	169.00
Paid in Full - Thank you!					
Remember to sign up for our free monthly reminders at altramedical.com/monthly-aed-reminders/					

Subtotal	\$ 169.00
Sales Tax	1.28
Shipping & Handling	15.00
Total Invoice Amount	185.28
Payment/Credit Applied	185.28
TOTAL	0.00

Check/Credit Memo No: 21156

Copies of Manufacturers Warranty, Indemnification and Terms and Conditions of Sale and Service are included with your shipment.

Thank you for your business. AEDs help save lives.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

July 30, 2019

Harrison Ranch Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33912

Bill Number 108937
Billed through 06/30/2019

General Counsel/Monthly Meeting

HRCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

06/03/19	LMG	Send amenity contract exhibits to McEvoy.	0.20 hrs
06/06/19	LMG	Prepare for board meeting.	0.50 hrs
06/07/19	LMG	Review amended agenda.	0.20 hrs
06/10/19	LMG	Travel to and attend board meeting; follow up from same.	4.20 hrs
06/12/19	LMG	Review swim team proposal; research regarding night swimming permit requirements; review updated budget and revise assessment notices.	1.80 hrs
06/13/19	LMG	Conference with Earlywine regarding assessment notices; update same.	0.30 hrs
06/13/19	KEM	Prepare mailed and published assessment notices.	0.20 hrs
06/14/19	LMG	Respond to email on hog trapping; research regarding nuisance animal removal; update contract regarding same; review and respond to correspondence regarding swim team; respond to correspondence regarding pool hours; transmit construction traffic agreement.	2.00 hrs
06/17/19	LMG	Revise and transmit assessment notices; research regarding sunshine laws; analysis regarding swim school agreement and amenity contractors; respond to email correspondence regarding swim school and sunshine law; conference with Morrison regarding street lights.	2.40 hrs
06/18/19	JLE	Review items regarding amenity policies, subcontractor agreements, etc.; follow-up regarding the same.	0.30 hrs
06/18/19	LMG	Conference with power company regarding street lights; research regarding property ownership; review swim e-blast; research regarding amenity policies; incorporate basketball court rules.	2.30 hrs
06/19/19	LMG	Conference with McEvoy regarding sunshine restrictions.	0.10 hrs
06/20/19	LMG	Review construction traffic agreement; correspondence with developer regarding construction traffic; conference with Morrison and Phillips regarding street lights; research regarding property ownership; draft demand letter for street light repairs.	1.50 hrs

06/20/19	KEM	Research ownership of street lights.	0.20 hrs
06/21/19	LMG	Respond to emails regarding construction traffic agreement; research regarding ethical limitations on attorney communications; conference regarding street lights; revise demand letter.	1.50 hrs
06/24/19	LMG	Review and respond to construction traffic complaints; research regarding sunshine laws; call with McEvoy and Walterick regarding swim team contract.	1.10 hrs
06/24/19	KEM	Research status of budget and assessment resolutions.	0.10 hrs
06/26/19	LMG	Analysis regarding property ownership, respond to email correspondence regarding Tract F; respond to email correspondence regarding swim school liability.	0.60 hrs
06/27/19	LMG	Respond to email correspondence regarding amenity programming; analysis regarding amenity rules; research regarding meeting procedures.	1.30 hrs
06/28/19	LMG	Revise budget and assessment resolutions; conference with Earlywine regarding demand letter; circulate same for comment.	0.90 hrs

Total fees for this matter \$3,788.00

DISBURSEMENTS

Travel	186.18
Travel - Meals	14.61
Lexis Nexis	2.98
Total disbursements for this matter	\$203.77

MATTER SUMMARY

Earlywine, Jere L.	0.30 hrs	235 /hr	\$70.50
Ibarra, Katherine E. - Paralegal	0.50 hrs	120 /hr	\$60.00
Gentry, Lauren M.	20.90 hrs	175 /hr	\$3,657.50

TOTAL FEES	\$3,788.00
TOTAL DISBURSEMENTS	\$203.77

TOTAL CHARGES FOR THIS MATTER \$3,991.77

BILLING SUMMARY

Earlywine, Jere L.	0.30 hrs	235 /hr	\$70.50
Ibarra, Katherine E. - Paralegal	0.50 hrs	120 /hr	\$60.00
Gentry, Lauren M.	20.90 hrs	175 /hr	\$3,657.50

TOTAL FEES	\$3,788.00
TOTAL DISBURSEMENTS	\$203.77

TOTAL CHARGES FOR THIS BILL \$3,991.77

=====

Please include the bill number on your check.

RECEIVED

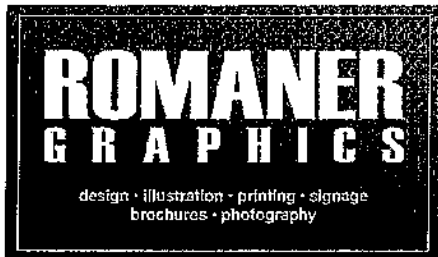
Date Rec'd Rizzetta & Co., Inc. JUL 30 2019

D/M approval *Det M* Date 8-5-2019

Date entered AUG 02 2019

Fund 001 GL 51400 OC 3107

Check # _____



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

INVOICE # 19571

TO: Barbara McEvoy

COMPANY NAME: Harrison Ranch

DATE: 7/22/19

Fabricate and replace missing "N" in
Corriente monument sign.

RECEIVED

AUG 06 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval [Signature] Date 8-9-19

Date entered AUG 09 2019

Fund 001 GL 53900 OC 4603

Check #

4603 / bmc

TOTAL: \$250.00

Thank You,

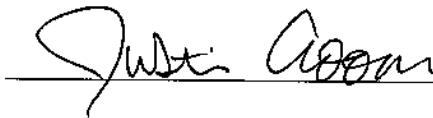
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 Camden Field Parkway Riverview, FL 33578

Check Request

Amount: \$1,900.00
Date: 08/28/19
Payable to: Lawson Courts
Address: P.O. Box 6
Bradenton, FL 34206
Description: Deposit for Eroded base and asphalt below Pickleball Courts
Requestor: Barbara McEvoy
Special Instructions: Mail check to above address

Approved by:



RECEIVED

AUG 28 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval SL Date 9/3/19

AUG 29 2019

Date entered _____

Fund 001 GL 57900 OC 6401

Check # _____



LAWSON COURTS

P.O. Box 6
Bredenton, FL 34206

since 1984
www.lawsoncourts.com
info@lawsoncourts.com

Phone: (941) 748-3399
Fax: (941) 748-3393

Barbara McEvoy-Manager
Harrison Ranch Association
5755 Harrison Ranch Blvd.
Parrish, Florida 34219

E: bmcevoy@rizzetta.com

Ph: 941-776-9725

Re: Eroded base and asphalt below Pickleball Courts

Barbara,

Our site manager/asphalt company came out and inspected the now ever growing area where the irrigation pipe burst.

The area at this time is 10' x 10' and is getting larger. We will come out as soon as weather allows and make the repairs. This will involve installation of new compacted fill material such as new base material that can be compacted. So please note the following.

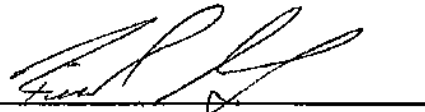
1. Clean out the water as best as possible in the affected area.
2. Install new base material and use a plate compactor to compact.
3. Allow to set up and then install new hot mix asphalt to affected area.
4. Allow asphalt to cure for about 30 days and then install new color and lines where needed. Note that the color will be the same but will be brighter due to present surface has been exposed to the sun and elements.

Total: \$2,950.00 with a deposit of \$1,900.00 due when this agreement is signed. With balance due upon completion. Please keep in mind that each day the area may grow due to rainfall and the water table rising and falling. So the price may go up unless this problem is addressed quickly.


Roger Lawson

August 07, 2019

Yes Please proceed as soon as possible:





Marlin Business Bank
PO Box 13604
Philadelphia PA 19101-3604

Remittance Section

Customer Account Number: 1613410
Invoice Number: 17250004
Invoice Date: 8/12/2019
Invoice Due Date: 09/01/2019
Total Due: \$183.86

Amount Paid:

\$ 183.86

Use enclosed envelope and make check payable to:

MARLIN BUSINESS BANK
PO BOX 13604
PHILADELPHIA PA 19101-3604



09001001725000430000001838632

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages



Pay your bills and manage
your account online with
MY MARLIN

Visit and register today!
account.marlincapital solutions.com

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE		LAST PAYMENT RECEIVED	
1613410		8/12/2019	17250004	09/01/2019		08/03/2019 Thank You	
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1613410-001	Copystar CA 306ci Copier sn#V9W6401125						
	LATE CHARGES	10.35					10.35
	CONTRACT PAYMENT	157.00					157.00
	INSURANCE FEE	16.51					16.51
	BALANCE DUE:	183.86					183.86

RECEIVED

AUG 16 2019

8/23/19

AUG 23 2019

001 57200 4702

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

See REVERSE SIDE for Important Information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 868-238-2409



P.O. Box 547668 | Orlando, FL 32854-7668
 Customer Care: (407) 645-2500 | (888) 262-7739
 MasseyServices.com

Statement

ATTN: ACCOUNTS PAYABLE
 HARRISON RANCH CDD
 9428 CAMDEN FIELD PKWY
 RIVERVIEW FL 33578-0519



6 - 8822

GOT A PROBLEM, CONCERN OR SUGGESTION?

WE WANT TO HEAR FROM YOU!

CONTACT US AT: WeCare@MasseyServices.com OR

1-888-2MASSEY (262-7739)

TOTAL SATISFACTION IS OUR COMMITMENT



PAY ONLINE at MasseyServices.com



PAY BY APP using the My Massey App



PAY BY PHONE at 1-888-2MASSEY
 (262-7739)

"GO GREEN" AND MAKE YOUR LIFE A LITTLE EASIER WITH CONVENIENT

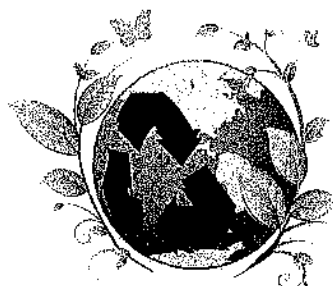
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- ✓ No checks to write. No stamps to buy. No bills to mail, file, scan or shred.
- ✓ Receive an email when your statement is ready to view.
- ✓ Pay your bill securely in seconds!

Sign up
Today



Visit MasseyServices.com/MyMassey,
 click the link for Paperless Bill Pay and enroll for
Paperless Statements, Pay-In-Advance or Auto-Pay.
 Or call us for assistance: 1-888-2MASSEY (262-7739)



Date Completed	Invoice Number	Service	Amount	Tax	Payments and Credits	Invoice Balance
08/01/2019	19431100B	Apt/Condo Pest Prevention	\$50.00	\$0.00	\$0.00	\$50.00

Date Rec'd Rizzetta & Co., Inc. AUG 19 2019

D/M approval 9C Date 8/23/19

Date entered AUG 23 2019

Fund DDI GL 51200 OC 4719

This statement reflects monies received as of 08/13/2019. If you have already sent your payment, please disregard. For the most current Status of your account, log onto www.masseyservices.com and click on "My Massey".

Please Remit: \$50.00

**Please Return This Portion With Payment
To Ensure Proper Credit. Thank You.**



P.O. Box 547668 | Orlando, FL 32854-7668

If you have any questions regarding your statement, please call Customer Care at (407) 645-2500 | (888) 262-7739

Statement Date	Account Key
08/13/2019	6895916
Billing Zip	Please Remit
33578	\$50.00
DUE UPON RECEIPT	

Amount Paid \$ <u>50.00</u>
Check #

Massey Services, Inc.
 P.O. Box 547668
 Orlando FL 32854-7668



MAKE CHECKS PAYABLE TO "MASSEY SERVICES"
 IF PAYING BY MASTERCARD, VISA, DISCOVER CARD, OR AMERICAN EXPRESS, FILL OUT BELOW

CHECK CARD USING FOR PAYMENT	
<input type="checkbox"/> MASTERCARD <input type="checkbox"/> VISA <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMERICAN EXPRESS	
CARD NUMBER	AMOUNT
STREET ADDRESS	
SIGNATURE	EXP. DATE

*Please Complete Reverse Side for Credit Card AutoPay, Name or Billing Address Change, and Comments.

Manatee County Utilities		Invoice #: 07/29/19 Harrison Ranch			Credit Balances
Account No.:		Amount	Due	Address:	
183054	-131413	\$ 650.77	8/19/2019	5755 Harrison Ranch Blvd	
183054	-131498	\$ 24.30	8/21/2019	5755 Harrison Ranch Blvd-Fire Hydrant	
183054	-139763	\$ -	8/19/2019	9715 54th Ct E	
183054	-133802	\$ 2,949.28	8/19/2019	5755 Harrison Ranch Blvd-Reclaimed	
183054	-133803	\$ -	8/19/2019	4902 100th Dr E	
183054	-133804	\$ -	8/19/2019	9810 47th St E	
183054	-133805	\$ -	8/19/2019	9798 50th Street Cir E	
183054	-133806	\$ -	8/19/2019	5314 98th Ave E	
183054	-133807	\$ -	8/19/2019	9957 50th Street Cir E	
183054	-142107	\$ -	8/19/2019	5305 105th Ter E	\$ 2.44
183054	-142108	\$ -	8/19/2019	10720 55th Ct E	\$ 2.28
183054	-136685	\$ 14.60	8/19/2019	10402 55th Lane East	
Grand Total		\$ 3,638.95		GL Code 001-53600-4301	

RECEIVED

AUG 01 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval [Signature] Date 8-5-2019

Date entered AUG 02 2019

Fund 001 GL 53000 OC 4301

Check # _____

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-131413
HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				755.60
			Payments Received:				755.60
			Balance Forward:				0.00
06/20	07/23	33	Wtr Com. Master Mtr	50160	50460	300	
			Water Usage				68.40
			Cost Of Basic Service				56.16
			Swr Com. Master Mtr			300	
			Sewer Usage				150.90
			Cost Of Basic Service				158.78
			F2_Com. Solid Waste				
			Gate Service				19.14
			F1_Com. Solid Waste				
			4Yd Rented Dumpster 1X Wk				197.39
			Total New Charges				650.77
			Total Amount Due:				\$650.77

COMM. MM WATER HISTORY
Hundreds of Gallons



If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

RECEIVED
AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131413
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$650.77

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

AMOUNT PAID: \$650.77

ADDRESS: MAKE CHECKS PAYABLE TO: MCUD

1775 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

000183054200000650770131413

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-131498
HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

BILLING DATE: 31-JUL-2019
DUE DATE: 21-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						24.30
Payments Received:						24.30
Balance Forward:						0.00
06/28	07/31	33	Wtr Fireline/Non Metered			
			Fireline Charge 6"			
			Cost Of Basic Service			
			Total New Charges			
			Total Amount Due:			
						\$24.30

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131498
BILLING DATE	31-JUL-2019
DUE DATE	21-AUG-2019
TOTAL AMOUNT NOW DUE:	\$24.30

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

AMOUNT PAID

\$24.30

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

2257 1 MB 0.425 14-8



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

000183054200000024300131498

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 183054-139763
HARRISON RANCH CDD
9715 54TH CT E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			645	645		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.myanatee.org/water.

Credit Balance Do Not Pay

RECEIVED
AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	9715 54TH CT E
ACCOUNT NUMBER	183054-139763
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$0.00

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

AMOUNT PAID

DO NOT PAY

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

1787 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

000183054200000000000139763

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 183054-133802
HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						3,707.56
Payments Received:						3,707.56
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			953788	986926	33138	
Reclaimed Water Usage						2,949.28
Total New Charges						2,949.28
Total Amount Due:						\$2,949.28

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.myanatee.org/water.

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



RECEIVED
AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-133802
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$2,949.28

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

AMOUNT PAID **\$2,949.28**

ADDRESSES:

1776 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



MAKE CHECKS PAYABLE TO MCUD



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

000183054200002949280133802

MCUD

1786

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133803
HARRISON RANCH CDD
4902 100TH DR E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM TO
DATE DATE DAYS

PREVIOUS PRESENT USAGE
READING READING X 100 = GAL. AMOUNT

Previous Balance: 0.00
Payments Received: 0.00
Balance Forward: 0.00

Reclaim Wtr Non-WasteWtr Cust 0 0
Reclaimed Water Usage
Total New Charges

Total Amount Due: \$0.00

Hundreds of Gallons

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

Credit Balance Do Not Pay

J A S O N D J F M A M J J

RECEIVED

AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	183054-133803
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$0.00

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

AMOUNT PAID

DO NOT PAY

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

1786 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 183054-133804
HARRISON RANCH CDD
9810 47TH ST E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			0	0		
Reclaimed Water Usage						
Total New Charges						
Total Amount Due:						\$0.00

Hundreds of Gallons

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.myanatee.org/water.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	183054-133804
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$0.00

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

AMOUNT PAID DO NOT PAY

ADDRESS HERE

MAKE CHECKS PAYABLE TO MCUD

1785 1 MB 0.425 9-7



HARRISON RANCH CDD
12760 CITRUS PARK LN STE 115
TAMPA, FL 33626-3784



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 26360
BRADENTON FL 34206-5350

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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133805
HARRISON RANCH CDD
9798 50TH STREET CIR E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

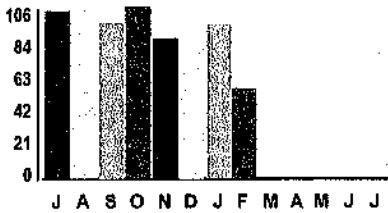
A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			23049	23049		
Reclaimed Water Usage						
Total New Charges						
Total Amount Due:						\$0.00

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

Credit Balance Do Not Pay

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



RECEIVED
AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	9798 50TH STREET CIR E
ACCOUNT NUMBER	183054-133805
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$0.00

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

AMOUNT PAID

DO NOT PAY

ADDRESS

MAKE CHECKS PAYABLE TO MCUD

1784 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

000183054200000000000133805

MCUD

1783

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133806
HARRISON RANCH CDD
5314 98TH AVE E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			0	0		
Reclaimed Water Usage						
Total New Charges						
Total Amount Due:						\$0.00

Hundreds of Gallons

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

Credit Balance Do Not Pay **RECEIVED**
AUG 01 2019

J A S O N D J F M A M J J

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	183054-133806
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$0.00

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

AMOUNT PAID **DO NOT PAY**

ADDRESS MAKE CHECKS PAYABLE TO MCUD

1783 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133807
HARRISON RANCH CDD
9957 50TH STREET CIR E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			0	0		
Reclaimed Water Usage						
Total New Charges						
Total Amount Due:						\$0.00

If you are replacing an older toilet (Installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

Credit Balance Do Not Pay

Hundreds of Gallons

J A S O N D J F M A M J J

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	183054-133807
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$0.00

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

AMOUNT PAID

DO NOT PAY

ADDRESSER MAKE CHECKS PAYABLE TO MCUD

1788 1 MB 0.425 8-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-142107
HARRISON RANCH CDD
5305 105TH TER E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM TO
DATE DATE DAYS

PREVIOUS PRESENT
READING READING USAGE
X 100 = GAL. AMOUNT

Previous Balance: -2.44
Payments Received: 0.00
Balance Forward: -2.44

Reclaim Wtr Non-WasteWtr Cust

0

0

Reclaim Water Common Area

Total New Charges

Total Amount Due:

\$-2.44

Hundreds of Gallons

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

Credit Balance Do Not Pay

J A S O N D J F M A M J J

RECEIVED

AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	5305 105TH TER E
ACCOUNT NUMBER	183054-142107
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$-2.44

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

AMOUNT PAID

DO NOT PAY

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

1789 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 183054-142108
HARRISON RANCH CDD
10720 55TH CT E

BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						-2.28
Payments Received:						0.00
Balance Forward:						-2.28

Reclaim Wtr Non-WasteWtr Cust
Reclaim Water Common Area
Total New Charges

2020 2020

Total Amount Due:

\$-2.28

Hundreds of Gallons

If you are replacing an older toilet (installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.myanatee.org/water.

Credit Balance Do Not Pay

J A S O N D J F M A M J J

RECEIVED

AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	183054-142108
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$-2.28

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

AMOUNT PAID

DO NOT PAY

ADDRESS

MAKE CHECKS PAYABLE TO MCUD

1782 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

0001830542000000-2280142108

MCUD

1777

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-136685
HARRISON RANCH CDD
10402 55TH LN E

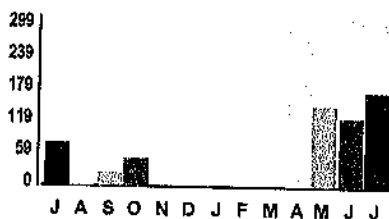
BILLING DATE: 29-JUL-2019
DUE DATE: 19-AUG-2019

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						10.59
Payments Received:						10.59
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			15935	16099	164	
Reclaimed Water Usage						14.60
Total New Charges						14.60
Total Amount Due:						\$14.60

If you are replacing an older toilet (Installed prior to 1995), you may be eligible for a rebate. Visit Rebate Programs under Water Conservation at www.mymanatee.org/water.

RECLAIM WATER NON-SEWAGEWATER
Hundreds of Gallons



RECEIVED
AUG 01 2019

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	183054-136685
BILLING DATE	29-JUL-2019
DUE DATE	19-AUG-2019
TOTAL AMOUNT NOW DUE	\$14.60

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

AMOUNT DUE **\$14.60**

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

1777 1 MB 0.425 9-7



HARRISON RANCH CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784



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

000183054200000014600136685



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 7/15/2019
Invoice No.: 47507

Bill to: Harrison Ranch CDD
Accounts Payable
3434 Colwell Av., Ste. 200
Tampa, FL 33614

Service at: Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd
Parrish, FL 34219

Customer ID: 3870

Location ID: I-4285 HARRISONRANCH

Description: Work Order 65681 SRQ Em/Ex Light Inspct

Reference: Work Order 65681

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Labor				
		0.50	0.00	0.00
		Labor Subtotal		0.00
Parts				
	3-EM/EXIT Emer/Exit Light Insp	18.00	4.50	81.00
	3-PRB64 Battery 6V 4.5Ah	3.00	45.00	135.00
		Parts Subtotal		216.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUL 23 2019
D/M approval [Signature] Date 8-5-2019
Date entered AUG 02 2019
Fund 001 GL 57200 OC 4712
Check # _____

Pay online at www.piperfire.com

Subtotal:	216.00
Sales Tax:	0.00
Total Due:	216.00



Lic.# EP0001219 • Lic.# 451529-0001-1999 • Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 38764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
http://www.piperfire.com

SERVICE REPORT

WORK ORDER:
65681

DATE:
07/22/20:

THIS IS NOT AN INVOICE

CUSTOMER: Harrison Ranch Clubhouse (AR#:3870) SERIAL #: 18
SITE ALIAS: I-4285 HARRISONRANCH
STREET: 5755 Harrison Ranch Blvd
CITY: Parrish, FL 34219
CONTACT: Tracy

CALL TYPE: Em/Ex Light Inspection
TROUBLE REPORTED: SRQ Em/Ex Light Inspct
WORK PERFORMED: -

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	SRQ Exit/EM Light Insp Annual	--	\$0.00
18	Emer/Exit Light Insp	\$4.50	\$81.00
3	Battery 6V 4.5Ah	\$45.00	\$135.00

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
07/15/2019	0.5	Shrewsbury; Stephen A (Unknown Repair Desc.)	N/A	N/A

SALE AMOUNT \$216.00
SALES TAX \$0.00
BALANCE \$216.00

IS JOB COMPLETE? Yes

Customer

Name: Barbara
Date: 07/15/2019 10:50 AM
Comments:

Email

Bmcevoy@rizzetta.com,

Employee

Name: Stephen A Shrewsbury
Date: 07/15/2019 10:50 AM
Comments: Light check completed 07/15/19

WO# 65681I# 4285NEW
2070TT# 0JT# 50

13075 US HWY. 19 N. CLEARWATER, FL 33764

Pinellas (727)581-9339 • Sarasota (941) 377-2100 • Hillsborough (813) 221-5101 • Statewide (800) 327-7604

Pinellas Fax (727)581-8332 • Sarasota Fax: (941) 377-2001 • PIPERFIRE.COM

DATE <u>July 15, 19</u>	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	SERVICE PERSON <u>Stephen</u>	JOB NAME <u>HARRISON RANCH Clubhouse</u>
BILL TO: <u>Aizetta Prop mgmt</u>	PHYSICAL ADDRESS <u>5755 HARRISON RANCH Blvd</u>		
ADDRESS	CITY/STATE <u>PARRISH, FL</u>		ZIP CODE <u>34219</u>
CITY	CONTACT PERSON (PRINT) <u>BARBARA</u>		PO#
TELEPHONE <u>941-776-9949</u>	CASH	CHECK #	NEW <input checked="" type="checkbox"/> SERVICE ANNUAL
	LAST DATE ANNUAL DONE		CREDIT CARD NUMBER

QTY	DESCRIPTION	PRICE	AMOUNT	QTY	DESCRIPTION	PRICE	AMOUNT
	TOTAL INSPECTIONS				O-RINGS		
18	EMERGENCY LIGHT CHECK	4.50	81.00		VALVE STEM		
	2.5 # ABC EXTINGUISHER NEW				GAUGES		
	5 # ABC EXTINGUISHER NEW				EMERGENCY LIGHTS		
	10 # ABC EXTINGUISHER NEW				EXIT LIGHTS		
	20 # ABC EXTINGUISHER NEW				COMBO LIGHTS		
	2 1/2 GAL. WATER EXT NEW				BULBS		
	5# HALOTRON NEW				HOSE BAND		
	10 # BC EXTINGUISHER NEW				BRACKETS		
	20 # BC EXTINGUISHER NEW				CABINET		
	6 LITER CLASS K EXT NEW				COVER/LENS:		
	5.5 # CO2 EXTINGUISHER NEW				FE COVER:		
	10 # CO2 EXTINGUISHER NEW			3	BATTERIES: <u>6-V4-5A</u>	45.00	135.00
	15 # CO2 EXTINGUISHER NEW						
	20 # CO2 EXTINGUISHER NEW						
	2 1/2 GAL. WATER MIST NEW						
	2.5 # DRY CHEMICAL RECHARGE						
	5 # DRY CHEMICAL RECHARGE						
	10 # DRY CHEMICAL RECHARGE						
	20 # DRY CHEMICAL RECHARGE						
	5 # CO2 CHEMICAL RECHARGE				TRIP CHARGE		45.00
	10 # CO2 CHEMICAL RECHARGE				SUB TOTAL		216.00
	15 # CO2 CHEMICAL RECHARGE				TAX		
	20 # CO2 CHEMICAL RECHARGE				TOTAL CHARGES		216.00
	CLASS K RECHARGE HYDRO						
	DRY CHEMICAL HYDRO-TEST						
	CO2 HYDRO-TEST						
	SCUBA HYDRO-TEST						

I HEREBY REQUEST THE ABOVE WORK TO BE DONE AND AGREE TO PAY FOR SAME WHEN BILLED

CUSTOMER SIGNATURE

July 15, 19
DATE



Lic.# EF0001219 • Lic.# 451523-0001-1999 • Lic.# 236071-0001-2003 • Lic. #85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
<http://www.piperfire.com>

**SERVICE
REPORT**

**WORK
ORDER:
65681**

**DATE:
07/22/20:**

THIS IS NOT AN INVOICE

TERMS AND CONDITIONS

1. Scope of Work: The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

2. Existing System: Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,

3. Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to, fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE, which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period

4. Proposal: This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

5. Pricing: The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at www.piperfire.com. Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

6. **Hazardous Material(s):** In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

7. **CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, COVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFROM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER. THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.**

8. **Dispute Resolution:** In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 7/15/2019
Invoice No.: 47508

Bill to: Harrison Ranch CDD
Accounts Payable
3434 Colwell Av., Ste. 200
Tampa, FL 33614

Service at: Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd
Parrish, FL 34219

Customer ID: 3870

Location ID: I-4285 HARRISONRANCH

Description: Work Order 58899 SRQ Extinguisher Inspec

Reference: Work Order 58899

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	SRQ Extinguish Inspect Annual	1.00	0.00	0.00
			Agreement Subtotal	0.00
Labor				
	Inspection	1.50	0.00	0.00
	Changed out all brackets			
			Labor Subtotal	0.00
Miscellaneous				
	Trip Charge	1.00	48.50	48.50
			Miscellaneous Subtotal	48.50
Parts				
	3-ITAG AE Annual Extinguisher Inspection	6.00	6.50	39.00
	3-434732 5lb ABC Extinguisher	6.00	68.00	408.00
			Parts Subtotal	447.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JUL 23 2019

D/M approval [Signature] Date 8-5-2019
AUG 02 2019

Date entered _____

Fund 001 GL 57200 oc 4712

Check # _____

Subtotal:	495.50
Sales Tax:	0.00
Total Due:	495.50

Pay online at www.piperfire.com



Lic.# EF0001219 • Lic.# 451523-0001-1999 • Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
<http://www.piperfire.com>

SERVICE REPORT

WORK
ORDER:
58899

DATE:
07/15/2019

THIS IS NOT AN INVOICE

CUSTOMER: Harrison Ranch Clubhouse (AR#:3870) SERIAL #: 6
SITE ALIAS: I-4285 HARRISONRANCH
STREET: 5755 Harrison Ranch Blvd
CITY: Parrish, FL 34219
CONTACT: Tracy

CALL TYPE: Extinguisher Inspection
TROUBLE REPORTED: SRQ Extinguisher Inspection
WORK PERFORMED: --

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	SRQ Extinguish Inspect Annual		N/A
6	AE Annual Extinguisher Inspection	\$6.50	\$39.00
6	5lb ABC Extinguisher	\$68.00	\$408.00
1	Trip Charge	\$48.50	\$48.50

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
07/15/2019	1.5	Shrewsbury; Stephen A (Inspection) Changed out all brackets	\$0.00	\$0.00

SALE AMOUNT \$495.50
SALES TAX \$0.00
BALANCE \$495.50

IS JOB COMPLETE? Yes

Customer

Name:

Date: 07/15/2019 12:58 PM

Comments:

Email

Bmcevoy@rizzetta.com

Customer Signature

Employee

Name: Stephen A Shrewsbury

Date: 07/15/2019 12:58 PM

Comments:

Tom Gury



Lic.# EF0001219 • Lic.# 451623-0001-1999 • Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
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Phone: 941-377-2100

Toll Free - 800-327-7604
<http://www.piperfire.com>

**SERVICE
REPORT**

**WORK
ORDER:
58899**

**DATE:
07/15/201**

THIS IS NOT AN INVOICE

TERMS AND CONDITIONS

1. Scope of Work: The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

2. Existing System: Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,

3. . Reconditioned or Refurbished parts are warranted for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's Improper operation per Instructions; 3) Trouble due to Interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE, which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period

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7. **CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, COVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFROM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER. THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.**

8. **Dispute Resolution:** In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.

13075 US Highway 19 N
Clearwater, FL 33764
STATEWIDE (800) 327-7604



PINELLAS (727) 581-9339
SARASOTA (941) 377-2100
PINELLAS FAX (727) 581-8332
SARASOTA FAX (941) 377-2001

Date: july 15th, 2019
Project: Harrison Ranch Clubhouse
Address: 5755 Harrison Ranch Blvd City: parrish

Inspection No: 4285e

Inspector: ss

State: fl

Zip: 34219

LOCATION	No.	SERIAL No.	NEXT DUE	LOCATION	No.	SERIAL No.	NEXT DUE
lobby	1	f52552147	5-25r		27		
chess area	2	f52552140	5-25r		28		
dbl doors o/s deck	3	f57921577	5-25r		29		
kitchen	4	f52552112	5-25r		30		
gym	5	f57921594	5-25r		31		
by restrooms	6	f52552132	5-25r		32		
	7				33		
	8				34		
	9				35		
	10				36		
	11				37		
	12				38		
	13				39		
	14				40		
	15				41		
	16				42		
	17				43		
	18				44		
	19				45		
	20				46		
	21				47		
	22				48		
	23				49		
	24				50		
	25				51		
	26				52		

TOTAL CERTIFICATIONS: 6

TOTAL HYDRO-TEST:

TOTAL RECHARGES:

TOTAL NEW: 6-fives

FPF-EXTSF

SERVICE • DESIGN • INSTALL • INSPECT

Lic.# EF0001219 • Lic.# 451523-0001-1999 • Lic.# 336071-0001-2003 • Lic.# 85377000012007

In Accordance with NFPA-10 2013

Presidential Electrical Services Inc.

8374 Market Street #170

Lakewood Ranch, FL 34202

(941)238-8675

andrew@presidentialelectric.com

www.PresidentialElectric.com



Invoice

BILL TO

Harrison Ranch Community
Development District
5755 Harrison Ranch Blvd
Parrish, FL 342194401 USA

INVOICE # 1363-FINAL

DATE 06/20/2019

DUE DATE 06/20/2019

ACTIVITY	QTY
Kichler Stainless Steel Professional Grade 300W Transformer	1
Kichler 15565BK Photocell Plug-In	1
Kichler 16141SS30 In Ground Accent Light	4
Kichler 16017AZT30 Textured Architectural Bronze Adjustable Lumen Small Accent 60 Degree Flood	2
Open access or readily accessible. Install a 20 Amp dedicated circuit with 1/2" PVC up to 10' in length from an electrical panel that is readily accessible. Includes a standard plug-in residential breaker. For commercial breakers, additional charges will apply. Also included is the installation of one device less than or equal to a 20 amp tamper resistant GFCI. Includes all necessary parts.	1
Materials (wire, conduit, connectors, straps, clips, screws)	1
Professional Installation.	1

PAYMENT

1,342.50

BALANCE DUE

\$1,342.50

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 15 2019

D/M approval [Signature] Date 8-16-2019

Date entered AUG 16 2019

Fund 001 GL 53900 OC 4681

Check # _____

*Normande E
entrance gate*



2242 Industrial Blvd.
Sarasota, FL 34234

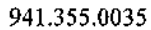
941.355.0035

Invoice

Date	Invoice #
8/10/19	20192644

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	Qty	Rate	Amount
<p>Date of Service: 8/6/2019 Location of Service: 46th & 47th Street Service Requested by: Barbara Service Performed: Called to troubleshoot a string of lights on 24/7 in between 46th & 47th Street. Upon inspection found that the photocell panel had failed. Removed and replaced photocell. While onsite asked to troubleshoot poles #257, 267, & 268 staying on all the time. Found that all three pole lights had bad photocells. Removed and replaced three photocells. Made all necessary connections and test for proper operation. Passed by Tech: Casey Labor; Service Technician, Standard Rate Photocell Sales Tax</p> <p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 13 2019</u> D/M approval <u>[Signature]</u> Date <u>8/20/19</u> Date entered <u>AUG 16 2019</u> Fund <u>001</u> GL <u>54100</u> OC <u>4614</u> Check # _____</p>	3 4	85.00 62.00 0.00%	255.00 248.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$503.00
		Payments/Credits	\$0.00
<p><i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i></p>		Balance Due	\$503.00



Date	Invoice #
8/16/19	20192695

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

[illegible]



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
8/20/19	20192722

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	DISPATCH	TERMS	P.O. NUMBER
	192053	COD	
Description	Qty	Rate	Amount
Date of Service: 8/19/19 Service Requested by: August Monthly Repairs Service Performed: Light pole #10: Changed lamp and ballast Light poles #42, 101, 102, & 104: Changed lamp, ballast, two fuse holder and two fuses. Light pole #44: Changed lamp, ballast, two fuse holders, and two fuses. All August Repairs: Labor included in installation. Made all necessary connections and test for proper operation. Passed by Tech: Casey			0.00
150W HPS Lamps	6	115.00	690.00
150W HPS Ballast	6	205.00	1,230.00
Fuse Holders	10	65.00	650.00
10A Fuses	10	18.70	187.00
Photocell	1	62.00	62.00
Sales Tax		0.00%	0.00
<div style="text-align: right;">RECEIVED</div> <div> Date Rec'd Rizzetta & Co., Inc. <u>AUG 20 2019</u> D/M approval <u>GL</u> Date <u>8/23/19</u> Date entered <u>AUG 23 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>4723</u> Check # _____ </div>			
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$2,819.00
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$2,819.00



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
8/21/19	20192723

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	DISPATCH	TERMS	P.O. NUMBER
	191937	COD	
Description	Qty	Rate	Amount
Date of Service: 8/6/19 Location of Service: Pool Area Service Requested by: Barbara Service Performed: Removed and replaced one broken light on the pathway behind the pool. Removed the existing broken ballard and installed a new one. Retrofit to new ballard for LED lamps. Made all necessary connections and test for proper operation. Passed by Tech: Casey & JJ Labor included in installation: (1) Ballard Light (1) 60W LED equivalent lamp Sales Tax			0.00
		1,235.00	1,235.00
		0.00%	0.00
<div style="text-align: right;"> RECEIVED AUG 7 1 2019 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>SL</u> Date <u>8/23/19</u> Date entered <u>AUG 23 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4681</u> Check # _____ </div>			
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$1,235.00
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$1,235.00

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

Invoice

Date	Invoice #
8/1/2019	INV0000042292

Bill To:

HARRISON RANCH CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
August		Upon Receipt	00362
Description	Qty	Rate	Amount
District Management Services	1.00	\$2,433.33	\$2,433.33
Administrative Services	1.00	\$416.67	\$416.67
Accounting Services	1.00	\$1,650.00	\$1,650.00
Financial & Revenue Collections	1.00	\$437.50	\$437.50
Amenity Management Services	1.00	\$750.00	\$750.00
<div>RECEIVED</div> <div>JUL 24 2019</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>[Signature]</u> Date <u>7-24-2019</u></div> <div>Date entered <u>JUL 25 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> <u>\$2,433.33</u></div> <div>Check # <u>3100</u> <u>\$416.67</u></div> <div><u>3201</u> <u>\$1,650.00</u></div> <div><u>3111</u> <u>\$437.50</u></div> <div><u>57200</u> <u>4713</u> <u>\$750.00</u></div>			
Subtotal			\$5,687.50
Total			\$5,687.50

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

Invoice

Date	Invoice #
8/2/2019	INV0000042366

Bill To:

HARRISON RANCH CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00362

Description	Qty	Rate	Amount
Actual Bi-Weekly Payroll	1.00	\$1,409.13	\$1,409.13
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 01 2019</u> D/M approval <u>[Signature]</u> Date <u>8-9-2019</u> Date entered <u>AUG 09 2019</u> Fund <u>001</u> GL <u>57200</u> OC <u>3301</u> Check # _____</p>			
Subtotal			\$1,409.13
Total			\$1,409.13

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

Invoice

Date	Invoice #
7/31/2019	INV0000042490

Bill To:

HARRISON RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
July		Upon Receipt	00362
Description	Qty	Rate	Amount
Mass Mail	1,524.56	\$1.00	\$1,524.56
<p>RECEIVED</p> <p>AUG 06 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>JH</u> Date <u>8-6-2019</u></p> <p>Date entered <u>AUG 09 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3120</u></p> <p>Check # _____</p>			
Subtotal			\$1,524.56
Total			\$1,524.56

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

Invoice

Date	Invoice #
8/16/2019	INV0000042884

Bill To:

HARRISON RANCH CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00362

Description	Qty	Rate	Amount
Actual Bi-Weekly Payroll	1.00	\$1,510.70	\$1,510.70
<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 15 2019</u></p> <p>D/M approval <u>QL</u> Date <u>8/20/19</u></p> <p>Date entered <u>AUG 16 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>3301</u></p> <p>Check # _____</p>			
Subtotal			\$1,510.70
Total			\$1,510.70

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
8/1/2019	INV0000004608

Bill To:

HARRISON RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
August			00382
Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
RECEIVED			
JUL 25 2019			
Date Rec'd Rizzetta & Co., Inc. _____			
D/M approval <u>[Signature]</u> Date <u>7-26-2019</u>			
Date entered <u>JUL 26 2019</u>			
Fund <u>001</u> GL <u>51300</u> OC <u>4901</u>			
Check # _____			
Subtotal			\$175.00
Total			\$175.00

Securiteam Inc.

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Fax: 888-596-8464

Invoice

Bill To
Harrison Ranch 5755 Harrison Ranch Blvd Parrish, FL 34219

Installation Address
Harrison Ranch Clubhouse 5775 Harrison Ranch Blvd Parrish, FL 34219

Date	Invoice #	Due Date	Mon #
8/1/2019	12224	8/31/2019	VID1681 & 7852477

Qty	Description	Rate	Amount
0.25	Remote Video Monitoring (\$6,600 per year) VID1681	6,600.00	1,650.00
0.25	S2 Software Maintenance Agreement and Securiteam Remote Support Plan (\$520 per year)	520.00	130.00
3	Interior Monitoring per Signed Addendum 3465	245.00	735.00
3	Digital Alarm Monitoring Service for Burglary. System #7852477 Added on 1/17/19 per Proposal 4109	50.00	150.00
	Your Quarterly invoices are all billed as follows: December-February: 30 Day Terms invoice sent 11/1 March - May: 30 Day Terms invoice sent 2/1 June - August: 30 Day Terms invoice sent 5/1 September - November: 30 Day Terms invoice sent 8/1 Sales Tax	0.00%	0.00
	RECEIVED AUG 01 2019 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>[Signature]</u> Date <u>8-9-2019</u> AUG 09 2019 Date entered _____ Fund <u>001</u> GL <u>57200</u> OC <u>4712</u> Check # _____		
Total			\$2,665.00
Customer Total Balance			\$2,665.00

SOUTHWEST MAINTENANCE SERVICES, INC.

2444 Foster Lane
Sarasota, Florida 34239
(941)356-9059

August 5, 2019

INVOICE 805

Harrison Ranch Amenities Center
c/o Rizzetta CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Attertion: Barbara

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 15 2019
D/M approval 96 Date 8/20/19
Date entered AUG 16 2019
Fund 001 GL 57200 OC 4706
Check # _____

Purchased supplies:

Large black trash bags	\$72.81
Toilet paper	\$56.40
Large black trash bags	\$36.41
Hand towels	\$28.33

Total \$193.95

4706/bm

TOTAL DUE \$193.95

Professional Maintenance and Janitorial Services Since 1976



WEST FLORIDA SUPPLY

1184 North Washington Boulevard • Sarasota, FL 34236
(941) 365-2838

INVOICE

Page 1/1

Sold To

SOUTHWEST SERVICES/BILL G
BILL GRAHAM
2444 FOSTER LANE
SARASOTA FL 34239-6305

Ship To

SOUTHWEST SERVICES/BILL G
BILL GRAHAM
2444 FOSTER LANE
SARASOTA FL 34239-6305

Customer #	Order Date	Sales Order #	Buyer	Customer P/O #	Ship Via	Salesman
0900289	07/23/2019	339293	BILL	BILL	Customer Pic	90
Invoice #	Invoice Date	Ship Date	Freight Terms	Job Number	Terms	
	07/23/2019	07/23/19	PREPAID& ADD		Credit Card	

LN	QNTY ORD	QNTY SHIP	QNTY B/C	QNTY PICK	PRODUCT NUMBER	DESCRIPTION	UOM	NET PRICE	EXTENSION
1	2	2			RP-PR60-200	BULLDOG 38X60 2.0 MIL HEAVY POLYLINER- BLACK (50/CS)	Cs	36.4065	\$72.81
2	1	1			SCA TM1616S	ECOSOFT UNIV 2 PLY TOILET TISSUE (96RL/500SHTS) *NEW PACKAGING & NUMBER TO REFLECT SCA PURCHASE OF BAYWEST*	Cs	56.3957	\$56.40
3	1	1			SZ-GRPR-M	GLOVES DISP. LTX POWDER FREE MED. (10BX/CS)	Bx	6.7777	96.78
Payment Received							Visa	145.51	

Harrison Frank
Owner's Office

X: _____
Customer Signature:

Terms & Conditions
DEBTOR ASSUMES ALL COSTS OF COLLECTION, COURT
INTEREST @ 1.5% PER MONTH, & REASONABLE ATTORNEY
FEES. WE DO NOT SEND MONTHLY STATEMENTS. REQUEST
TO RETURN GOODS MUST BE MADE WITHIN 15 DAYS.

Merchandise	135.99
Freight	0.00
Misc Charges	0.00
Sub Total	135.99
Taxable	135.99
Tax (07)	9.52
TOTAL	\$145.51

POS Copy

Printed by: CTR 08:49:22 23 JUL 2019

Batch Number: 01-11

Writer: JL



WEST FLORIDA SUPPLY

1104 North Washington Boulevard - Sarasota, FL 34236
(941) 365-2838

INVOICE

Page 1/1

Sold To

SOUTHWEST SERVICES/BILL G
BILL GRAHAM
2444 FOSTER LANE
SARASOTA FL 34239-6305

Ship To

SOUTHWEST SERVICES/BILL G
BILL GRAHAM
2444 FOSTER LANE
SARASOTA FL 34239-6305

Customer #	Order Date	Sales Order #	Buyer	Customer P/O #	Ship Via	Salesman
0900289	08/01/2019	339695	BILL	BILL	Customer Pic	90
Invoice #	Invoice Date	Ship Date	Freight Terms	Job Number	Terms	
	08/01/2019	08/01/19	PREPAID& ADD		Credit Card	

LN	QNTY ORD	QNTY SHIP	QNTY B/O	QNTY PICK	PRODUCT NUMBER	DESCRIPTION	DOM	NET PRICE	EXTENSION
1	1	1			RP-PR60-200	BULLDOG 38X60 2.0 MIL HEAVY POLYLINER- BLACK (50/CS)	Cs	36.4065	\$36.41
2	1	1			SCA MB540A	ECOSOFT MULTIFOLD TOWEL - WHITE (16/250SHTS) *NEW PACKAGING & NUMBER TO REFLECT SCA PURCHASE OF BAYWEST*	Cs	28.3342	\$28.33
3	2	2			INO WE92400TP	TOUCHPOINT SURFACE CLEANSING WIPE - QUAT (400SHT/2RL)	Cs	58.4136	\$116.83
Payment Received									
Visa								194.28	
Haweson Ranch Amenities Center									

X:

Customer Signature:

Terms & Conditions
DEBTOR ASSUMES ALL COSTS OF COLLECTION, COURT
INTEREST @ 1.5% PER MONTH, & REASONABLE ATTORNEY
FEES. WE DO NOT SEND MONTHLY STATEMENTS. REQUEST
TO RETURN GOODS MUST BE MADE WITHIN 15 DAYS.

Merchandise	181.57
Freight	0.00
Misc Charges	0.00
Sub Total	181.57
Taxable	181.57
Tax (07)	12.71
TOTAL	\$194.28

POS Copy

Printed by: CTR 11:08:26 01 AUG 2019 Batch Number: 01-11

Writer: JJ

SOUTHWEST MAINTENANCE SERVICES, INC.
2444 Foster Lane
Sarasota, Florida 34239
(941)356-9059

August 5, 2019

INVOICE 850

Harrison Ranch Amenities Center
c/o Rizzetta CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Attention: Barbara

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 15 2019
D/M approval SC Date 8/20/19
Date entered AUG 16 2019
Fund 001 GL 57200 OC 4104
Check # _____

Cleaning and maintenance services for August

4704/bm

TOTAL DUE \$1,100.00

Professional Maintenance and Janitorial Services Since 1976

Symbiont Service Corp.

4372 North Access Road, Englewood, Florida 34224

941.474.9306 • 800.881.4328 • Fax 941.473.9306

"One Company, One Call, Complete Comfort!"



Service Invoice

DATE

8/1/2019

INVOICE #

0609096284

BILL TO:

Harrison Ranch CDD
c/o Rizzetta & Company
3434 Colwell Ave #200
Tampa FL 33614

SHIP TO:

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish FL 34219

RECEIVED

AUG - 5 2019

P.O. NUMBER (as needed)	TERMS	PHONE	CUSTOMER NUMBER
	NET	941-776-9949	0023384
QUANTITY	DESCRIPTION	AMOUNT	
	<p>REPAIR NEEDED: Model # PH090ARDSWNJ # 2 - Serial # 1138084-J12 - Replace warranty compressor and drier on unit 2 staging 7/25/19</p> <p>TUD: N</p> <p>CONTRACT EXP DATE: 12-19</p> <p>QUOTED PRICE: \$ 971.64 approved</p> <p>ACCESS INFO: Lock combo 8110 OFFICE OPENS AT 10AM</p> <p>CONTACT NAME & NUMBER: Barbara McEvoy 941-776--9725</p> <p>SCHEDULING : 7/25/2019 3:29:32 PM - JENNIFER - LEFT MESSAGE TO SET UP</p> <p>7/26/2019 10:21:01 AM - JENNIFER - SET UP WITH BARBARA THURS 8/1/19 FIRST CALL.</p> <p>Notes added by tech Caleb Savage on 8/1/2019 2:38:09 PM Model # PH090ARDSWNJ # 2 - Serial # 1138084-J12 - Replaced warranty compressor and drier on unit 2 In addition to compressor repair I found two water leaks on unit #1 PH090ARDSWNJ 1138079-J12. Repaired water leak at top of pool coil coming from pvc water out on flat top coil. Also repaired leak at pool water in union on back of unit. All okay at this time.</p> <p>Notes added by tech Jimmy Dietrich on 8/1/2019 2:38:37 PM Assisted Caleb. Made additional repairs to lead unit</p>	\$1,164.03	
THANK YOU FOR BEING OUR CUSTOMER			

For your convenience we accept checks and the following credit cards.

Signature: _____

Please circle the credit card you're using:

Credit Card Number: _____

Exp. Date: _____ CID: _____ Amount: _____





Tab 7

RESOLUTION 2019-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Harrison Ranch Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Justin Croom is appointed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF September, 2019.

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Tab 8



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Harrison Ranch Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Harrison Ranch Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119626

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$2,974,738
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$71,542

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$12,795

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Harrison Ranch Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578**

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119626

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$12,795
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,819
Public Officials and Employment Practices Liability	\$2,563
TOTAL PREMIUM DUE	\$18,177

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2019, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Harrison Ranch Community Development District

(Name of Local Governmental Entity)

By: _____
Signature Print Name

Witness By: _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2019

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Harrison Ranch Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$2,974,738 | As per schedule attached |
| <input checked="" type="checkbox"/> | Inland Marine | \$71,542 | As per schedule attached |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |

Signature: _____ Date: _____

Name: _____

Title: _____



Property Schedule

Schedule Items Effective As of: 10/01/2019

Harrison Ranch Community Development District

Policy No.: 100119626

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
1	Entry Features (2) - Harrison Ranch	Joisted masonry	10/01/2019	\$60,000	\$60,000
	Harrison Ranch Blvd. & Erie Rd. Parrish FL 34219		10/01/2020		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
2	Irrigation Systems	Pump / lift station	10/01/2019	\$90,000	\$90,000
	5755 Harrison Ranch Blvd. Parrish FL 34219		10/01/2020		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
3	Pool - In Ground	Below ground liquid storage tank / pool	10/01/2019	\$564,900	\$564,900
	5755 Harrison Ranch Blvd. Parrish FL 34219		10/01/2020		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
4	Pool Furniture in Open	Property in the Open	10/01/2019		\$18,800
	5755 Harrison Ranch Blvd. Parrish FL 34219		10/01/2020	\$18,800	
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
6	Pool Fence (Metal)	Non combustible	10/01/2019	\$24,600	\$24,600
	5755 Harrison Ranch Blvd. Parrish FL 34219		10/01/2020		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
7	Entry Feature - Harrison Ranch	Masonry non combustible	10/01/2019	\$140,000	\$140,000
	Harrison Ranch & U.S. 301 Parrish FL 34219		10/01/2020		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
8	Tennis Courts w/Lights and Fencing	Non combustible	10/01/2019	\$53,400	\$53,400
	5755 Harrison Ranch Blvd. Parrish FL 34219		10/01/2020		

Sign: _____

Print Name: _____

Date: _____



Property Schedule

Schedule Items Effective As of: 10/01/2019

Harrison Ranch Community Development District

Policy No.: 100119626

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
9	Dumpster Enclosure		Non combustible	10/01/2019	\$11,100		\$11,100
	5755 Harrison Ranch Blvd. Parrish FL 34219			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
10	Lighting - Landscape		Electrical equipment	10/01/2019			\$213,300
	5755 Harrison Ranch Blvd. Parrish FL 34219			10/01/2020	\$213,300		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
12	Playground Equipment		Non combustible	10/01/2019			\$73,096
	5755 Harrison Ranch Blvd. Parrish FL 34219			10/01/2020	\$73,096		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
13	Pool Pump and Equipment		Pump / lift station	10/01/2019			\$83,000
	5755 Harrison Ranch Blvd. Parrish FL 34219			10/01/2020	\$83,000		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
14	Irrigation Systems		Pump / lift station	10/01/2019	\$53,000		\$53,000
	5755 Harrison Ranch Blvd. Parrish FL 34219			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
15	Clubhouse		2006	10/01/2019	\$1,174,100		\$1,366,800
	5755 Harrison Ranch Blvd. Parrish FL 34219		Joisted masonry	10/01/2020	\$192,700		
	Complex			Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
16	Tot Lot Playground Equipment		2014	10/01/2019	\$36,000		\$36,000
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2020			

Sign: _____

Print Name: _____

Date: _____



Property Schedule

Schedule Items Effective As of: 10/01/2019

Harrison Ranch Community Development District

Policy No.: 100119626

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt
17	Tot Lot Playground Fence		2014	10/01/2019	\$3,254		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2020			\$3,254
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt
18	2000 Printable Id Cards (part of security)		2015	10/01/2019			
	5755 Harrison Ranch Blvd Parrish FL 34219		Non combustible	10/01/2020	\$5,000		\$5,000
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt
19	Monument Sign with 2 Signage Lights		2016	10/01/2019	\$16,361		
	Harrison Ranch Blvd. & 52nd Ct E Parrish FL 34219		Property in the Open	10/01/2020			\$16,361
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt
20	Pool Pergolas (2) @ \$15K Each			10/01/2019	\$30,000		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Property in the Open	10/01/2020			\$30,000
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt
21	Pool Chair Lift			10/01/2019	\$5,000		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Electrical equipment	10/01/2020			\$5,000
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt
22	3-Rail PVC Fence (Approx. 814 linear ft.)			10/01/2019	\$12,600		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2020			\$12,600
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt
23	Entranceway Monuments (2) - Corriente			10/01/2019	\$32,722		
	Harrison Ranch Blvd. & 50th St Cir E Parrish FL 34219		Masonry non combustible	10/01/2020			\$32,722

Sign: _____

Print Name: _____

Date: _____

**Harrison Ranch Community Development District**

Policy No.: 100119626

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
24	Entranceway Monument - Galloway		Masonry non combustible	10/01/2019	\$16,361		\$16,361
	Harrison Ranch Blvd. & 55th LN E Parrish FL 34219			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
25	Entranceway Monument - Pembroke		Masonry non combustible	10/01/2019	\$16,361		\$16,361
	Harrison Ranch Blvd. & 57th Ct E Parrish FL 34219			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
26	Entranceway Monuments (2) - The Brahman		Masonry non combustible	10/01/2019	\$32,722		\$32,722
	5755 Harrison Ranch Blvd. Parrish FL 34219			10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
27	Entranceway Monument - Brahman		Masonry non combustible	10/01/2019	\$16,361		\$16,361
	Harrison Ranch Blvd. & 58th St E Parrish FL 34219			10/01/2020			
			Total:	Building Value \$2,388,842		Contents Value \$585,896	
						Insured Value \$2,974,738	

Sign: _____

Print Name: _____

Date: _____

**Harrison Ranch Community Development District**

Policy No.: 100119626

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
2	Street Lights (Maximum \$15,000 per item)		Other inland marine	10/01/2019 10/01/2020	\$50,000	\$1,000
3	(1) 8 Channel Intelligent Network Video Recorder		Electronic data processing equipment	10/01/2019 10/01/2020	\$2,100	\$1,000
4	Access Control Master Software (part of security)		Electronic data processing equipment	10/01/2019 10/01/2020	\$1,750	\$1,000
5	Single Sided ID Card Printer (part of security)		Electronic data processing equipment	10/01/2019 10/01/2020	\$2,471	\$1,000
6	(1) V1 1300 Intelligent Camera & (2) V1 1500 Cameras		Electronic data processing equipment	10/01/2019 10/01/2020	\$3,864	\$1,000
7	(1) VIM 7100 Intelligent PTZ Camera with Auto Track		Electronic data processing equipment	10/01/2019 10/01/2020	\$2,393	\$1,000
8	Stainless Steel Speaker and Stroke Comination Uni		Electronic data processing equipment	10/01/2019 10/01/2020	\$750	\$1,000
9	Access Control Panels and Power Supplies with Battery		Electronic data processing equipment	10/01/2019 10/01/2020	\$4,214	\$1,000
10	Printer CS 306ci		Electronic data processing equipment	10/01/2019 10/01/2020	\$4,000	\$1,000
				Total	\$71,542	

Sign: _____

Print Name: _____

Date: _____

Tab 9

After recording, please return to:

Harrison Ranch Community Development District
c/o District Manager
Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, Florida 33578

**VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS
WITHIN CDD EASEMENT**

This *Variance Agreement for Installation of Improvements within CDD Easement* ("**Agreement**") is entered into as of this _____ day of _____, 2019, by and among _____ and _____ (together, "**Owner**") and the Harrison Ranch Community Development District ("**CDD**"), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 213, as per the plat ("**Plat**") of Harrison Ranch Phase 1B recorded in Plat Book 49, Pages 161 et seq., of the Public Records of Manatee County, Florida ("**Property**"); and

WHEREAS, the District is the owner in fee simple of certain real property located in Manatee County, Florida, lying within the boundaries of the District including but not limited to ("**Tract DE10**"):

Tract DE10 (Open Space and Drainage Easement Area), as identified in the plat entitled Harrison Ranch, Phase 1B, as recorded in the Official Records of Manatee County, Florida at Plat Book 49, Pages 161 et seq.; and

WHEREAS, a previous owner has, without obtaining CDD permission, erected, and Owner desires to maintain in place, certain improvements described as a 4' metal fence ("**Improvements**") within the Drainage and Utility Easements located on Lot 213 ("**Drainage Easement(s)**") and within a portion of Tract DE10 (together with the Drainage Easements, the "**License Area**"), as shown on the Plat and in **Exhibit A**, attached hereto; and

WHEREAS, due to the CDD's legal interests in the License Area, among other reasons, Owner requires the CDD's consent before constructing improvements within the District's property and any portion of the Surface Water Management System, including the Drainage Easements; and

WHEREAS, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the CDD hereby grants Owner the right, privilege, and permission to maintain in place removable Improvements on the License Area.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

- a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.
- b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation and/or maintenance of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the Harrison Ranch Homeowners' Association, Inc. ("**Association**"), as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD's option.
- e. Owner's exercise of rights hereunder shall not interfere with CDD's rights to use Tract DE10, or its rights under the Drainage Easements. For example, if the Improvements include a fence, such fence shall be installed within the Drainage Easements a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Drainage Easements, or any utilities within the Easements. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities.
- f. The Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements, and agrees to maintain the Improvements in good condition.
- g. Additionally, the Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the Easement(s) described above and in Tract DE10 and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise the privilege granted herein at

Owner's own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, without notice, the CDD may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, and that the CDD is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless Manatee County, the Southwest Florida Water Management District, and the CDD as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Default.** A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

9. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

Owner

By: _____

By: _____

Print Name

By: _____

Print Name

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of August, 2019, by _____, [S]He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR
INSTALLATION OF IMPROVEMENTS WITHIN CDD EASEMENT]

Witnesses:

Owner

By: _____

By: _____

Print Name

By: _____

Print Name

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of August, 2019, by _____ . [S]He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR
INSTALLATION OF IMPROVEMENTS WITHIN CDD EASEMENT]

Witnesses:

**Harrison Ranch
Community Development District**

By: _____

By: _____

Print Name

Chair of the Board of Supervisors

By: _____

Print Name

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of August, 2019, by _____, as Chair of the Board of Supervisors of the Harrison Ranch Community Development District, on behalf of said district. He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[end of signature pages]

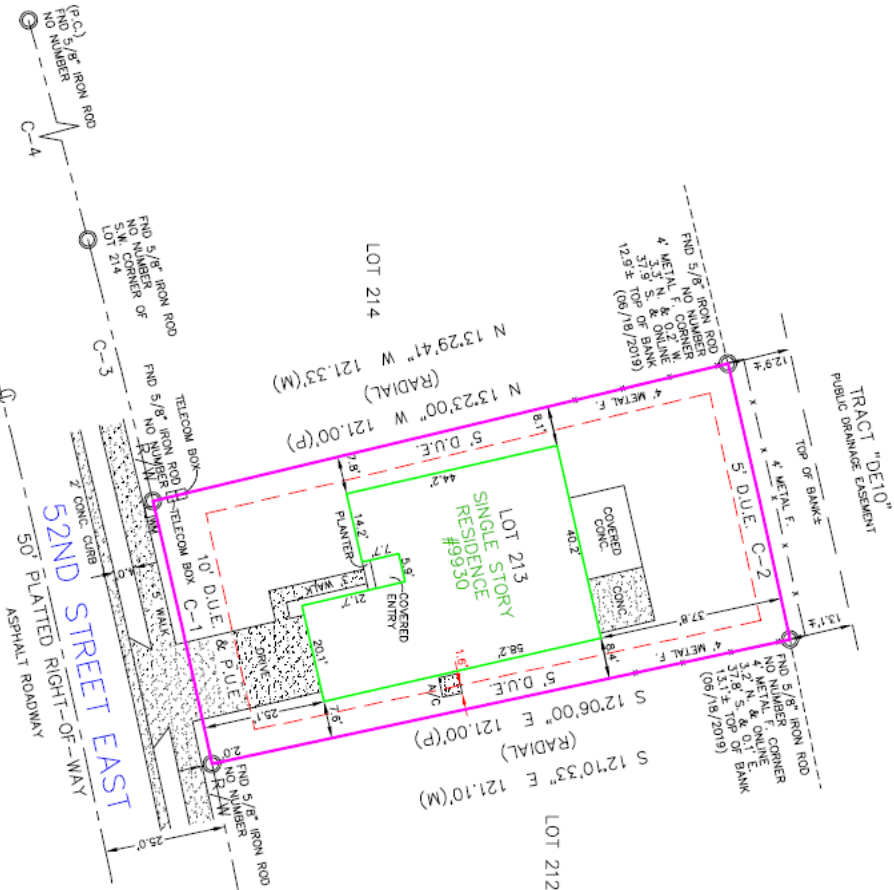
Exhibit A: License Area and Improvements

BOUNDARY
SURVEY



C-1
R = 2450.00'(P)
Δ = 01°17'00"(P)
L = 54.88'(P) 54.90'(M)
C = 54.87'(C) 54.89'(M)
CB = S 77°15'30" W (P)
S 77°15'30" W (M)

C-2
R = 2571.00'(P)
Δ = 01°17'00"(P)
L = 57.59'(P) 57.69'(M)
C = 57.59'(C) 57.69'(M)
CB = N 77°15'30" E (P)
N 77°28'50" E (M)



C-3
R = 2450.00'(P)
Δ = 01°17'00"(P)
L = 54.88'(P) 54.91'(M)
C = 54.88'(C) 54.91'(M)
CB = S 75°58'30" W (P)
S 75°53'10" W (M)

C-4
R = 2450.00'(P)
Δ = 01°17'00"(P)
L = 92.64'(P) 92.72'(M)
C = 92.63'(C) 92.71'(M)
CB = S 74°13'06" W (C)
S 74°01'43" W (M)

- PLD # = PARCEL IDENTIFICATION NUMBER
- WOOD
 - ASPHALT
 - BRICK/PAVEMENT
 - CONCRETE

PROPERTY ADDRESS: 9930 52ND STREET EAST -PARRISH, FLORIDA 34219

Legal Description: Lot 213, HARRISON RANCH,
PHASE IB, according to the Plat thereof, as recorded in
Plat Book 49, Pages 161 through 204, Public Records of
Manatee County, Florida.

CERTIFIED TO:
RAVEN NICOLE GALYEN
VANDYK MORTGAGE CORPORATION
BERLIN PATTEN EBLING, PLLC
CHICAGO TITLE INSURANCE
COMPANY

CLIENT NO. 19-424718
JOB NO. 3464
FIELD DATE: 06/18/19
APPROVED BY: AER
CHECKED BY: GS
DRAWN BY: GS
DRAWN DATE: 06/19/19

I hereby certify that the survey of the herein described property was prepared under my
direct supervision and meets the Standards of Practice set forth by the Florida
Board of Professional Surveyors and Engineers in Rule 6A-17.050 through 6A-17.053,
Florida Administrative Code. Pursuant to Chapter 472002, Florida Statutes.
603



CERTIFIED BY: ALAN E. GALYEN, P.S., P.E.
FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978, LAKE NONHOE, FL 32747
407.951.3425 (Office); 407.520.5653 (Fax); LB #7564
NOT VALID WITHOUT THE APPROPRIATE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE REVISION DATE REVISION



LIST OF ENCROACHMENTS:
A/C ENCROACHES INTO THE
EAST SIDE EASEMENT.



SURVEYOR'S NOTES:

(FOR INFORMATIONAL PURPOSES ONLY)
THIS SURVEY WAS PREPARED FOR THE ESTATE OF A CO-OWNERSHIP
AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER CO-OWNERS
WHO MAY BE LOCATED IN ZONE X AREA OUTSIDE
THE 10 YEAR FLOOD PLAIN PER F.L.A.M.
MAP NUMBER 19C01090, DATED 03/17/2014
THIS SURVEYOR MAKES NO GUARANTEES AS
THE ACCURACY OF THE ABOVE INFORMATION,
CONTACTED FOR VERIFICATION.

Tab 10

Harrison Ranch

HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW APPLICATION

RESTRICTION: Only homeowners in good standing (no outstanding violations) and not in arrears (outstanding unpaid special assessment fines, HOA dues, or other monies due to the Association) can submit an alteration application to the Design Review Committee. The only exception is for an application submitted to remedy an existing violation(s).

DESCRIBE, IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED:

fencing in back yard

THE FOLLOWING DOCUMENTATION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION:

- A copy of the lot survey map (site plan) marked with the location(s) of the proposed change, alteration, renovation or addition (excluded for painting projects).
- Drawings of your plan(s)/color photos showing project(s) and all color samples, materials and descriptions. (*for paint applications, actual manufacturer color cards must be attached, copies will not be accepted)

Check one:

☒ Contractors proposal attached
(proposal must be attached if not a DIY)

☐ No contractor/homeowner is doing work (DIY)

NOTE: APPLICATIONS SUBMITTED WITHOUT THE REQUIRED INFORMATION AS INDICATED ABOVE WILL BE CONSIDERED INCOMPLETE. ANY INCOMPLETE APPLICATION WILL NOT BE REVIEWED AND WILL AUTOMATICALLY BE DENIED. APPLICATIONS ARE DUE BY THE 1ST THURSDAY OF EACH MONTH AND ARE REVIEWED THE 3RD THURSDAY OF EACH MONTH.

APPLICATIONS ARE NOT REVIEWED OUTSIDE OF THE MEETING DATE.

I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING CONDITIONS:

1. No work will begin until written approval is received from the Association. I understand that I have 60-90 days from the approval date to complete the work. If not completed in the required timeframe, I must reapply for approval. All work will be done expeditiously once commenced and will be completed in a professional manner by a licensed contractor or myself.
2. All work will be performed in a manner that will minimize interference with and inconvenience to other residents.
3. Approval does not constitute municipal/county building department approval. Applicant agrees to obtain necessary municipal/county building permit prior to commencement of any work (if applicable.)
4. Failure to comply with all requirements will result in withdrawal of approval.
5. Approval is not a guarantee of structural safety or engineering soundness.
6. Any time during the process applicant agrees to comply with any request to enter onto the property or for additional information for purposes of determining if improvement is being constructed in accordance with the approval plan and in compliance with the covenants and guidelines. Refusal by applicant shall result in withdrawal of approval.
7. I assume all liability and will be responsible for any and all damages to other lots and/or common area which may result from performance of this work.
8. I will be responsible for the conduct of all persons, agents, contractors, subcontractors, and employees who provide services in connection with this project.
9. A decision by the Association may take 30 or more days, depending on the association documents. I will be notified of the decision.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THE ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

OWNER PRINTED NAME: Maria Vierling SIGNATURE: Maria Vierling
DATE: 6-14-19 EMAIL: mvgagators@aol.com
ADDRESS: 5832 111th Ave East
MAILING ADDRESS: Same PHONE: 727-642-6641

ACTION OF THE ARCHITECTURAL REVIEW COMMITTEE

____ APPROVED contingent upon: _____

____ DENIED for the following reason(s): _____

DATE: _____ AUTHORIZED SIGNATURE DRC _____

AUTHORIZED SIGNATURE DRC _____

Rizzetta & Company, Inc.
5755 Harrison Ranch Blvd. • Parrish, FL 34219
Telephone: 941-776-9725

review w/ cSD Atty
re easement

Name:	MARIA VIERLING	Date:	06/14/19
Jobsite Address:	5832 111 TH AVE EAST	Sales Rep:	Thom
City, State, Zip:	JANESVILLE FL 34219		
Subdivision:	HARRISON RANCH	Cross Street:	58 TH STREET CIR. E.
Contact :	-Same-	Phone:	(727) 642-6641

	YES	NO
MULTIPLE FENCE STYLES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPTIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRAINFIELD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
POOL	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SCREENED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TREES / BUSHES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SETBACKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WALL MOUNTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CORNER LOT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CROSS ST. NOTED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SHEDS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COLUMNS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXISTING FENCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TEAR DOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood <input type="checkbox"/> _____		
Aluminum <input type="checkbox"/> _____		
PVC <input type="checkbox"/> _____		
Chainlink <input type="checkbox"/> _____		
SLOPE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fence <input checked="" type="checkbox"/>		
Gate <input type="checkbox"/>		

SINGLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DOUBLE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SWING DIRECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SLOPE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DROP ROD LOCATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>
POST LOCATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>
POOL PUMP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRIC METER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRIVATE UTILITIES ☒ ☒

PERMIT REQUIRED ☐ ☒

NOC REQ'D (OVER \$2,500) ☐ ☒

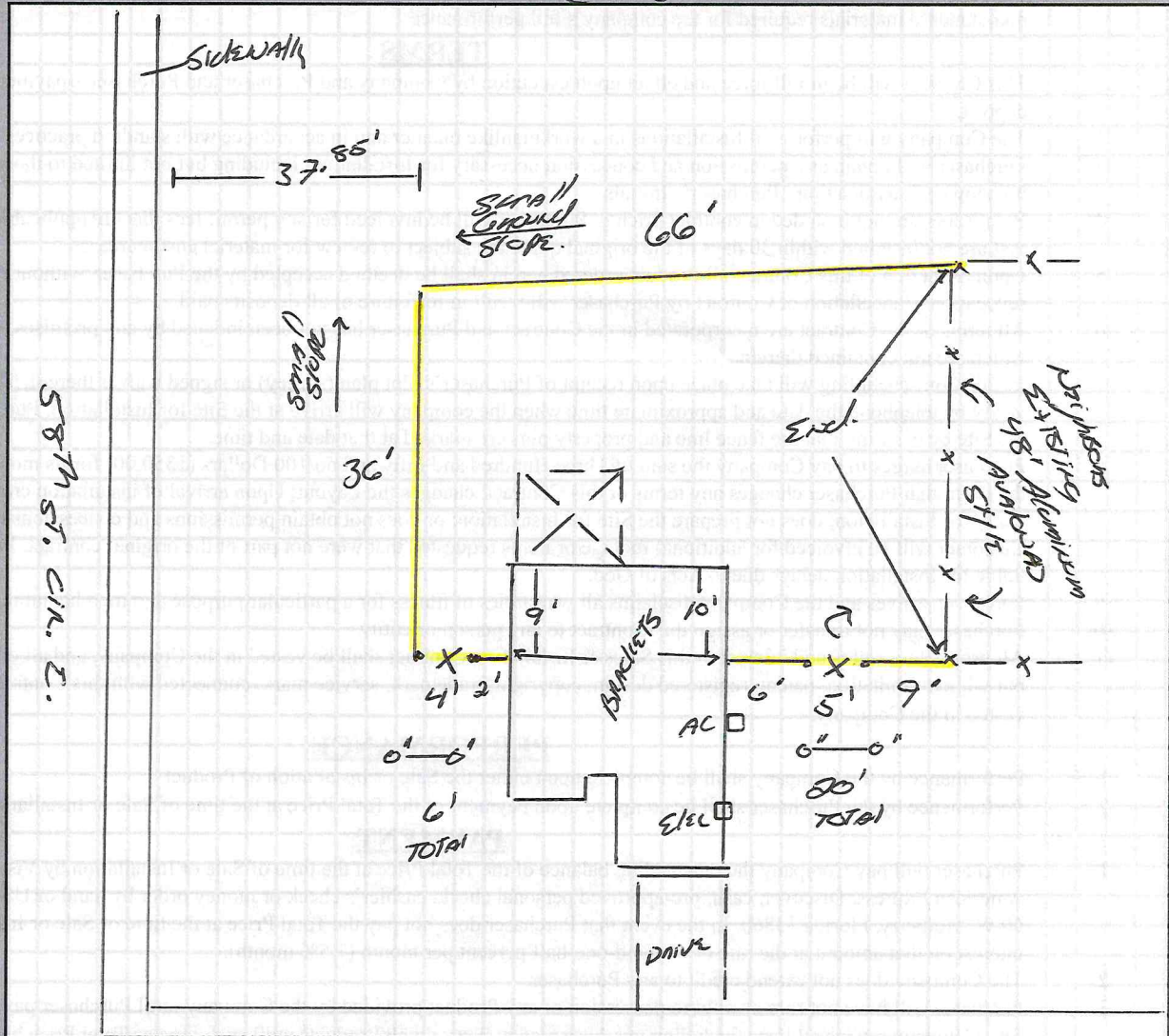
HOA OR POA ☒ ☐

☐ DANIELLE

☒ HOMEOWNER

☐ Begin without Approval

☒ Wait for Approval

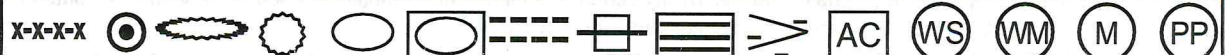


111TH AVE EAST

MATERIALS:

48" Black Avalon AD

NOTES:



BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 983, HARRISON RANCH, PHASE IIB
AS RECORDED IN PLAT BOOK 51, PAGES 123-160, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	39.27'	25.00'	89°00'00"	S15°12'00"W	35.38'
C2	81.77'	1025.00'	4°34'14"	N57°54'53"E	81.75'

Line Table		
Line #	Direction	Length

FOR THE BENEFIT AND
EXCLUSIVE USE OF:



PERMIT # 14040959

ADDRESS:
#5832 111TH AVENUE EAST
PARRISH, FL. 34219

FOR THE BENEFIT AND
EXCLUSIVE USE OF:

MARIA E. VIERLING
POP TITLE OF FLORIDA, INC.
PREMIER LAND TITLE INSURANCE COMPANY
PULTE MORTGAGE, LLC
PULTE HOME CORPORATION

NOTES:

1. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 08-08-14, UNLESS OTHERWISE SHOWN.
2. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
3. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. ALL DIMENSIONS WERE VERIFIED IN THE FIELD AND SHOWN UPON THIS DRAWING.
5. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARKS FOUND AND RECOVERED FROM THE PLAT OF HARRISON RANCH PHASE I, AS RECORDED IN PLAT BOOK 49, PAGES 76-95, AND BEING IN NGVD 1928 DATUM.
6. BASE FLOOD ELEVATION ON FLOOD INSURANCE RATE MAP IS BASED ON NAVD 88 DATUM.
7. CONVERSION: NGVD 29 - (0.98) = NAVD 88 DATUM.

LEGEND:

- DRAINAGE FLOW
- CENTERLINE
- RIGHT OF WAY LINE
- EXISTING ELEVATION
- A/C AIR CONDITIONER
- CONCRETE
- C CHORD LENGTH
- CB CHORD BEARING
- CBW CONCRETE BLOCK WALL
- CHA CHASER NOT ACCESSIBLE
- CP CONCRETE PAD
- CS CONCRETE SLAB
- C/W CONCRETE WALK
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP
- ID IDENTIFICATION
- LS LICENSED BUSINESS
- LS LICENSED SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D/E DRAINAGE & UTILITY EASEMENT
- TP TRANSFORMER PAD

- △ FOUND NAIL AND DISC LB #6393
- FOUND 5/8" IRON ROD AND CAP LB #6882
- Δ DELTA ANGLE
- (P) PER PLAT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- PK PARKER KALON
- POC POINT ON CURVE
- POL POINT ON LINE
- PRC POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PT POINT OF TANGENCY
- R RADIUS
- SQ. FT. SQUARE FEET
- S/W SIDEWALK
- TYP TYPICAL
- WM WATER METER
- RWM RECLAIM WATER METER
- TR TELEPHONE RISER
- WV WATER VALVE
- WDV IRRIGATION CONTROL VALVE

I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NO. 120153 0205 C, DATED 7-15-92, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X. AREA OUTSIDE THE 100 YEAR FLOOD PLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 111TH AVENUE BEING N29°40'00"W, PER PLAT.

(FIELD DATE) 05-21-14

SCALE: 1" = 30 FEET

APPROVED BY: JB

JOB NO. 0120102 LOT 983

DRAWN BY:

REVISED:

FINAL 08-08-14 CC
FOUNDATION 08-04-14 TCD
FORMBOARD 05-27-14 CC
PLOT PLAN 04-07-14 NUR

ASM

AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7878
WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.021, FLORIDA STATUTES.

James W. Boleman
05/21/14

JAMES W. BOLEMAN, PS# 8485

THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FOR THE FIRM

DATE

Tab 11

RESOLUTION 2019-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE AND AMENITIES RULES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harrison Ranch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is authorized by Chapter 190, *Florida Statutes*, to adopt rules and orders and set amenity rates pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board has previously adopted Rules of Procedure to govern the administration of the District; and

WHEREAS, the Board has previously adopted Amenities Rules, which include Amenity Operating Rules, a Rule for Amenities Rates, and a Disciplinary and Enforcement Rule (together, "Amenities Rules"); and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt an Amended and Restated Rules of Procedure and Amended and Restated Amenities Rules.

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

SECTION 1. A Public Hearing will be held to adopt Amended and Restated Rules of Procedure and Amended and Restated Amenities Rules on _____, 2019, at _____.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of September, 2019.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Tab 12

**AMENDED AND RESTATED
RULES OF PROCEDURE
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

EFFECTIVE AS OF _____, 2019

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Rule 1.0 General.

- (1) The Harrison Ranch Community Development District (the “District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable

to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
 - (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed

as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce

the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:
 - (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (____) _____. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”
- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comment
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
 (a) District Counsel
 (b) District Engineer
 (c) District Manager
 1. Financial Report
 2. Approval of Expenditures
Supervisor’s requests and comments
Public comment
Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and

published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to

litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), Florida Statutes; and
 - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (c) Support economical and efficient operations; and
 - (d) Ensure reliability of financial records and reports; and
 - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing

by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.
- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.
- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

- (a) The texts of the proposed rule and the adopted rule;
- (b) All notices given for a proposed rule;
- (c) Any statement of estimated regulatory costs for the rule;
- (d) A written summary of hearings, if any, on the proposed rule;
- (e) All written comments received by the District and responses to those written comments; and
- (f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
- (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;

- (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District's Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions

raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

- (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.
- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds

that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

- (o) “Request for Proposals” or “RFP” is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.

- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the

right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (5) Competitive Negotiation.
- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
 - (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
 - (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
 - (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee

determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
 - (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

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Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase

insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or

responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
- ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
 - viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
 - ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
 - x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
 - xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
 - xii. The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
- ii. Unsafe conditions allowed to exist;
- iii. Complaints from the public;
- iv. Delay or interference with the bidding process;
- v. The potential for repetition;
- vi. Integrity of the public contracting process;
- vii. Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in

accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if [the proposals are too high](#), or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the

Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified

Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

- (a) The project is undertaken as repair or maintenance of an existing public facility;
- (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the

lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct

purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
- (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2019, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

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