



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting October 14, 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

October 10, 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, October 14, 2019 at 1:30 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 UpdatesTab 1
 - i. Consideration of Alum Reset ProposalTab 2
 - ii. Consideration of Aerator Maintenance ProposalTab 3
 - B. Landscape Maintenance Update.....Tab 4
 - i. **Consideration of Landscape Proposals**Tab 5
 - C. District Counsel
 - i. Discussion Regarding Traffic Sign MaintenanceTab 6
 - D. District Engineer
 - E. Clubhouse Staff
 - i. Presentation of September 2019 ReportTab 7
 - ii. Consideration of Roof Leak Repair Proposal.....Tab 8
 - F. District Manager
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 9, 2019.....Tab 9
 - B. Consideration of Operations & Maintenance Expenditures for September 2019.....Tab 10
- 5. BUSINESS ITEMS**
 - A. Consideration of Addendum to District Services Contract.....Tab 11
 - B. Consideration of Addendum to Field Services Contract.....Tab 12
 - C. Consideration of Aquatic Services ProposalTab 13
 - D. Consideration of Reserve Study ProposalTab 14
 - E. Ratification of Campus Suite ContractTab 15
 - F. **Resolution 2020-01, Adopting Policy Regarding Improvements within District Easements**Tab 16
 - G. Discussion Regarding 2018-2019 Action Items
- 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: 10/4/2019

Prepared for:

Justin Croom, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

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: 18**Comments:**

Site looks good

Shoreline and littoral weeds were observed with positive results following our recent treatment applied on 9/26.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2019



October, 2019

Site: 19**Comments:**

Site looks good

Shoreline weeds were treated during our visit on 9/27/2019. Site looked good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2019



October, 2019

Site: 20**Comments:**

Normal growth observed

Minor developing Smartweed within the littoral area, which will be treated during our next routine visit.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2019



October, 2019

Site: 21**Comments:**

Normal growth observed
Minor algae and floating
Waterlettuce were observed along
the perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October, 2019



October, 2019

Site: 22**Comments:**

Normal growth observed
Minor littoral invasive weeds
were observed within site #22.
Open water had no issues.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2019



October, 2019

Site: 23**Comments:**

Site looks good
Dead Primrose were observed
still standing in the littoral area.
No shoreline weeds were
observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2019



October, 2019

Site: 30**Comments:**

Normal growth observed
Minor Filamentous algae was
observed along the shoreline
perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October, 2019



October, 2019

Site: 31**Comments:**

Treatment in progress
Shoreline Alligatorweed was
observed with positive results
following treatment that was
applied on 9/27.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2019



October, 2019

Site: 32**Comments:**

Site looks good
No issues were observed during
inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2019



October, 2019

Site: 33

Comments:

Normal growth observed
Trace amounts of invasive
Torpedograss were observed
along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



October, 2019



October, 2019

Management Summary

Overall, the ponds within the Harrison Ranch CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed vegetation. Majority of the sites were observed to be in good condition with mostly maintenance level issues that will be treated during our next routine visit. Ponds that were in good condition during inspection were Ponds #18, #19, #23, and #32, which were all displaying positive results of shoreline weeds and no algae was observed.

Areas that will require treatment for our next visit:

Pond #20 - Smartweed in the littoral shelf.

Pond #21 - Floating Waterlettuce and Filamentous algae.

Pond #22 - Torpedograss and Pennywort within the littoral shelf.

Pond #30 - Minor Filamentous algae

Pond #33 - Torpedograss.

Algae is an unwanted, but a typical occurrence within storm water retention ponds. Irrigation, pet waste, natural nutrient up welling, detritus from the road, and any other external sources of impact are all factors that contribute to what is called non-point source pollution. Non-point source pollution occurs when rains, heavy irrigation, or sometimes natural aquifer flows, wash excess nutrient build up from lawn fertilization, pet waste, landscaping debris, oil, pesticides, naturally occurring nutrient, and other sources of detritus into a retention pond. All factors from non-point source pollution contribute to algae blooms and poor water quality issues.

The conditions of the water in your lake affects the health of every living thing in it. A comprehensive consultation begins right at the water's edge so that we can understand the current state of your lake, and what to begin testing for. Color, odor, algae, plants and other living organisms, even the neighborhood around the lake will tell a biologist a lot about your lake. Lakes often show deteriorating conditions due to increased urban influences, lake aging, and declining health or overuse of traditional treatment options that no longer work. Water quality testing will encompass all these factors and provide quantitative results that can be used and compared to provide long term solutions for your lakes.

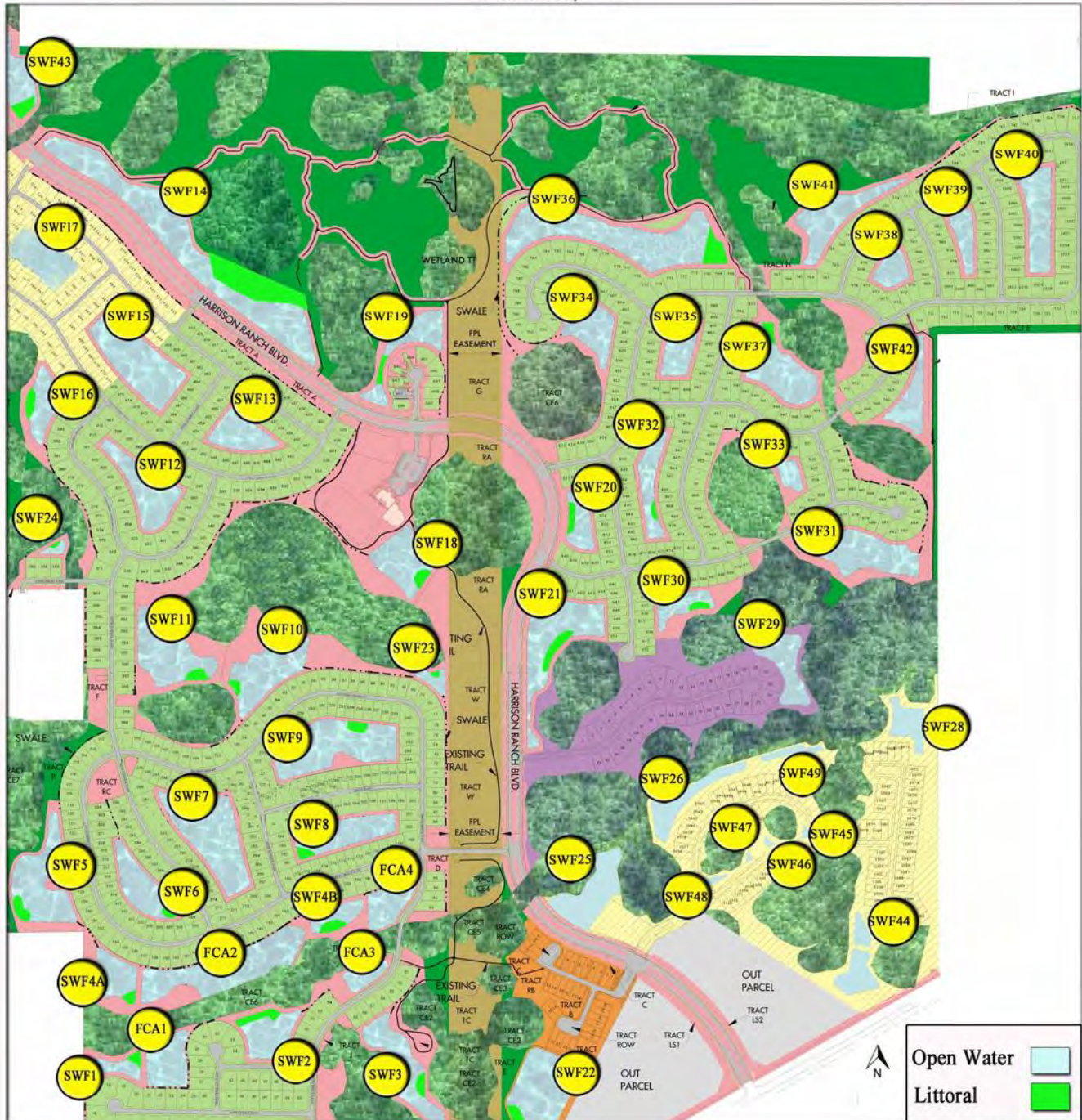
Site	Comments	Target	Action Required
18	Site looks good	Shoreline weeds	Routine maintenance next visit
19	Site looks good	Shoreline weeds	Routine maintenance next visit
20	Normal growth observed	Shoreline weeds	Routine maintenance next visit
21	Normal growth observed	Surface algae	Routine maintenance next visit
22	Normal growth observed	Shoreline weeds	Routine maintenance next visit
23	Site looks good	Shoreline weeds	Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
31	Treatment in progress	Shoreline weeds	Routine maintenance next visit
32	Site looks good	Shoreline weeds	Routine maintenance next visit
33	Normal growth observed	Torpedograss	Routine maintenance next visit



Harrison Ranch CDD Parrish, FL

1-800-432-4302

Account #46370



SAB 7/2018



Harrison Ranch CDD - MT

Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 10/7/2019

Prepared for:

Justin Croom, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

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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PONDS 26, 27, 28	5
PONDS 29	6
MANAGEMENT/COMMENTS SUMMARY	6
SITE MAP	8

Site: 1**Comments:**

Normal growth observed
Development of Caesar weed,
Primrose willows, and vines.
Native Carolina Willows and
Wax Myrtles were in good
condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 2**Comments:**

Normal growth observed
Minimal growth of weeds were
observed along the buffer. Minor
Vitis (grape vine) was observed
growing on the trees and within
the Palmetto.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 3**Comments:**

Normal growth observed
Site #3 was observed with
development of Primrose willows
within the wet areas of the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 4**Comments:**

Normal growth observed

Large native Oak and Pine trees were observed to be in good condition. Caesar weed were developing below the canopy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 5**Comments:**

Normal growth observed

Perimeter vegetation along the edge of the wetland was determined to be a mix of native and invasive weeds. Invasive Primrose and Caesar weed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 25**Comments:**

Normal growth observed

Development of weeds surrounding the culvert pipe. Dog Fennel and Caesar weed were observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 26**Comments:**

Normal growth observed

Native Pines and Oaks were in good condition. Minor Caesar weed will be treated during our next visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 27**Comments:**

Site looks good

Site was in good condition during inspection. Native Oaks, Pines, and Myrtles were in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 28**Comments:**

Normal growth observed

Development of Caesar weed, Primrose, Vines, and Brazilian Peppers.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Site: 29**Comments:**

Normal growth observed

Large expanses of native Palms, Oaks, Pines, Fakahatchee grass, and Spanish needle were all observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2019



October, 2019

Management Summary

The Inspection was performed on 10/5/2019 within the wetland Sites #1, #2, #3, #4, #5, #25, #26, #27, and #28. During inspection several areas were in need of some additional maintenance work that will be performed during our next routine maintenance visit. The main Target during our visit will be Caesar weed and Vines along the buffer areas and the walking paths. Only a few sites were observed with actively growing Brazilian Peppers along the buffer.

Targets for next visit:

Site #1 - Caesar Weed, Vines, and Primrose Willows

Site #2 - Vitis (Grape Vine).

Site #3 - Primrose Willows

Site #4 - Caesar Weed

Site #5 - Caesar Weed

Site #25 - Dog Fennel and Caesar Weed.

Site #26 - Caesar Weed

Site #27 - In good condition, Routine Maintenance next visit.

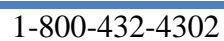
Site #28 - Caesar weed, Primrose Willows, Vines, and Brazilian Peppers

Site #29 - In good condition. Routine maintenance next visit.

Wetlands are an important part of the natural ecosystem helping to reduce storm damage and flooding, regulating water levels within watersheds, and acting as a filter to improve water quality. Wetlands also provide a habitat for fish and wildlife. All of these factors lend support to fishing, hunting and other recreational activities. Unfortunately, throughout Florida, wetlands and preserve areas have been seriously impacted by development.

Today there are many programs and regulations to bring wetlands back to healthy levels. By replacing exotic, non-native plants with desirable native species to create natural communities, Aquatic Systems can help mitigate the impact of ongoing development, improving both new and pre-existing habitats.

Site	Comments	Target	Action Required
1	Normal growth observed	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Species non-specific	Routine maintenance next visit
3	Normal growth observed	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Species non-specific	Routine maintenance next visit
25	Normal growth observed	Species non-specific	Routine maintenance next visit
26	Normal growth observed	Species non-specific	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
28	Normal growth observed	Species non-specific	Routine maintenance next visit
29	Normal growth observed	Species non-specific	Routine maintenance next visit



Tab 2

Special Services Proposal for Harrison Ranch CDD



Partnership for Beautiful and Healthy Waterways

Aquatic Systems, Inc., a SOLitude Lake Management Company

Lake & Wetland Management Services
2100 NW 33rd Street • Pompano Beach, FL 33069
800-432-4302 • www.aquaticsystems.com

August 2, 2019

Mr. Grant Phillips, District Manager
Harrison Ranch CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

VIA EMAIL: gphillips@rizzetta.com

Dear Grant:

As requested, please find enclosed *Special Services - Alum and Lab Services Assessment Agreement* for **Harrison Ranch CDD**.

Please sign the contract and return to us as soon as possible, so we may schedule your program.

If you have any further questions, concerns, or if there is any way I can be of assistance, do not hesitate to call.

We look forward to serving **Harrison Ranch CDD**!

Sincerely,



Elizabeth Rocque
Sales Manager/Biologist
EFR/lms

cc: Josh McGarry, Regional Sales Manager
cc: Doug Agnew, General Manager/Senior Consultant

Aquatic Systems, Inc., a SOLitude Lake Management Company

Lake & Wetland Management Services

Everything a Lake Should Be

2100 NW 33rd Street, Pompano Beach, FL 33069

Telephone: 1-800-432-4302

www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Grant Phillips, District Manager
Harrison Ranch CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578
(813) 533-2950
gphillips@rizzetta.com

Alum and Lab Services Assessment Agreement
#00055790

Start Date:_____.

Date of proposal: August 2, 2019 EFR-AO

Description of Services:

Site: #38, #39 & #40 Ponds (3.57 Acres)

Services to be performed:

- Site #38, Two split Alum Treatments approximately 30 days apart
- Sites #39 and #40, Onetime Alum Treatment
- *Clarity: Typically, flocculent will form and settle within 48 hours, but high winds may generate water currents that keep the flocculent suspended for several weeks.*
- *To maintain long-term clarity, all flow of suspended solids into the lake must be stopped. Aquatic Systems cannot be responsible for increased turbidity as a result of runoff or flow into the lake after our clarification treatment.*

Equipment: Spray Boat

Lab Services:

- One Total Phosphorus
- Includes Formal Report

Equipment: Sampling Equipment

Note: Testing to be performed approximately one week after final Alum treatment.

Total Due Upon Completion \$7,811.00

The above price is effective for 90 days from the date of this proposal.

Terms & Conditions of Special Services Agreement

1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.

2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.
3. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
4. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
5. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
6. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
7. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
8. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date

Site Map



Harrison Ranch CDD

Parrish, FL

1-800-432-4302
00045490



EFR 8/2019

Our Commitment to Responsible Lake Management

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to improve our lake management technology. Our goal is to find environmentally sound solutions that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

Your Personal Lake & Wetland Management Team



Doug Agnew
General Manager &
Senior Consultant

B.S. in Environmental
Studies, Richard
Stockton College of
New Jersey.
33 years' experience.



Josh McGarry
District Manager

A.A. Liberal Arts,
University of Florida.
10 years' experience.



Liz Rocque
Sales Manager

B.S. in Environmental
Science and Policy,
University of South
Florida. Five years'
experience.



Sam Sardes
Weed Science
Director, Certified
Lake Professional

M.S. in Agronomy,
University of Florida.
Five years experience.



Sarah Bowen
Account Rep and
Field Biologist

B.S. in Biology,
University of South
Florida.
Four years' experience.



Alex Johnson
Service Manager

B.S. in Marine Biology,
Auburn University. T
hree years' experience.

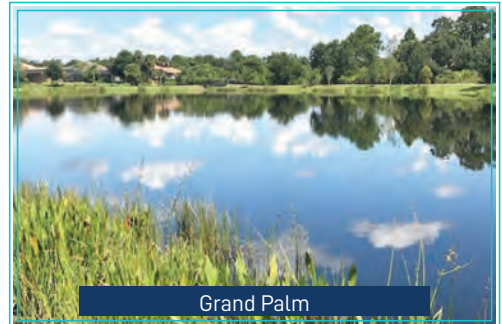
Your Local Area Satisfied ASI Customers

11 field offices throughout the state to service our customers



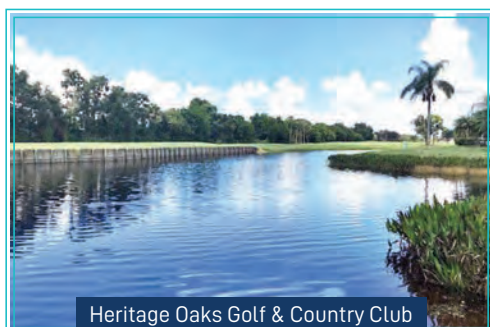
Community Development District

Harrison Ranch CDD
Heritage Harbor South CDD
Tara CDD
Venetian CDD



Home Owners Association

Grand Palm
Mill Creek 1 - 5
River Wilderness



Golf Course

Boca Royale
Heritage Oaks Golf & Country Club
Lemon Bay Country Club
Oyster Creek



Commercial

Nathan Benderson Park- North Lake

Aquatic Management Programs

Working in Florida Waterways Since 1977

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



Algae and Aquatic Weed Control

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



Wetland and Upland Mitigation Services

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



Midge Fly and Mosquito Control

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



Aquatic Lab and Field Testing and Research

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



Vertex Lake Aeration and Floating Fountains

- Sales, installation, service and repair by well-trained technicians of:
 - Bottom diffused aeration systems to improve overall water quality
 - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



Fisheries Management

- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

Assessment Services

Lake Water Quality Testing and Research Services

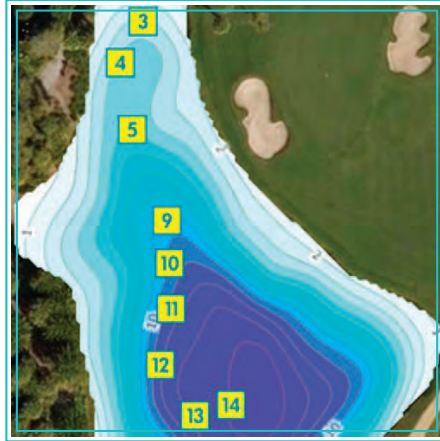
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



WATER QUALITY LAB

Water is more than H₂O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



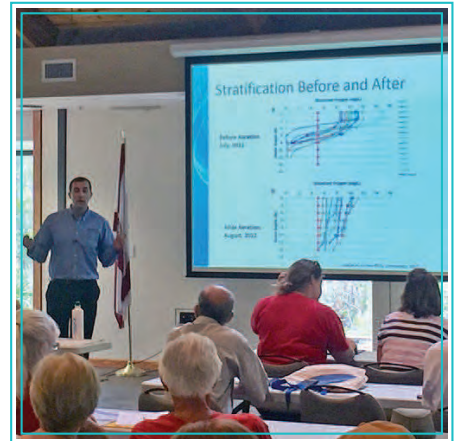
ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic.



AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.

Tab 3

AERATOR MAINTENANCE CONTRACT

PROPERTY NAME: Harrison Ranch CDD

CONTRACT TERM: **October 1, 2019 to September 30, 2020**

SUBMITTED TO: Mr. Bryan Radcliff

SUBMITTED BY: Mr. Chris Byrne

SPECIFICATIONS: Site 38: One (1) Vertex Pondlyfe 1 Aeration System
Site 39: One (1) Vertex Pondlyfe 2 Aeration System
Site 40: One (1) Vertex Air 3 Aeration System

Submersed Air Diffuser Aeration System Maintenance

1. Contractor will service all three Diffused Aeration Systems **four (4) times per year** on a once per quarter basis as follows:

Replace piston cups and seals/ vanes once a year as needed

*Adjust air manifold and pressure relief valves to insure optimal performance.

*Replace air filters.

*Clean cabinet interior.

*Inspect system.

*Clean and adjust compressor relief valve.

*Clean muffler intake assembly.

*Inspect cooling fan.

*Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow & operating temperature.

*Apply ant bait if necessary.

*Lubricate cabinet hinges and barrel locks.

*Test and reset GFI circuitry.

*Inspect airline supply tubing and fittings.

*Apply max air pressure and adjustment each diffuser for proper airflow and performance.

2. Any significant problems / malfunctions that are discovered during the maintenance service which are no longer under warranty, which are not part of routine maintenance, and that will require additional labor and/or parts, will be written up and submitted to the client for his / her approval prior to proceeding with the work.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Contractor is certified in Stormwater BMP (Best Management Practice) Inspection and Maintenance and is a Certified Compliance Inspector of Water (CCIS).
3. Contractor is a National Stormwater Center Certified Stormwater Inspector.
4. All electrical work performed as part of the above fountain and aerator maintenance service will be done in accordance with all state and local codes
5. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
6. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
7. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
8. Contractor will maintain general liability and workman's compensation insurance.
9. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
10. The term of this agreement is for a period of twelve (12) months, with **payment to be made in four (4) equal quarterly payments due by the last day of the month billed.** The client is obligated to pay each quarterly contract payment per the terms of this contract, without any obligation on the part of the contractor to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months
11. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
12. The client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the client.
13. The client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SŌLitide Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.



TOTAL CONTRACT PRICE:	\$1,200.00	Annual
	\$300.00	Quarterly

APPROVED:

SOLitude Lake Management®

(Authorized Signature)

Harrison Ranch CDD

(Print Name and Title)

(Date)





Tab 4

Harrison Ranch

FIELD INSPECTION REPORT



September 12, 2019

Rizzetta & Company

John R. Toborg – Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

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

- During the month of October, all Bahia turf shall receive an application of 16-0-8 fertilizer along with a pre emergent herbicide. Additionally, all Ornamentals shall receive an application of 10-0-10 fertilizer.
- There are still many trees throughout the community that need to be de-mossed and lifted.

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. This may be something as simple as erosion, but I would like to ensure we may not also have an irrigation spray head pinhole or crack causing this silt to wash up on the courts. (Pic 1)



2. In the same corner as above, the palm bed has been sprayed, however, a soft-edge is required and a general clean-up of palm boots and other debris is needed. So far there have been consistent seed pods on most palms. When are these scheduled to be removed? UPDATE: September 23rd
3. Eradicate Torpedograss in the beds of Dwarf Asian Jasmine around the clubhouse.

4. Palms resembling this should receive extra fertilization during the palm fertilization event. As opposed to 1 ½ lbs. of 8-0-12+4Mg./100 SF Palm canopy four times a year, apply 2 ½ lbs. every other month. Even with that, it may be several months or longer before these palms green up. I'm not convinced this is being caused by Lethal Bronzing, formerly known as TPPD. (Pic 4)

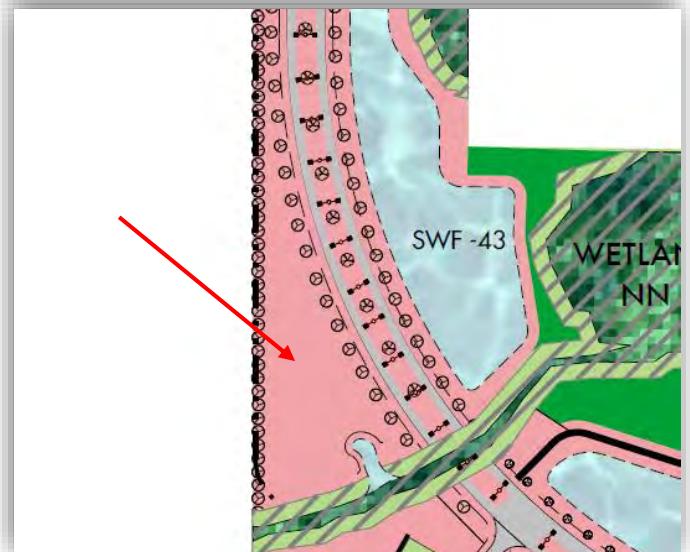


5. There are two completely dead Hollies near the pump station adjacent to Pond SWF-18 south of the clubhouse. Flush cut and dispose of.
6. D2E is reporting Take All Root Rot as the cause of the turf stress on the Brahman roundabout. Cultural practices are really the only way to combat this disease along with carefully times fungicide applications.



58th Street East, HR Blvd. Berm To The North, Erie Entrance

7. Cut back the leggy Buttercup on the south side of the south leg of 58th Street East. **The Schillings here is still exhibiting a lot of dieback. Has any fungal issues been diagnosed here? Dead material still needs to be hand removed to allow new growth to emerge from beneath.**
8. Continuing northward on the HR Blvd. west berm, cut remaining Petite Salmon Oleander to nearly the ground and allow it to re-grow from the roots.
9. Awabuki Viburnum need to be maintained at a consistent height along the same berm. Some are in moderate wilt.
10. The new Dwarf Asian Jasmine has been planted on the north side of the 60th Lane East, however, weed treatment is still required at either end of this bed.
11. **Can D2E ensure the irrigation is properly covering the plant material on the HR Blvd. berm. Especially the Awabuki Viburnum which requires water. Being on top of the berm is not helping this situation.**
12. Between 60th Lane and 58th St. E. north, hand remove Torpedograss and other weeds in a large Juniper bed.
13. Establish a soft edge along the bed line on this berm.
14. Remove all volunteer Brazilian Pepper in these berm plantings.
15. Once all the weeds on the north side of 58th St. E. north have died, they also need to be hand removed.
16. **All trees in the triangular lawn on the west side of HR Blvd. south of Erie need to be detailed including removing suckers, lifting and Spanish Moss removal. (See > & Pic 16)**
17. The fence on the back side of the lawn mentioned below also needs to be line trimmed.
18. **Is irrigation working properly on the west side of HR Blvd. at Erie? There are several very dry looking spots.**
19. There is another Sabal on the median south of Erie that is exhibiting the same symptoms as the one on the pool deck. Apply additional fertilizers here as well. It is the southern-most palm. (Pic 19>)
20. We have a proposal for five pallets of sod for turf replacement for the hog damage at Erie, however, it is going to take more. I think we should also treat for grubs. (Pic 20>)



HR Blvd. At Erie, 106th Ter., 110th Ave. Playground



24. The newer planted Sweet Viburnum hedge surrounding the Lift Station at 58th St. East & 107th Ter. East needs to be weeded and an edge clearly defined. There is no mulch here either. There is also two plants that need to be replaced under warranty.



25. Spot treat weeds in the turf surrounding the playground at 58th Street E and 110th Ave. E. Lift all trees in the lawn area as well as in and around the playground.

26. As an update, at the time of this inspection, basically everything east of HR Blvd. had been mowed, albeit, many of the pond banks had a lot of duff remaining. D2E assured me they would take care of this with finishing lawn mowers to further mulch and spread the clippings. (Pic 26>)



21. Tree Ligustrum in the HR Blvd. median at Erie need to be trimmed.

22. Growth encroaching into and overhead of many trails needs to be cut back. It is especially bad at the edge of the wood line. Try to keep overhead material cut to a height of no lower than 9' and average width of one mower's width on either side of the trail. Shell path also needs to be kept clear of all weeds. (Pic 22>)

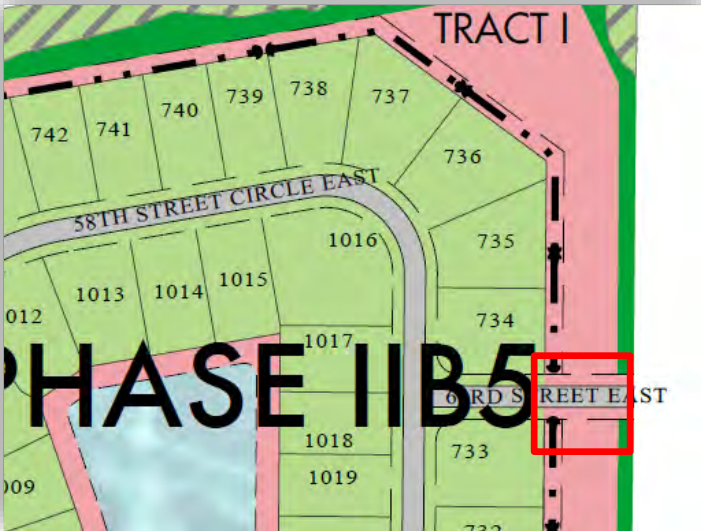
23. There are several hidden buffers throughout HR similar to this one behind the homes on the west side of 106th Terrace cul-de-sac. These also fall under the full maintenance responsibilities of D2E following the Scope of Services in the RFP manual. (Pic 23>)



63rd Street East Buffer, 105th Ter. Cul-De-Sac, HR Blvd.



27. There is no power to the controller on 63rd St. East servicing the buffer between the homes on 58th St. Circle E and the community to our east. It is a solar controller. So the buffer is not under irrigation currently. Was this intended from inception? D2E needs to establish a hard edge along the back of the curb in the CDD-maintained portion of 63rd St. East. (see below & Pic 27>)



28. The trail and trailhead where it meets 58th Street Circle E. needs to be detailed. **We also should consider narrowing the trail to keep the meter off the shell. This meter is shut off. (Pic 28>)**

29. Although the mowing had been completed around the 105th Ter. E cul-de-sac, trees still need to have suckers removed and lifted, etc.

30. D2E to continue to remove Dwarf Asian Jasmine from surrounding beds. Create a distinct separation between the DAJ bed and those surrounding it.

31. Eradicate Torpedograss from the beds at the entrance at 55th Ct. East.

32. Weed detail the Juniper on the HR Blvd. Median between 55th Ct. East & 52nd Ct. East.

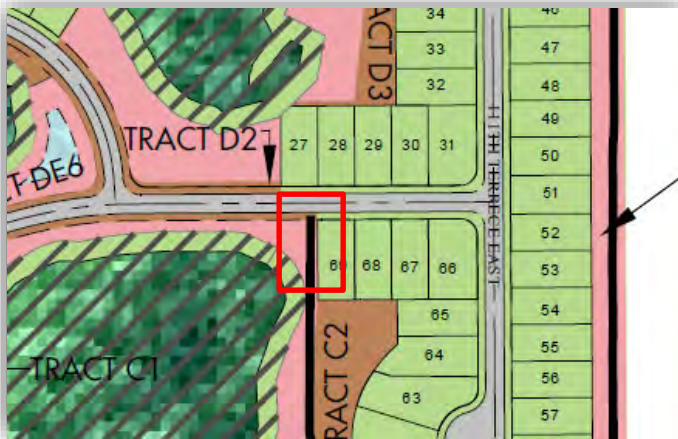
33. Spot treat all weeds in turf along the ROW's in the same vicinity as above.

34. Remove any tree straps that are simply hanging off the tree.

35. Treat pockets of Chamberbitter in the turf along 52nd Ct. East.



- 36. Arboricola needs to be maintained higher than the Confederate Jasmine on the HR Blvd. medians. However, neither plant should be allowed to get higher than 24".
- 37. Inspect the ornamental grasses that are browning on the sides of Normande East entrance. Treat accordingly and then cut to a low mound.
- 38. Remove dead material from the Flax Lilies at Normande East entrance.
- 39. The trail on the south side of 48th Street East inside Normande East still requires a lot of attention including Torpedograss removal and trimming of the Sandankwa Viburnum. (see below)



- 40. Make sure any wetland growth is being kept off the east side of the trail behind the homes along 111th Ter. East in Normande East. (Pic 40>)
- 41. We are seeing the same things in the irrigation system I reported in the inspection prior to Memorial Day ... water seeping over the sidewalk from the east. What is causing this? Is this irrigation valve(s) not closing properly when the cycle is finished? These need to be reported and repaired. (Pic 41>)
- 42. Cut back all Knockout Roses and apply good fertilizer with organic matter, fungicide and insecticide.

- 43. Inspect some of the yellowing Plumbago and treat accordingly.
- 44. Establish a soft edge to the Penta beds at the main US 301 entrance features. **Remove all weeds from the raised planters where there is Confederate Jasmine planted.**
- 45. Clear out about 10' behind the outbound monument at 301. This area is loaded with Dog Fennel and other volunteer tree-like weeds.
- 46. **Turf replacement has not been completed north of Normande West due to pending Irrigation repairs.**
- 47. Remove Dog Fennel from the Saw Palmettos north of Normande West.



48. Spanish Moss continues to be an issue in the trees north of Normande West toward 50th Lane East.

49. Make sure all Awabuki Viburnum in this buffer on the west side of HR Blvd. is being monitored for Powdery Mildew and treated accordingly. Pruning the old damage will help to thicken up these plants.

50. There doesn't seem to be any consistency in the heights the Sweet Viburnum is being maintained along the west side of HR Blvd.

51. All dead Hollies on the previously approved proposal have been removed.

52. Although rain had drastically decreased by the time of this inspection, many areas were still extremely soggy where mowers could not access without causing damage. (Pic 52)



53. Lift all trees in the corner park at 98th Avenue East & 50th Street Circle East. This park also needs to have a finish mower come through and re-mulch and re-distribute all duff.

54. Crews need to cease blowing grass clippings into tree rings. Mulch is expensive only to be covered up with dry grass.

55. The wetland on the east and west side of 100th Drive East is overhanging the sidewalks.

56. Remove suckers from the Crape Myrtles and Tree Ligustrum on the west side of 100th Dr., East near Pond FCA-3.

57. Lift Station on the east side of 100th Dr. East still needs to have its Wax Myrtles trimmed (without shearing). The wetland material here is actually extending into the street.

58. Weeds need to be treated in the trailhead where the trail intersects 100th Dr. East.

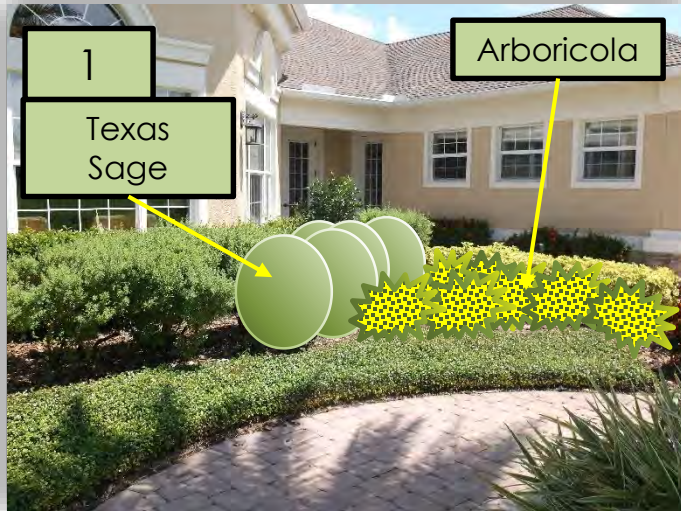
59. Lift the trees in the two corner lots at 50th Street Circle East & 100th Dr. East.

60. Why is turf in the ROW of 50th Lane East nearly straw colored? Inspect, diagnose and treat accordingly.



Proposals

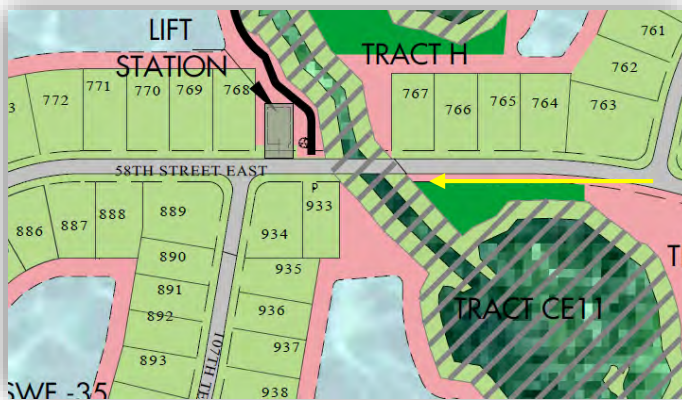
1. D2E to provide a proposal to add (5-7) 3 Gal. Texas Sage to surround the Holly in the background and then (7-9) 3 Gal., FULL Arboricola to fill in the bare triangular space remaining. Proposal shall include any required irrigation retrofitting. (Pic 1)



5. D2E to provide a proposal to cut up a large Oak tree that fell over the access maintenance berm for Pond SWF-21. Small pieces can be thrown into the wetland as long as they are not piled along the edge. (Pic 5)



2. D2E to provide a proposal to remove dead, weedy growth in the ROW along the south side of 58th St. East from where the previous Bahia turf installation stopped at the park heading westward. Include the installation of new Bahia turf. (see below)



3. Two Sabal Palms were struck by lightning on the west side of HRBlvd. D2E to provide a proposal to flush cut these palms. Replacement not necessary. (Pic 3>)
4. D2E to provide a proposal to install Dwarf Asian Jasmine infills in the bare areas of Chillingham sign panel. 1 Gal. material, FULL.



1. Irrigation has been checked and no leaks have been found. This seems to be from rainfall.
2. Palms have been trimmed property wide.
3. Torpedo Grass has been scheduled to be treated week of 10/14
4. Palms are to be fertilized week of 10/14

5,7-9. Trimming will be done when crew is in the section of plant material

10. Jasmine will be treated week of 10/14

12. Torpedo Grass is scheduled for 10/14

14. Pepper will be removed when crew is in section for trimming.

16. Oaks have been elevated and moss is scheduled for week of 10/14

22. Trails have been trimmed back and will continue to monitor.

23. This buffer area has been mowed and will continue to maintain.

28. This area has been cleaned up will continue to be kept clean

46. Turf replacement has been completed once irrigation was repaired.

Overall we have continued to complete mowing of common areas on a regular basis. Irrigation items are fixed which then presents other problem areas throughout the system which requires major and minor repairs. These also require the entire system to be shut down since gate valves do not isolate areas.

Tab 5

Customer:

Phone:

Email:



Date:

JOB NAME

Harrison Ranch CDD Bahia 58th Playground

Remove weedy turf between sidewalk and roadway at Playground on 58th

UOM	Description	QTY	Rate	Total
YD	Command Soil			\$ -
HR	Demo and Disposal	1	\$ 150.00	\$ 150.00
HR	Irrigation upgrade/ adjustment			\$ -
sq ft	Bahia turf	400	\$ 0.85	\$ 340.00
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		Total	\$	490.00

Customer:

Phone:

Email:



9/4/2019

Harrison Ranch CDD

Basketball- create two foot wide rock bed around court. There will be 2 options, 1 for 3" and 2 for 6". Both will have fabric put down under rock. Install new plants on north side of court to help reduce noise to homes. Install mulch around base of plants.

UOM	Description	QTY	Rate	Total
YD	Command Soil			\$ -
HR	Demo and Disposal			\$ -
HR	Irrigation upgrade/ adjustment	1	\$ 75.00	\$ 75.00
7 gal	Viburnum 'sweet'	26	\$ 75.00	\$ 1,950.00
bags	Mini Pine Bark	20	\$ 6.50	\$ 130.00
				\$ -
	Rock options			\$ -
yards	3" layer of #57 rock	5	\$ 250.00	\$ 1,250.00
yards	6" layer of #57 rock	10	\$ 250.00	\$ 2,500.00
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		Total	\$	5,905.00

Customer:

Phone:

Email:



Date:

9/25/2019

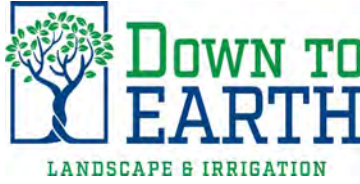
JOB NAME

Harrison Ranch Fall Annuals

remove existing flowers and install with Begonias pink white and red

UOM	Description	QTY	Rate	Total
YD	Command Soil	3	\$ 60.00	\$ 180.00
HR	Demo and Disposal			\$ -
HR	Irrigation upgrade/ adjustment	3	\$ 50.00	\$ 150.00
4"	Annuals Begonia red white and pink	6943	\$ 1.65	\$ 11,455.95
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		Total	\$ 11,785.95	

Tangerine, Fl 32777



Proposal

Customer: _____

Harrison Ranch CDD
Rizzetta Management

Phone:

Email:

Date:

9/4/2019

JOB NAME
Harrison Ranch CDD

Description of Work to be Completed

Corner of Harrison Ranch Blvd and Normande East. Create bed and install Viburnum 'sweet' along vacant lot to help block the visual when driving in and also help prevent dumping of debris. This will be watered by existing system

[illegible]

Customer:

Phone:

Email:



Date:

9/4/2019

JOB NAME

Harrison Ranch CDD

Clubhouse Parking lot- remove dead Crape Myrtle and install new to match existing. Normande West sign- remove Ti plants except 2 at sign end, transplanting to Brahman Park entry. Remove Indian Hawthorn and install Green Island Ficus under sign and Jasmine 'sunset' in front of Ficus on both sides. Remove Oak tree that fell along berm.

UOM	Description	QTY	Rate	Total
YD	Command Soil	1	\$ 60.00	\$ 60.00
HR	Demo and Disposal	6	\$ 50.00	\$ 300.00
HR	Irrigation upgrade/ adjustment	1	\$ 75.00	\$ 75.00
3 gal	Green Island Ficus	16	\$ 18.00	\$ 288.00
bags	Mini Pine Bark	15	\$ 6.50	\$ 97.50
1 gal	Jasmine minima 'sunset'	40	\$ 8.00	\$ 320.00
65 gal	Crape Myrtle 'standard tree form'	1	\$ 700.00	\$ 700.00
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		Total	\$	1,840.50

Customer:

Phone:



Date:

JOB NAME

Harrison Ranch

Install Mulch on common grounds throughout property.

[illegible]

Customer:

Phone:

Email:



Date:

7/9/2019

JOB NAME

Harrison Ranch CDD Oak

Remove and replace Oak tree on Harrison Ranch Blvd. Oak will be 3" dbh.

UOM	Description	QTY	Rate	Total
YD	Command Soil	1	\$ 60.00	\$ 60.00
HR	Demo and Disposal			\$ -
HR	Irrigation upgrade/ adjustment	1	\$ 75.00	\$ 75.00
B&B	Live Oak 3" dbh	1	\$ 1,800.00	\$ 1,800.00
each	Oak removal	1	\$ 350.00	\$ 350.00
bags	Mulch	3	\$ 6.00	\$ 18.00
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				\$ -
		Total	\$	2,303.00

Customer:

Phone:

Email:



Date:

9/6/2019

JOB NAME

Dead Sabals on Blvd

Description of Work to be Completed

UOM	Description	QTY	Rate	Total
YD	Command Soil	1	\$ 60.00	\$ 60.00
HR	Demo and Disposal	2	\$ 125.00	\$ 250.00
HR	Irrigation upgrade/ adjustment	1	\$ 55.00	\$ 55.00
B&B	Install Sabal Palm 12-14'	2	\$ 350.00	\$ 700.00
bags	Mulch mini pine bark	6	\$ 6.50	\$ 39.00
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		Total	\$ 1,104.00	

Customer:

Phone:

Email:



Date:

10/10/2019

JOB NAME

Harrison Ranch Sept Report

Behind Clubhouse install Texas Sage and Variegated Schefflera. Chillingham- install Jasmine minima to fill in gaps. Along blvd remove Oak tree that has fallen from preserve area blocking lake bank and access to mowing.

UOM	Description	QTY	Rate	Total
YD	Command Soil	1	\$ 60.00	\$ 60.00
HR	Demo and Disposal			\$ -
HR	Irrigation upgrade/ adjustment	1	\$ 50.00	\$ 50.00
3 gal	Texas Sage	5	\$ 18.00	\$ 90.00
3 gal	Variegated Schefflera	8	\$ 18.00	\$ 144.00
1 gal	Jasmine minima	45	\$ 6.50	\$ 292.50
each	Oak Removal of limbs hanging out of preserve to allow access.	1	\$ 375.00	\$ 375.00
bags	Mini Pine Bark	10	\$ 6.50	\$ 65.00
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		Total	\$	1,076.50

Tab 6

Hopping Green & Sams

Attorneys and Counselors
September 30, 2019

Via Regular U.S. Mail and Electronic Mail

Aaron Burkett
Manatee County Public Works
2904 12th St. Ct. E.
Bradenton, Florida 34208
aaron.burkett@mymanatee.org

Re: Harrison Ranch Community Development District ("District")
Maintenance of Traffic Signs within the District

Mr. Burkett:

As you are aware from your earlier conversations with our District Engineer, Jeb Mulock, the District's street signs are in need of repair and/or replacement. I am writing to let you know that the District is preparing to commence repairs and/or replacement of traffic signage that your office has identified as needing upgrades along Harrison Ranch Boulevard and a portion of 48th Street East (the areas identified as the "Right-of-Way" in the *Maintenance Agreement for Right-of-Way Areas*, dated June 5, 2012 ("Agreement"), recorded at Book 2429, Page 310, et seq. of the Official Records of Manatee County, Florida).^{*} We are eager to resolve all outstanding issues with the traffic signs to promote efficient traffic enforcement and ensure the safety of our residents.

We are notifying you of this work to resolve any concerns regarding our responsibilities under the Agreement. It is the position of the District that your office will conduct all necessary repairs and/or replacement of traffic signs located along other County rights-of-way within the District.

If you would like to discuss any details pertinent to coordinating the work, please contact our District Engineer, Jeb Mulock, at (941)748-8080 x112. I am also available by phone at (850) 425-2328 should you have any questions. We thank you for your help with this matter.

Sincerely,



Lauren Gentry
Hopping Green & Sams, P.A.
District Counsel

cc: Board of Supervisors
Jeb Mulock, District Engineer
Justin Croom, District Manager

^{*} While the language of the Agreement is less than clear as to responsibility for maintenance of traffic signage, the District is willing to undertake this work at this time to promote traffic enforcement within its boundaries.

Harrison Ranch Traffic Sign and Pavement Marking Inspection Punch List

5/3/2018

ON STREET	CROSS STREET	SIGN / MARKING TYPE	DEFICIENCY	CORRECTIVE ACTION REQUIRED	COMPLETION DATE	FINAL INSPECTION DATE
Harrison Ranch Blvd	US 301 N/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	US 301 N/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	300' n of US 301 N/B median	35 mph speed limit	faded 35 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
Harrison Ranch Blvd	50 Ln E N/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch	50 Ln E S/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	200 'N of 50 Ln E	35 mph speed limit	faded 35 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
Harrison Ranch Blvd	52 Ct E North bound	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	52 Ct E S/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	55 Ct E N/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	55 Ct E S/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	200' N of 55 Ct E N/B median	35 mph speed limit	faded 35 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
Harrison Ranch Blvd	55 Ln E S/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	55 Ln E S/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	57 Ct E S/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	57 Ct E S/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		

Harrison Ranch Traffic Sign and Pavement Marking Inspection Punch List

5/3/2018

ON STREET	CROSS STREET	SIGN / MARKING TYPE	DEFICIENCY	CORRECTIVE ACTION REQUIRED	COMPLETION DATE	FINAL INSPECTION DATE
Harrison Ranch Blvd	57 Ct E N/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	57 Ct E N/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	58 St E N/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	58 St E N/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	58 St E S/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	58 St E S/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	60 Ln E S/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	60 Ln E S/B median	Yellow hazard	faded yellow hazard	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	58 St E S/B median	Keep right	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	58 St E S/B median	35 mph speed limit	faded 35 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
Harrison Ranch Blvd	58 Ct E S/B median	35 mph speed limit	faded 35 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
Harrison Ranch Blvd	100' S of 50 Ln E S/B median	35 mph speed limit	faded 35 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
Harrison Ranch Blvd	US 301	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	US 301	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	Erie Rd	Bike lane sign assembly with ahead plaque	Bike lane sign assembly with ahead plaque installed but not shown on plans	Remove non approved sign		

Harrison Ranch Traffic Sign and Pavement Marking Inspection Punch List

5/3/2018

ON STREET	CROSS STREET	SIGN / MARKING TYPE	DEFICIENCY	CORRECTIVE ACTION REQUIRED	COMPLETION DATE	FINAL INSPECTION DATE
Harrison Ranch Blvd	58 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
Harrison Ranch Blvd	58 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
46 Ct E	9906 46 Ct E West bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
46 Ct E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
46 Ct E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
47 St E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
47 St E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
47 St E	9911 47 St E West bound	25 mph speed	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
47 St E	Approx. 100 ft east of 47 St E W/B direction	Pedestrian warning sign	No pedestrian warning sign installed but shows on plans	Install sign per plans		
47 St E	98 Ter E	Stop sign and street marker	Stop sign and street marker assembly installed but not shown on plans	Include stop sign and street marker assembly on updated as built plan set		
50 Ln E	Harrison Ranch Blvd	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
50 Ln E	Harrison Ranch Blvd	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
50 Ln E	100 feet west of Harrison Ranch Blvd East bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
50 Ln E	100 Dr E West bound	Ped xing	faded ped xing	replace sign to meet appropriate MUTCD reflectivity requirements		
50 Ln E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		

Harrison Ranch Traffic Sign and Pavement Marking Inspection Punch List

5/3/2018

ON STREET	CROSS STREET	SIGN / MARKING TYPE	DEFICIENCY	CORRECTIVE ACTION REQUIRED	COMPLETION DATE	FINAL INSPECTION DATE
50 Ln E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	9795 50 St Cir E East bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
50 St Cir E	9863 50 St Cir E East bound	Ped xing	faded ped xing	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	9863 50 St Cir E East bound	Arrow plaque	faded arrow plaque	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	9878 50 St Cir E West bound	Arrow plaque	faded arrow plaque	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	9878 50 St Cir E West bound	Ped xing	faded ped xing	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	9953 50 St Cir E East bound	Ped xing	faded ped xing	replace sign to meet appropriate MUTCD reflectivity requirements		
50 St Cir E	9954 50 St Cir E West bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
52 Ct E	Approx. 900 ft east of Harrison Ranch Blvd E/B Bound direction	Pedestrian warning sign/ with crossing pavement marking	Pedestrian warning sign and crosswalk pavement marking not installed	Install sign per plans		
52nd St E	100 Dr E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
52nd St E	100 Dr E	Street marker	faded keep right	replace sign to meet appropriate MUTCD reflectivity requirements		

Harrison Ranch Traffic Sign and Pavement Marking Inspection Punch List

5/3/2018

ON STREET	CROSS STREET	SIGN / MARKING TYPE	DEFICIENCY	CORRECTIVE ACTION REQUIRED	COMPLETION DATE	FINAL INSPECTION DATE
55 Ct E	Approx. 900 ft east of Harrison Ranch Blvd E/B Bound direction	Wildlife sign	Wildlife sign is missing. Post is installed	Install sign per plans		
55 Ct E	Approx. 900 ft east of Harrison Ranch Blvd W/B Bound direction	Wildlife sign	Wildlife sign is missing. Post is installed	Install sign per plans		
55 Ct E	Harrison Ranch Blvd	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
55 Ct E	Harrison Ranch Blvd	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
58 St E	59 St E	Crosswalk	No crosswalk installed	Install pavement markings per plan		
58 St E	9977 58 St E West bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
58 St Cir E	Approx. 100 ft south of 63 St E N/B Bound direction	Pedestrian warning sign	Pedestrian warning sign assembly not installed	Install sign per plans		
60 Ln E	100 Ave E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
60 Ln E	100 Ave E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
60 Ln E	Harrison Ranch Blvd	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
60 Ln E	Harrison Ranch Blvd	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		

Harrison Ranch

Traffic Sign and Pavement Marking Inspection Punch List

5/3/2018

ON STREET	CROSS STREET	SIGN / MARKING TYPE	DEFICIENCY	CORRECTIVE ACTION REQUIRED	COMPLETION DATE	FINAL INSPECTION DATE
98 Ave E	54 Ct E	Crosswalk	No crosswalk installed	Install pavement markings per plan		
98 Ter E	47 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ter E	47 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ter E	46 Ct E North bound	Ped xing	faded ped xing	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ter E	46 Ct E North bound	Arrow plaque	faded arrow plaque	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ter E	46 Ct E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
98 Ter E	46 Ct E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
99 Ave Cir E	98 Ave E	Crosswalk	No crosswalk installed	Install pavement markings per plan		
99 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
99 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
99 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
99 Ave E	50 St Cir E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
100 Ave E	58 St E	Crosswalk	No crosswalk installed	Install pavement markings per plan		
100 Ave E	59 St E	Crosswalk	No crosswalk installed	Install pavement markings per plan		
100 Ave E	58 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		

Harrison Ranch

Traffic Sign and Pavement Marking Inspection Punch List

5/3/2018

ON STREET	CROSS STREET	SIGN / MARKING TYPE	DEFICIENCY	CORRECTIVE ACTION REQUIRED	COMPLETION DATE	FINAL INSPECTION DATE
100 Ave E	58 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
100 Ave E	5814 100 Ave E North bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
100 Ave E	5919 100 Ave E South bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
100 Ave E	6027 100 Ave E East bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
100 Dr E	5012 100 Dr E North bound	25 mph speed limit	faded 25 mph speed limit and the font style is wrong	replace sign to meet appropriate MUTCD reflectivity and Font Type requirements		
100 Dr E	4806 100 Dr E West bound	Ped xing	faded ped xing	replace sign to meet appropriate MUTCD reflectivity requirements		
100 Dr E	4719 100 Dr E East bound	Ped xing	faded ped xing	replace sign to meet appropriate MUTCD reflectivity requirements		
106 Ave E	Approx. 100 ft south of 56 St E	Pedestrian warning sign	Where plans state a pedestrian warning sign there is a street marker assembly installed.	Install sign per plans, include street marker assembly on updated as built plan set		
107 Ter E	58 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		
107 Ter E	58 St E	Street marker	faded street marker	replace sign to meet appropriate MUTCD reflectivity requirements		

Tab 7



**MANAGEMENT REPORT
SEPTEMBER, 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.
- Light replacement at 100th Drive East
- Adjusted timer on tennis court light
- Implementation of new clubhouse hours, specifically for rentals and after-hours clubs
- Budget preparation

Items in Process:

- Pool remodel - in process.
- Continuing to work with Health Department regarding pool issues
- Review Reserve Study items, obtain bids as approved by BOD in August
- 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
- Upgrading wifi in clubhouse
 - Frontier service upgrade to 200/200 mbps
 - Hardware and wiring scheduled 10/5
- Ongoing issues with wild hogs
- Traffic enforcement/sign issue
- 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
 - Repairs made – vendor is strongly recommending resurface of entire court. Awaiting proposal
- Room divider – in process/awaiting delivery of doors
- 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 – 41 applications
- Various meeting with residents
- Weekly violation inspections
 - Phone calls, emails, and visits in response
- Attendance Board Meeting
- Arranged lawn maintenance (self-help) for home in Corriente
- Fining letters to 40+ residents
- Revisions to violation reports

Items in Process:

- Insurance proposals/legal opinion received
- 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 committee items and request for volunteers
 - Meeting held 9/23
- Working with property management companies to obtain copies of all leases
- Updated financials
- Preparation for 2019 annual meeting and board election
- Budget 2020
- Annual meeting:
 - Eblast with candidate info
 - Preparation of annual meeting mailer

- Attempts to schedule “meet the candidates” evening
- Review of delinquent accounts
- Met with accounting staff re overpaid accounts/refunds to be issued
- Review of budget and staffing
- Ongoing training in Vantaca
- Training of new assistant

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
- Attended special meeting 9/17
- Attended budget workshop 9/19
- Fence extension at swimming pool
- Disputed invoice from Main Gate (April 2019)
- Credit card received
- Cancellation of landscape contract (D2E)

Items in Process:

- Pool heater to be installed in October
- Review of termite contract
 - Meeting with Massey
- Obtained proposal for extermination at pool cabana
- Gate repairs/issues
- Completion of irrigation leak (leak repaired, need to fix hole, etc.)
 - Delayed due to rain
- Updated financials
- Scheduling roof repairs and related communications
- Preparation for 2019 annual meeting and board election
- Budget 2020
- Obtaining quotes for:
 - Pressure washing
 - Tree trimming
 - Mulch

Tab 8

Proposal is Provided By:

Florida Southern Roofing

Maxwell Cherbonneau
6653 19th Street East
Sarasota, FL 34243
(855)ROOF PRO
Max@floridasouthern.com



Proposal is Provided To:

Rizzetta & Company Of Harrison Ranch

Harrison Ranch CDD C/o Barbara McEvoy
5755 Harrison Ranch Boulevard
Parrish, Florida 34219
941-776-9725
bmcevoy@rizzetta.com

October 4, 2019

To: Harrison Ranch CDD C/o Barbara McEvoy ,

Thank you for contacting Florida Southern Roofing, we appreciate the opportunity to help you with your roofing needs. We recently performed an inspection of your roof regarding the active leaks you are experiencing and found the following deficiencies in need of repair.

Florida Southern Roofing proposes to do the following work for the leak reported at the Clubhouse Fitness room location.

1. We will remove all roofing materials and underlayment in the leak area at the approximated distance of 10'x10' to inspect for damaged roof sheeting, all damaged sheeting will be replaced at an additional \$75.00 per sheet.
2. New self adhering shingle underlayment will be installed and properly tied into the existing roofing materials.
3. New shingles will be installed and tied into the existing roofing materials, due to the age of the roof the color may not be a perfect match.
4. Florida Southern Roofing will remove and dispose of any construction related debris.
5. Florida Southern Roofing will warranty all work done for one year.

Price to do this work is \$ 750.00

Payment is due upon completion of work.

Florida Southern Roofing looks forward to working with you on this project and appreciates your trust in our ability to take care of your roofing needs.

Florida Southern Roofing

Proposal

I am authorized to offer, on behalf of my company, to provide the goods and services specified in this proposal. I agree to all terms specified in this proposal.

x  10/4/19

Maxwell Cherbonneaux
Florida Southern Roofing

I am authorized to accept this proposal on behalf of my firm. I agree to all terms specified in this proposal.

x _____ Date

Harrison Ranch CDD C/o Barbara McEvoy
Rizzetta & Company Of Harrison Ranch

Tab 9

MINUTES OF MEETING

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

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, September 9, 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
Jay Morrison	Board Supervisor, Asst. Secretary
Julianne Giella	Board Supervisor, Asst. Secretary
Sue Walterick	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
Barbara McEvoy	HOA Manager; Rizzetta & Company
John Amarosa	Down to Earth
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 mowing concerns
- Pond Issues
- Swim Team
- Amenity hours
- Security

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Update

i. Presentation of Waterway Inspection Report

Mr. Croom presented the latest Waterway Inspection Report. Discussion ensued regarding weed growth and algae. The board also discussed vegetation issues. The board would like the District manager to contact Aquatics Systems to have a representative present at all district meetings.

B. Landscape Maintenance Update

i. Review of Field Inspection Report

Mr. Croom presented the field inspection report to the Board. A discussion ensued regarding several landscaping issues including geyser irrigation, mowing around the ponds and weeds. The Board would like to begin the RFP process for new Landscape Services.

On a motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board of Supervisors authorized staff to terminate Down to Earth Landscape Services for the Harrison Ranch Community Development District.

On a motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board of Supervisors authorized staff to begin the RFP process for Landscape Services for the Harrison Ranch Community Development District.

On a motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board of Supervisors authorized a special meeting to review the Landscape Services RFP for October 28, 2019 at 6:30 p.m. for the Harrison Ranch Community Development District.

ii. Ratification of Landscape Proposals

On a motion by Mr. Parker, seconded by Mr. Morrison, with all in favor, the Board of Supervisors ratified the Landscape Enhancement proposals from Down to Earth at a total cost of \$9,691.00 for the Harrison Ranch Community Development District.

C. District Counsel

No report provided.

D. District Engineer

On a motion by Mr. Morrison, seconded by Mr. Parker, with all in favor, the Board of Supervisors authorized Mr. Earlywine and Mr. Mulock to work with the county regarding signage for the Harrison Ranch Community Development District.

E. Clubhouse Staff

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

i. Presentation of August 2019 Management Report

Ms. McEvoy addressed her report and answered questions from the Board.
Ms. McEvoy presented several proposals to the Board for internet upgrades.

On a motion by Mr. Morrison, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved proposals from Atlas and SGD Communications to upgrade the internet for the Harrison Ranch Community Development District.

On a motion by Mr. Morrison, seconded by Ms. Walterick, with all in favor, the Board of Supervisors authorized staff to use the Budget Reserves in the amount of \$37,400.00 for amenity repairs 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, October 14, 2019 at 1:30 PM at the Harrison Ranch Clubhouse. The Board would like Mr. Croom to include an action item list in the meeting agenda.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 19, 2019

Mr. Croom presented the minutes of the Board of Supervisors' meeting held on August 19, 2019 to the Board for consideration.

On a motion by Mr. Parker, seconded by Mr. Morrison, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting, as amended, held on August 19, 2019 for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
August 2019**

Mr. Croom presented the Operations & Maintenance Expenditures Report to the Board for consideration. The Board would like an audit of the landscape company.

On a motion by Ms. Walterick, seconded by Mr. Green, with all in favor, the Board of Supervisors ratified the August 2019 (\$66,487.40) Operations & Maintenance Expenditures Report for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of EGIS Insurance
Proposal**

Mr. Croom presented an insurance renewal proposal from EGIS for the Fiscal Year 2019/2020.

On a Motion by Mr. Green, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposal from EGIS for CDD insurance at a total cost of 18,177.00 for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Variance for Fence Within
Easement**

Mr. Croom presented Variances for Lots 213 & 983 to the Board for review. A discussion ensued if they are in a drainage easement.

On a Motion by Mr. Green, seconded by Ms. Walterick, with all in favor, the Board authorized the applications to be reviewed and signed by the District Engineer regarding the drainage easement, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2019-08,
Setting a Public Hearing on the
District's Rules, Rates, Fees, and
Charges**

Mr. Croom presented Resolution 2019-08, which will set the date for the Public Hearing on Amended and Restated Rules of Procedure for November 11, 2019 at 1:30 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

On a Motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board adopted Resolution 2019-08, for the Harrison Ranch Community Development District.

i. Presentation of Amended and Restated Rules of Procedure Draft

The Board reviewed the amended and restated rules of procedure that will be approved at the upcoming Public Hearing.

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Giella presented a proposal to install Outdoor LED lighting above "Harrison Ranch" letters at the main and rear entrances.

On a Motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board approved the proposal from Presidential Electrical Services Inc., for LED strip lighting at a cost of \$5,945.00, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Morrison, seconded by Ms. Walterick, with all in favor, the Board of Supervisors adjourned the meeting at 8:52 PM for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 10

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures September 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2019 through September 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$131,289.42**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc	003558	0000454560	Monthly Midge Fly Treatment 09/19	\$ 2,214.00
Aquatic Systems, Inc	003558	0000455425	Monthly Lake and Wetland Serivces 09/19	\$ 3,644.00
Atlas Professional Services, Inc.	003559	64885	Onsite Labor 09/19	\$ 270.00
Charles L. Parker	003556	CP090919	Board of Supervisors Meeting 09/09/19	\$ 200.00
Down to Earth Landscape LLC	003546	27912	Monthly Landscaping 02/19	\$ 34,448.47
Down to Earth Landscape LLC	003539	32860	Plant Install 03/19	\$ 9,612.05
Down to Earth Landscape LLC	003539	32886	Irrigation Repairs 03/19	\$ 3,675.44
Down to Earth Landscape LLC	003539	32887	Irrigation Repairs 03/19	\$ 3,350.48
Down to Earth Landscape LLC	003539	32889	Irrigation Repairs 03/19	\$ 1,060.01
Down to Earth Landscape LLC	003539	32890	Irrigation Repairs 03/19	\$ 683.03
Down to Earth Landscape LLC	003539	39176	Irrigation Repairs 06/19	\$ 505.00
Down to Earth Landscape LLC	003539	42428	Plant Install 07/19	\$ 796.25
Down to Earth Landscape LLC	003539	42430	Plant Install 07/19	\$ 302.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Down to Earth Landscape LLC	003539	43605	Irrigation Repairs 07/19	\$ 486.69
Down to Earth Landscape LLC	003539	44451	Plant Install 08/19	\$ 796.25
Down to Earth Landscape LLC	003539	44452	Plant Install 08/19	\$ 302.00
Down to Earth Landscape LLC	003539	44459	Plant Removal 08/19	\$ 4,500.00
Down to Earth Landscape LLC	003539	44460	Plant Removal 08/19	\$ 2,950.00
Down to Earth Landscape LLC	003560	46162	Irrigation Repairs 08/19	\$ 578.50
Egis Insurance Advisors, LLC	003561	9302	General/POL Liability/Property Insurance FY 19/20	\$ 18,177.00
Euphoria Pools & Spas Inc.	003542	SCC-8514	Final Payment for Pump Repair and Motor Install 08/19	\$ 1,400.00
Euphoria Pools & Spas Inc.	003565	SCC-8591	Weekly Pool Services 09/19	\$ 1,400.00
Florida Department of Revenue	003547	Sales Tax 08/19	51-8015668220-6 Sales Tax 08/19	\$ 46.11
Florida Power & Light Company	003562	Electric Summary 09/19	FPL Electric Summary Billing 09/19	\$ 4,889.27
FPL	003563	29678-78196 09/19	10202 57th CT East 09/19	\$ 18.46
FPL	003563	77871-91514-09/19	10609 48th Street East 09/19	\$ 15.84

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida LLC dba Frontier Communications of Florida	003548	072419-5 09/19	941-776-3403-072419-5 09/19	\$ 89.99
Frontier Florida LLC dba Frontier Communications of Florida	003548	941-776-9949-011007-5 09/19	Clubhouse/Office Telephone 09/19	\$ 449.14
Guardian Protection Services, Inc.	003564	53148836	Security Services 09/03/19-10/02/19	\$ 44.95
Gulf Business Systems	003540	249013	Monthly Billing Copy Machine 08/29/19-09/28/19	\$ 45.14
Harrison Ranch CDD	CD0284	Debit Card Replenishment	Debit Card Replenishment	\$ 598.77
Hopping Green & Sams	003549	109540	General/Monthly Legal Services 07/19	\$ 5,462.06
Innersync Studio LLC	003541	17694	CDD Implementation - Onboarding of ADA Compliant Website	\$ 2,325.00
Jay Morrison	003555	JM090919	Board of Supervisors Meeting 09/09/19	\$ 200.00
Julianne Giella	003553	JG090919	Board of Supervisors Meeting 09/09/19	\$ 200.00
Marlin Business Bank	003566	17334333	Copystar Copier - Account # 1613410 09/19	\$ 173.51
MCUD	003550	Water Summary Bill 08/19	MCUD Water Summary 08/19	\$ 1,739.59
RB Owens Electric Inc	003567	20192507	Installation of New Underground Conduit & Circuit - Balance	\$ 2,062.50
RB Owens Electric Inc	003551	20192790	Monthly Inspection Repairs 08/19	\$ 3,053.40

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RB Owens Electric Inc	003567	20192895	Street Light Repairs 09/19	\$ 147.00
RB Owens Electric Inc	003567	20192916	Monthly Inspection 09/19	\$ 1,829.40
Richard Paul Green	003554	RG090919	Board of Supervisors Meeting 09/09/19	\$ 200.00
Rizzetta & Company, Inc.	003543	INV0000043123	District Management Fees 09/19	\$ 5,687.50
Rizzetta & Company, Inc.	003543	INV0000043195	BI-Weekly Payroll 08/30/19	\$ 2,216.26
Rizzetta & Company, Inc.	003568	INV0000043243	BI-Weekly Payroll 09/13/19	\$ 2,416.63
Rizzetta Technology Services, LLC	003544	INV0000004693	Website & Email Hosting 09/19	\$ 175.00
Securiteam	003569	12408	Service Call 09/10/19	\$ 499.00
SGD Communications Inc	003574	10890	New Cable for 3 Wifi System 08/19	\$ 300.00
Sign A Rama	003570	18653	Vinyl Graphics 09/19	\$ 418.00
Southwest Maintenance Services, Inc.	003552	876	Pressure Washing 08/19	\$ 380.00
Southwest Maintenance Services, Inc.	003571	905	Supplies 09/19	\$ 64.73
Southwest Maintenance Services, Inc.	003571	933	Cleaning and Maintenance Services 09/19	\$ 1,100.00
Susan Walterick	003557	SW090919	Board of Supervisors Meeting 09/09/19	\$ 200.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tim Delaney	003572	090519BALANCE	Balance - Steel Drum Player - 10/13 Pool Party	\$ 325.00
Tim Delaney	003572	090519DEPOSIT	Deposit - Steel Drum Player - 10/13 Pool Party	\$ 100.00
Water's Edge	003573	091919	Reimbursement for Meetings not Incurred FY18/19	\$ 300.00
ZNS Engineering, L.C.	003545	135656	Engineering Services 06/19	\$ 1,876.00
ZNS Engineering, L.C.	003545	135657	Engineering Services 06/19 WUP	<u>\$ 290.00</u>
Report Total				<u>\$ 131,289.42</u>

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: 9/1/2019
INVOICE NUMBER: 0000454560
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 - September		2,214.00	2,214.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 03 2019

D/M approval jc Date 9/9/19

Date entered SEP 06 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: 9/1/2019
INVOICE NUMBER: 0000454560
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: 9/1/2019
INVOICE NUMBER: 0000455425
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 - September		3,644.00	3,644.00

RECEIVED

SEP 03 2019

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

D/M approval GL Date 9/9/19

Date entered SEP 06 2019

Fund 001 GL 53800 OC 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: 9/1/2019
INVOICE NUMBER: 0000455425
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!

Atlas Professional Services, Inc.
9560 W. Linebaugh Avenue
Tampa, FL 33626



Bill To:
Harrison Ranch CDD
Attn: Billing Contact
Rizzetta & Company
5755 Harrison Ranch Blvd
Parrish, FL 34219
United States

Date	Invoice
09/11/2019	64885
Account	
Harrison Ranch CDD	

Terms	Due Date	PO Number	Reference	Tax ID
Net 15 Days	09/26/2019			

Services	Work Type	Hours	Rate	Amount
Billable Services				
Labor	02 Onsite	2.00	135.00	\$270.00

<p>Details of your charges, if applicable, are found on the subsequent pages.</p> <p>Bills can be paid online at our customer portal at http://portal.atlasps.com</p> <p>A late fee of 1.5% per month may be assessed on unpaid balances.</p>	Invoice Subtotal:	\$270.00
	Sales Tax:	\$0.00
	Invoice Total:	\$270.00
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$270.00

For questions, call our office at (813) 999-4499 or email billing@atlasps.com

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 16 2019

D/M approval QC Date 9/24/19

Date entered SEP 20 2019

Fund 001 GL 57200 OC 4723

Check # _____

4723/bm

Invoice Time Detail

Invoice Number: 64885
Company: Rizzetta Management Services

Charge To: Rizzetta Management Services / Harrison Ranch Network Site Review **Location:** Colwell

Date	Staff	Agreement	Notes	Bill	Hours	Rate	Ext Amt
08/22/2019	Collins, Stewart		Service Ticket: 874129 Summary: Harrison Ranch Network Site Review Onsite site survey consulting and network/cabling review with Tabatha to assess and make recommendations for proper cabling and use of ISP connections, updated wireless throughout clubhouse, and reviewing video camera network.	Y	2.00	135.00	\$270.00

Subtotal: \$270.00

Invoice Time Total: **Billable Hours:** 2.00

HARRISON RANCH CDD
Meeting Date: September 9, 2019

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Charles Parker	✓	✓
Susan Walterick	✓	✓
Julianne Giella	✓	✓
Richard Green	✓	✓
Jay Morrison	✓	✓

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 p.m.
Meeting End Time:	8:52 p.m.
Total Meeting Time:	2.5 hrs

Time Over () Hours:

Total at \$175 per Hour:

DM Signature: _____

[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

SEP 10 2019

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

D/M approval *[Signature]* Date 9/16/19

Date entered SEP 12 2019

Fund 001 GL 51100 OC 1101

Check # _____

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



PAST DUE
February 2019
Invoice #27912

Customer

HARRISON RANCH CDD
ATTN: GRANT PHILLIPS
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

Project/Job	Invoice Date	Due Date	Terms	PO #
MONTHLY MAINTENANCE - HARRISON RANCH CDD	2/10/2019	3/12/2019	Net 30	

Item	Qty	Rate	Amount
MONTHLY MAINTENANCE SERVICE Description: HARRISON RANCH CDD	1	\$34,448.47	\$34,448.47

Subtotal	\$34,448.47
Payments/Credits	\$0.00
Balance Due	\$34,448.47

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

AUG 08 2019

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

D/M approval [Signature] Date 8-4-2019

Date entered AUG 09 2019

Fund 001 GL 53900 OC 4604

Check # _____

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



PAST DUE
March 2019
Invoice #32860

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819
JTOBORG@RIZZETTA.COM
(863) 701-3762

Project/Job	Invoice Date	Due Date	Terms	PO #
PLANT INSTALLATION	3/31/2019	4/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: JOHN TOBORG / GRANT PHILLIPS COMPLETED DATE: 3/29/19 OPTION #2 SELECTED DURING THE CDD SUPERVISOR MEETING FROM 3/11/2019 INSTALLATION OF DWARF RED PENTA FOR THE SEASONAL SUMMER ROTATION WITH THE NEXT SEASONAL ROTATION SCHEDULED DURING THE FALL IN THE AMOUNT OF \$6,880.00 CONSISTING OF 3200 ANNUALS AND 40 YARDS OF AMENDMENT SOIL			
4.5" PREMIUM PERENNIAL	2,133	\$3.85	\$8,212.05
SOIL PER YARD	40	\$35.00	\$1,400.00

Subtotal	\$9,612.05
Payments/Credits	\$0.00
Balance Due	\$9,612.05

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

AUG 08 2019

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval [Signature] Date 8-9-2019
Date entered AUG 09 2019
Fund 001 GL 53900 OC 4650
Check # _____

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



DOWN TO EARTH

LANDSCAPE & IRRIGATION

PAST DUE
March 2019
Invoice #32886
RECEIVED

AUG 08 2019

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

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

Date entered AUG 09 2019

Fund 001 GL 53900 OC 4609

Check # _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	3/31/2019	4/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK IRRIGATION REPAIRS AFTER INSPECTION CONTROLLER A APPROVED BY: GRANT PHILLIPS DATE COMPLETED - 3/28/19			
IRRIGATION PARTS Description: Replace 6" Pop-up	110	\$8.25	\$907.50
IRRIGATION PARTS Description: Replace Rotor	9	\$29.00	\$261.00
IRRIGATION PARTS Description: Replace Nozzle	226	\$1.69	\$381.94
IRRIGATION PARTS Description: Pvc Line Break 1/2"	20	\$10.00	\$200.00
IRRIGATION PARTS Description: Labor	35	\$55.00	\$1,925.00

Subtotal	\$3,675.44
Payments/Credits	\$0.00
Balance Due	\$3,675.44

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



DOWN TO EARTH

LANDSCAPE & IRRIGATION

PAST DUE
March 2019
Invoice #32887

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

RECEIVED

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 53900 OC 4609

Check # _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	3/31/2019	4/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK IRRIGATION REPAIRS CONTROLLER B APPROVED BY: GRANT PHILLIPS DATE COMPLETED - 3/28/19			
IRRIGATION PARTS Description: Replace 6" Pop-up	100	\$8.25	\$825.00
IRRIGATION PARTS Description: Replace 12" Pop-up	7	\$13.25	\$92.75
IRRIGATION PARTS Description: Replace Rotor	12	\$29.00	\$348.00
IRRIGATION PARTS Description: Replace Nozzle	167	\$1.69	\$282.23
IRRIGATION PARTS Description: PVC Line Break 1/2"	7	\$10.00	\$70.00
IRRIGATION PARTS Description: Labor	31.5	\$55.00	\$1,732.50

Subtotal	\$3,350.48
Payments/Credits	\$0.00
Balance Due	\$3,350.48

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



PAST DUE
March 2019
Invoice #32889

Customer
HARRISON RANCH CDD C/O RIZZETTA & COMPANY 8529 SOUTH PARK CIRCLE SUITE 300 ORLANDO FL 32819

RECEIVED

AUG 08 2019

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval DA MZ Date 8-9-2019
Date entered AUG 09 2019
Fund 001 GL 53900 OC 4609
Check # _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	3/31/2019	4/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK IRRIGATION REPAIR CONTROLLER C APPROVED BY: GRANT PHILLIPS DATE COMPLETED - 3/28/19			
IRRIGATION PARTS Description: Replace 6" Pop-up	15	\$8.25	\$123.75
IRRIGATION PARTS Description: Replace Rotor	10	\$29.00	\$290.00
IRRIGATION PARTS Description: Replace Nozzle	54	\$1.69	\$91.26
IRRIGATION PARTS Description: PVC Line Break 1/2"	6	\$10.00	\$60.00
IRRIGATION PARTS Description: Labor	9	\$55.00	\$495.00

Subtotal	\$1,060.01
Payments/Credits	\$0.00
Balance Due	\$1,060.01

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



DOWN TO EARTH

LANDSCAPE & IRRIGATION

PAST DUE
March 2019
Invoice #32890

RECEIVED

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

AUG 08 2019

Date Rec'd Rizzetta & Co., Inc.

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

Date entered AUG 09 2019

Fund 001 GL 53900 OC 4609

Check # _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	3/31/2019	4/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK IRRIGATION REPAIR CONTROLLER D APPROVED BY: GRANT PHILLIPS DATE COMPLETED - 3/28/19			
IRRIGATION PARTS Description: Replace 6" Pop-up	16	\$8.25	\$132.00
IRRIGATION PARTS Description: Replace 12" Pop-up	4	\$13.25	\$53.00
IRRIGATION PARTS Description: Replace Rotor	2	\$29.00	\$58.00
IRRIGATION PARTS Description: Replace Nozzle	37	\$1.69	\$62.53
IRRIGATION PARTS Description: PVC Line Break 1/2"	2	\$10.00	\$20.00
IRRIGATION PARTS Description: Labor	6.5	\$55.00	\$357.50

Subtotal	\$683.03
Payments/Credits	\$0.00
Balance Due	\$683.03

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

PAST DUE
June 2019
Invoice #39176

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	6/18/2019	7/18/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK HARRISON RANCH CDD IRRIGATION REPAIR FROM INSPECTION ON ZONES 65 & 66 CONTROLLER 3 BAD DECODER DATE OF COMPLETION: 06/04/19			
HUNTER 2 STATION DECODER	1	\$285.00	\$285.00
IRRIGATION LABOR PER HOUR	4	\$55.00	\$220.00
SUBTOTAL			\$505.00

Subtotal	\$505.00
Payments/Credits	\$0.00
Balance Due	\$505.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

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 53900 OC 4609
Check # _____

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



July 2019
Invoice #42428

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

Project/Job	Invoice Date	Due Date	Terms	PO #
PLANT INSTALLATION	7/26/2019	8/25/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK PREPARE TO INSTALL JASMINE AT ENTRANCE AND REMOVE WEEDS ATTN: DATE COMPLETED:			
JASMINE 1 GALLON	85	\$5.75	\$488.75
IRRIGATION	1	\$145.00	\$145.00
COMMAND SOIL PER BAG	5	\$11.00	\$55.00
PINE BARK MULCH PER BAG	5	\$6.50	\$32.50
PREPARATION OF BED	1	\$75.00	\$75.00

Subtotal	\$796.25
Payments/Credits	\$0.00
Balance Due	\$796.25

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

AUG 08 2019

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

D/M approval [Signature] Date 8-9-2019
AUG 09 2019

Date entered _____

Fund DDI GL 53900 OC 4650

Check # _____

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



July 2019
Invoice #42430

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

Project/Job	Invoice Date	Due Date	Terms	PO #
PLANT INSTALLATION	7/26/2019	8/25/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK INSTALL (10) MAMMY CROTONS AT CLUBHOUSE ATTN: DATE COMPLETED:			
MAMMY CROTON 3 GALLON	10	\$15.50	\$155.00
IRRIGATION	1	\$75.00	\$75.00
COMMAND SOIL PER BAG	3	\$11.00	\$33.00
PINE BARK MULCH PER BAG	6	\$6.50	\$39.00

Subtotal	\$302.00
Payments/Credits	\$0.00
Balance Due	\$302.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

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 53900 OC 4650

Check #

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



July 2019
Invoice #43605

RECEIVED

Customer
HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

Date Rec'd Rizzetta & Co., Inc. AUG 11 8 2019
D/M approval [Signature] Date 8-9-2019
Date entered AUG 09 2019
Fund 001 GL 53900 OC 4609
Check # _____

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	7/31/2019	8/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK HARRISON RANCH IRRIGATION REPAIR FROM INSPECTION ON 52 C.T.E REPLACED VALVE DATE OF COMPLETION: 07/02/19			
2" PESB VALVE	1	\$251.69	\$251.69
MISCELLANEOUS	1	\$50.00	\$50.00
2" BALL VALVE	1	\$20.00	\$20.00
IRRIGATION LABOR PER HOUR	3	\$55.00	\$165.00
SUBTOTAL			\$486.69

Subtotal	\$486.69
Payments/Credits	\$0.00
Balance Due	\$486.69

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

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



August 2019
Invoice #44451

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819
CDDINVOICE@RIZZETTA.COM

Project/Job	Invoice Date	Due Date	Terms	PO #
PLANT INSTALLATION	8/21/2019	9/20/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK PREPARE TO INSTALL JASMINE AT ENTRANCE AND REMOVE WEEDS ATTN:BARBARA MCEVOY DATE COMPLETED: 08/13/19			
JASMINE 1 GALLON	85	\$5.75	\$488.75
IRRIGATION	1	\$145.00	\$145.00
COMMAND SOIL PER BAG	5	\$11.00	\$55.00
PINE BARK MULCH PER BAG	5	\$6.50	\$32.50
PREPARATION OF BED	1	\$75.00	\$75.00

Subtotal	\$796.25
Payments/Credits	\$0.00
Balance Due	\$796.25

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019
 D/M approval QC Date 8/23/19
 Date entered AUG 23 2019
 Fund 001 GL 53900 OC 4650
 Check # _____

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



August 2019
Invoice #44452

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819
CDDINVOICE@RIZZETTA.COM

Project/Job	Invoice Date	Due Date	Terms	PO #
PLANT INSTALLATION	8/21/2019	9/20/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK INSTALL (10) MAMMY CROTONS AT CLUBHOUSE ATTN: BARBARA MCEVOY DATE COMPLETED: 08/13/19			
MAMMY CROTON 3 GALLON	10	\$15.50	\$155.00
IRRIGATION	1	\$75.00	\$75.00
COMMAND SOIL PER BAG	3	\$11.00	\$33.00
PINE BARK MULCH PER BAG	6	\$6.50	\$39.00

Subtotal	\$302.00
Payments/Credits	\$0.00
Balance Due	\$302.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019
 D/M approval RL Date 8/23/19
 Date entered AUG 23 2019
 Fund 001 GL 53900 OC 4650
 Check # _____

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



August 2019
Invoice #44459

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819

Project/Job	Invoice Date	Due Date	Terms	PO #
PLANT MATERIAL REMOVAL	8/21/2019	9/20/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK REMOVE DISEASED HOLLIES AND OTHER TREES ALONG HARRISON RANCH BLVD EAST AND WEST FROM 301 TO ERIE RD ATTN: BARBARA MCCENVOY DATE COMPLETED: 08/13/2019			
LABOR AND DEBRIS REMOVAL	1	\$4,500.00	\$4,500.00

Subtotal	\$4,500.00
Payments/Credits	\$0.00
Balance Due	\$4,500.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

AUG 23 2019

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval GL Date 8/23/19
 Date entered AUG 23 2019
 Fund 001 GL 53900 OC 4650
 Check # _____

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



August 2019
Invoice #44460

Customer

HARRISON RANCH CDD
C/O RIZZETTA & COMPANY
8529 SOUTH PARK CIRCLE
SUITE 300
ORLANDO FL 32819
CDDINVOICE@RIZZETTA.COM

Project/Job	Invoice Date	Due Date	Terms	PO #
PLANT REMOVAL	8/21/2019	9/20/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK REMOVAL OF JASMINE FROM PLANT MATERIAL AT 3 ENTRANCE WAY AND DEFINE A BUFFER FROM OTHER PLANT MATERIAL. THESE AREAS ARE LISTED AS 15 AND 28 ATTN: BARBARA MCCENVOY DATE COMPLETED: 08/13/2019			
LABOR AND DEBRIS REMOVAL	1	\$2,950.00	\$2,950.00

Subtotal	\$2,950.00
Payments/Credits	\$0.00
Balance Due	\$2,950.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 21 2019
 D/M approval QC Date 8/23/19
 Date entered AUG 23 2019
 Fund 001 GL 53900 OC 4650
 Check # _____

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



August 2019
Invoice #46162

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

Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	8/31/2019	9/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK HARRISON RANCH CDD IRRIGATION REPAIR FROM INSPECTION ON CONTROLLER 2 DATE OF COMPLETION: 08/29/19			
6" SPRAY	45	\$8.25	\$371.25
RAINBIRD	25	\$1.69	\$42.25
IRRIGATION LABOR PER HOUR	3	\$55.00	\$165.00
SUBTOTAL			\$578.50

Subtotal	\$578.50
Payments/Credits	\$0.00
Balance Due	\$578.50

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Date Rec'd Rizzetta & Co., Inc. SEP 9 2019
D/M approval 96 Date 9/24/19
Date entered SEP 20 2019
Fund 001 GL 53900 OC 4609
Check # _____



INVOICE

Customer	Harrison Ranch Community Development District
Acct #	754
Date	08/30/2019
Customer Service	Kristina Rudez
Page	1 of 1

Harrison Ranch Community Development District
c/o Rizzetta & Company
120 Richard Jackson Blvd., Ste 220
Panama City Beach, FL 32407

Payment Information	
Invoice Summary	\$ 18,177.00
Payment Amount	\$ 18,177.00
Payment for	Invoice#9302
100119626	

Thank You

Please detach and return with payment

Customer: Harrison Ranch Community Development District

Invoice	Effective	Transaction	Description	Amount
9302	10/01/2019	Renew policy	Policy #100119626 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2019 RECEIVED Date Rec'd Rizzetta & Co., Inc. SEP 16 2019 DMA approval <u>QC</u> Date <u>9/24/19</u> Date entered <u>SEP 20 2019</u> Fund <u>001</u> GL <u>15300</u> OC <u> </u> Check # <u> </u>	18,177.00

Total
\$ 18,177.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

scimer@egisadvisors.com

Date

08/30/2019

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
SCC-8514	08/30/2019	\$1,400.00	08/30/2019	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Commercial Equipment Repair COD Harrison ranch final payment for 10hp 3 phase motor, diffuser, impeller, and orings \$1,400	1	1,400.00	1,400.00

BALANCE DUE

\$1,400.00**RECEIVED**Date Rec'd Rizzetta & Co., Inc. AUG 30 2019D/M approval 9C Date 9/3/2019Date entered AUG 30 2019Fund 001 GL 57200 OC 4600

Check # _____

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-8591	09/01/2019	\$1,400.00	09/01/2019	Due on receipt	

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

BALANCE DUE

\$1,400.00

RECEIVED

SEP 03 2019

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

DM approval QC Date 9/9/19

Date entered SEP 06 2019

Fund 001 GL 51200 OC 4617

Check # _____

Florida Sales and Use Tax Return
Reporting Period

DR-15EZ
R. 01/19

Certificate Number: 51-8015668220-6

Surtax Rate: .0100

AUG 2019

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

□□□□46.11

Due: SEP 01 2019

Late After: SEP 20 2019

0500 0 20190831 0001003043 2 4000001566 8220 2

	DOLLARS						CENTS	
1. Gross Sales (Do not include tax)	□	□	□	□	□	□	6	58
2. Exempt Sales (Include these in Gross Sales, Line 1)	□	□	□	□	□	□	□	□
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	□	□	□	□	□	□	6	58
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	□	□	□	□	□	□	□	□
5. Less Lawful Deductions	□	□	□	□	□	□	4	6
6. Less DOR Credit Memo	□	□	□	□	□	□	□	□
7. Net Tax Due	□	□	□	□	□	□	4	6
8. Less Collection Allowance or Plus Penalty and Interest	□	□	□	□	□	□	□	□
9. Amount Due With Return (Enter this amount on front)	□	□	□	□	□	□	4	6

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

Signature of Taxpayer

Date

Telephone #

Signature of Preparer

Date

Telephone #

Discretionary Sales Surtax Information

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

□□□□□□.□□

B. Total Discretionary
Sales Surtax Due

□□□□6.59

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

RECEIVED

Date Rec'd Rizzetta & Co., Inc.

SEP 06 2019

D/M approval

Date

Date entered

SEP 06 2019

Fund

001 GL 23000 OC

Check #

Harrison Ranch CDD FPL Electric Summary
Account # 79909-28017 08/16/19-09/17/19
Due: 09/30/19

<u>Account</u>	<u>Service</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
		4605 Harrison Ranch Blvd-Main		
02865-79362	UTILITY SERVICES	Entrance	001 53100 4301	\$ 22.37
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	\$ 15.94
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	\$ 97.46
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	\$ 63.52
14123-45298	STREET LIGHTS	5756 99th Avenue Cri E	001 53100 4307	\$ 90.65
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	\$ 72.82
	RECREATIONAL	5755 Harrison Ranch Blvd		
23025-48272	FACILITIES	Perimeter	001 53100 4304	\$ 20.32
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	\$ 16.49
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	\$ 32.73
	RECREATIONAL			
36260-99109	FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	\$ 24.34
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	\$ 80.49
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	\$ 62.86
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	\$ 113.32
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	\$ 80.21
	RECREATIONAL			
59381-21463	FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	\$ 1,474.01
67960-61205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	\$ 115.37
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	\$ 38.98
		5026 Harrison Ranch Blvd		
71480-20378	UTILITY SERVICES	Entrance	001 53100 4301	\$ 16.96
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	\$ 78.90
	RECREATIONAL			
76568-88273	FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	\$ 737.32
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	\$ 17.16
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	\$ 89.07
	RECREATIONAL	5755 Harrison Ranch Blvd		
79950-70468	FACILITIES	Landscape	001 53100 4304	\$ 141.03
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	\$ 96.34
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	\$ 71.07
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	\$ 91.97
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	\$ 46.06
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	\$ 59.31
TOTAL				\$ 4,889.27

Date Rec'd Rizzetta & Co., Inc. SEP 24 2019

D/A approval SC Date 9/24/19

Date entered SEP 24 2019

Fund 001 GL 53100 OC 4301 \$88.55 UTILITY SERVICES
4304 \$2,397.02 RECREATIONAL FACILITIES
4307 \$2,403.70 STREET LIGHTS

Check # 4304 \$2,397.02
4307 \$2,403.70

Summary
001 53100 4301 \$ 88.55
001 53100 4304 \$ 2,397.02
001 53100 4307 \$ 2,403.70
Total **\$ 4,889.27**



FPL

/ 27

9012799092801767298840000

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#

1 500030

HARRISON RANCH CDD

9428 CAMDEN FIELD PKWY

RIVERVIEW FL 33578

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	\$4,889.27	Sep 30 2019	\$ 4,889.27

Your electric statement

For: Aug 16 2019 to Sep 17 2019 (32 days)

Customer name: HARRISON RANCH CDD

Service address: SUMMARY BILL MASTER

Account number: 79909-28017

Statement date:

Sep 17 2019

Next bill date:

Oct 17 2019

SUMMARY BILL

=====

Total Number of Accounts: 29

Total Kilowatt Hours: 54,716

Total Amount of Bill: \$4,889.27

Past Due Date: SEP 30 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.



FPL

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 (488-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

FLORIDA POWER & LIGHT COMPANY

DATE : 09/17/19

PAGE : 1

SUMMARY BILL STATEMENT

CUSTOMER NAME: HARRISON RANCH CDD

SUMMARY BILL NUMBER: 79909-28017

IF YOU HAVE ANY QUESTIONS,
PLEASE CONTACT:

MAILING ADDRESS: 9428 CAMDEN FIELD PKWY

CUSTOMER NUMBER: 431932801

RIVERVIEW

FL 33578

BILLING DATE: 09/17/19

PAST DUE DATE: 09/30/19

SUMB@FPL.COM
(305)552-2873

ACCOUNT # RATE CODE	SERVICE ADDRESS CY CUSTOMER NAME	CITY MAILING ADDRESS	READ DATE	SVC B DAY C	KWH	MAXIMUM KWD	TOTAL DUE AMOUNT	METER NO	REMARKS
02865-79362 GS-1	4605 HARRISON RANCH BLVD # MAIN ENTRANCE 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	124		22.37	AC13668	
05365-28037 GS-1	9918 100TH DR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	55		15.94	AC13452	
05462-88259 GS-1	9782 50TH STREET CIR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	929		97.46	AC13499	
10034-50200 GS-1	9881 50TH STREET CIR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	565		63.52	AC13677	
14123-45298 GS-1	5756 99TH AVENUE CIR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	856		90.65	AC13476	
21023-16292 GS-1	9908 59TH ST E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	665		72.82	AC13475	
23025-48272 GS-1	5755 HARRISON RANCH BLVD # PERIMETER LIG 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	102		20.32	AE05816	
29683-69252 GS-1	10016 58TH ST E 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	61		16.49	AC13541	
31255-79270 GS-1	10515 48TH CT E # ENTRANCE 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	235		32.73	AC73193	
36260-99109 GS-1	5755 HARRISON RANCH BLVD # IRR 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	145		24.34	KLJ3465	
38549-29274 GS-1	9935 52ND ST E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	747		80.49	AC13500	
46128-19252 GS-1	5838 100TH AVE E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	558		62.86	AC13544	
46298-57030 GS-1	9712 46TH CT E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	1,099		113.32	AC73195	
56720-86294 GS-1	9737 50TH STREET CIR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530	09/13/19	30 C	744		80.21	AC13496	

FLORIDA POWER & LIGHT COMPANY

DATE : 09/17/19

SUMMARY BILL STATEMENT

PAGE : 2

ACCOUNT # RATE CODE	SERVICE ADDRESS CY CUSTOMER NAME	CITY MAILING ADDRESS	READ DATE	SVC B DAY C	KWH	MAXIMUM KWD	TOTAL DUE AMOUNT	METER NO	REMARKS
59381-21463 GSD-1	5755 HARRISON RANCH BLVD # POOL 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	14,535	62	1,474.01	KLL6997	
67960-61205 GS-1	5323 98TH AVE E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	1,121		115.37	AC13472	
69576-29360 GS-1	9805 47TH ST E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	302		38.98	AC13607	
71480-20378 GS-1	5026 HARRISON RANCH BLVD # ENTRANCE 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	66		16.96	AC13495	
73725-36180 SL-1	STREET LIGHTS # HARRISON RNC 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	16,832		1,022.20		
75284-20461 GS-1	5821 100TH AVE E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	730		78.90	AC73148	
76568-88273 GSD-1	5755 HARRISON RANCH BLVD 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	8,379	25	737.32	KLL6998	
77678-60393 SL-1	STREET LIGHTS # HARRISON RCH 8 HARRISON RANCH CDD	PARRISH STREET LIGHTS # HARRISON RCH	09/11/19	30 C	300		17.16		
78604-78036 GS-1	5009 99TH AVE E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	839		89.07	AC13479	
79950-70468 GS-1	5755 HARRISON RANCH BLVD # LANDSCAPE 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	1,396		141.03	KL83325	
80171-39109 GS-1	5735 99TH AVENUE CIR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	917		96.34	AC13473	
93846-48250 GS-1	5769 99TH AVENUE CIR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	646		71.07	AC13474	
95166-90204 GS-1	5221 100TH DR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	870		91.97	AC13542	
96273-49039 GS-1	4728 100TH DR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	378		46.06	AC13606	
97013-08257 GS-1	5012 100TH DR E # LTS 10 HARRISON RANCH CDD	PARRISH 9530 MARKETPLACE RD STE 206	09/13/19	30 C	520		59.31	AC13469	

2 500030

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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

MASTER #79909-28017

A E 8

5210 1

#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	\$22.37	Sep 30 2019	\$

Your electric statement

Account number: 02865-79362

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Sep 13 2019

Service address: 4605 HARRISON RANCH BLVD # MAIN ENTRANCE

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
22.48	22.48 CR	0.00	0.00	22.37	\$22.37	Sep 30 2019

Meter reading - Meter AC13668

Current reading 63980
Previous reading - 63856
kWh used 124

Amount of your last bill 22.48
Payment received - Thank you 22.48 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	91	124
Service days	30	30
kWh per day	3	4

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

Electric service amount 21.81**
Gross receipts tax 0.56
Total new charges \$22.37

Total amount you owe**\$22.37******The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$3.18
(\$0.025630 per kWh)
Non-fuel: \$8.09
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1 % will apply.

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: Sep 17, 2019



FPL

3 500030

/ 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 ***
#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	\$15.94	Sep 30 2019	\$

Your electric statement

Account number: 05365-28037

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9918 100TH DR E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 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	15.94	\$15.94	Sep 30 2019

Meter reading - Meter AC13452

Current reading 47074
Previous reading - 47019
kWh used 55

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	734	55
Service days	30	30
kWh per day	24	2

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

Electric service amount 15.54**
Gross receipts tax 0.40
Total new charges \$15.94

Total amount you owe \$15.94****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$1.41
(\$0.025830 per kWh)
Non-fuel: \$3.59
(\$0.065310 per kWh)

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

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: Sep 17, 2019



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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MASTER #79909-28017

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#BWNDJNQ ***
#2655043AE957880#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

FPL
GENERAL MAIL FACILITY
MIAMI FL 33186-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
05462-88259	\$97.46	Sep 30 2019	\$

Your electric statement

Account number: 05462-88259

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Sep 13 2019

Service address: 9782 50TH STREET CIR E # LTS

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
94.01	94.01 CR	0.00	0.00	97.46	\$97.46	Sep 30 2019

Meter reading - Meter AC13489

Current reading 82502
Previous reading - 81573
kWh used 928

Amount of your last bill 94.01
Payment received - Thank you 94.01 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	988	929
Service days	30	30
kWh per day	33	31

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

Electric service amount 95.02**
Gross receipts tax 2.44
Total new charges \$97.46

Total amount you owe \$97.46****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$23.81
(\$0.025630 per kWh)
Non-fuel: \$60.67
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1 % will apply.



Print date: Sep 17, 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*

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MASTER #79909-28017

A E 8

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#BWNDJNQ ***
#4390143AE007054#
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	\$63.52	Sep 30 2019	\$

Your electric statement

Account number: 10034-50200

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9881 50TH STREET CIR E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
63.04	63.04 CR	0.00	0.00	63.52	\$63.52	Sep 30 2019

Meter reading - Meter AC13677

Current reading 44348
Previous reading - 43783
kWh used 565

Energy usage

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

kWh this month	510	565
Service days	30	30
kWh per day	17	19

Amount of your last bill 63.04
Payment received - Thank you 63.04 CR
Balance before new charges \$0.00
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)
Electric service amount 61.93**
Gross receipts tax 1.58
Total new charges \$63.52

Total amount you owe \$63.52****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$14.48
(\$0.025630 per kWh)
Non-fuel: \$36.91
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.



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Print date: Sep 17, 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

A E 8

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#BWNDJNQ ***
#3284143AE897548#
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	\$90.65	Sep 30 2019	\$

Your electric statement

Account number: 14123-45298

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5758 99TH AVENUE CIR E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
95.14	95.14 CR	0.00	0.00	90.65	\$90.65	Sep 30 2019

Meter reading - Meter AC13476

Current reading 64751
Previous reading - 63895
kWh used 856

Amount of your last bill 95.14
Payment received - Thank you 95.14 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	801	856
Service days	30	30
kWh per day	27	29

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

Electric service amount 88.38**
Gross receipts tax 2.27
Total new charges \$90.65

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

Customer charge: \$10.54
Fuel: \$21.94
(\$0.025630 per kWh)
Non-fuel: \$55.90
(\$0.085310 per kWh)

Total amount you owe \$90.65

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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: Sep 17, 2019



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MASTER #79909-28017

A E 8

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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	\$72.82	Sep 30 2019	\$

Your electric statement

Account number: 21023-16292

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9908 59TH ST E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
81.60	81.60 CR	0.00	0.00	72.82	\$72.82	Sep 30 2019

Meter reading - Meter AC13475

Current reading 34845
Previous reading - 34180
kWh used 665

Amount of your last bill 81.60
Payment received - Thank you 81.60 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	411	665
Service days	30	30
kWh per day	14	22

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

Electric service amount 71.00**
Gross receipts tax 1.82
Total new charges \$72.82

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

Customer charge: \$10.54
Fuel: \$17.04
(\$0.025630 per kWh)
Non-fuel: \$43.42
(\$0.065310 per kWh)

Total amount you owe \$72.82

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.



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Print date: Sep 17, 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 ***
#5293243AE277844#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
23025-48272	\$20.32	Sep 30 2019	\$

Your electric statement

Account number: 23025-48272

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # PERIMETER LIG

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
20.41	20.41 CR	0.00	0.00	20.32	\$20.32	Sep 30 2019

Meter reading - Meter AE05916

Current reading 06437
Previous reading - 06335
kWh used 102

Amount of your last bill 20.41
Payment received - Thank you 20.41 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	106	102
Service days	30	30
kWh per day	4	3

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

Electric service amount 19.81**
Gross receipts tax 0.51
Total new charges \$20.32

Total amount you owe \$20.32

**The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$2.61
(\$0.025630 per kWh)
Non-fuel: \$8.86
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-228-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Sep 17, 2019



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MASTER #79909-28017

A E 8 5210 7

#BWNDJNQ ***
#3839243AE257960#
HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
29683-69252	\$16.49	Sep 30 2019	\$

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 10018 58TH ST E

Account number: 29683-69252

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
16.23	16.23 CR	0.00	0.00	16.49	\$16.49	Sep 30 2019

Meter reading - Meter AC13541

Current reading 22064
Previous reading - 22003
kWh used 61

Energy usage

	Last Year	This Year
kWh this month	62	61
Service days	30	30
kWh per day	2	2

Amount of your last bill 16.23
Payment received - Thank you 16.23 CR
Balance before new charges \$0.00

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

Electric service amount 16.08**
Gross receipts tax 0.41
Total new charges \$16.49

Total amount you owe \$16.49

**The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$1.56
(\$0.025630 per kWh)
Non-fuel: \$3.98
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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 (488-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019



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MASTER #79909-28017

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#BWNDJNQ ***

#5571343AE077972#

HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
31255-79270	\$32.73	Sep 30 2019	\$

Your electric statement

Account number: 31255-79270

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 10515 48TH CT E # ENTRANCE

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
32.36	32.36 CR	0.00	0.00	32.73	\$32.73	Sep 30 2019

Meter reading - Meter AC73193

Current reading 39599
Previous reading - 39364
kWh used 235

Amount of your last bill 32.36
Payment received - Thank you 32.36 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	223	235
Service days	30	30
kWh per day	7	8

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

Electric service amount 31.91**
Gross receipts tax 0.82
Total new charges \$32.73

Total amount you owe**\$32.73******The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$6.02
(\$0.025630 per kWh)
Non-fuel: \$15.35
(\$0.065310 per kWh)

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

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: Sep 17, 2019



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MASTER #79908-28017

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#BWNJNQ ***

#0676343AE908990#

HARRISON RANCH CDD

9530 MARKETPLACE RD STE 206

FORT MYERS FL 33912

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GENERAL MAIL FACILITY

MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
36260-99109	\$24.34	Sep 30 2019	\$

Your electric statement

Account number: 36260-99109

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # IRR

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
45.89	45.89 CR	0.00	0.00	24.34	\$24.34	Sep 30 2019

Meter reading - Meter KJ3485

Current reading 20713

Previous reading - 20568

kWh used 145

Energy usage

	Last Year	This Year
kWh this month	370	145
Service days	30	30
kWh per day	12	4

Amount of your last bill

45.89

Payment received - Thank you

45.89 CR

Balance before new charges

\$0.00

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

Electric service amount 23.73**

Gross receipts tax 0.61

Total new charges \$24.34

Total amount you owe**\$24.34**

**The electric service amount
includes the following charges:

Customer charge: \$10.54

Fuel: \$3.72

(\$0.025630 per kWh)

Non-fuel: \$9.47

(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-228-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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MASTER #79909-28017

A E 8

5210 6

#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	\$80.49	Sep 30 2019	\$

Your electric statement

Account number: 38549-29274

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date: Sep 13 2019

Service address: 9935 52ND ST E # LTS

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
95.51	95.51 CR	0.00	0.00	80.49	\$80.49	Sep 30 2019

Meter reading - Meter AC13500

Current reading 58679
Previous reading - 57932
kWh used 747

Amount of your last bill 95.51
Payment received - Thank you 95.51 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	749	747
Service days	30	30
kWh per day	25	25

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

Electric service amount 78.48**
Gross receipts tax 2.01
Total new charges \$80.49

Total amount you owe \$80.49****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$19.15
(\$0.025630 per kWh)
Non-fuel: \$48.79
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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 (468-6243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019



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MASTER #79909-28017

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#BWNDJNQ ***
#8286443AE257918#
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	\$62.86	Sep 30 2019	\$

Your electric statement

Account number: 46128-19252

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5838 100TH AVE E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
76.28	76.28 CR	0.00	0.00	62.86	\$62.86	Sep 30 2019

Meter reading - Meter AC13544

Current reading 49663
Previous reading - 49105
kWh used 558

Energy usage

	Last Year	This Year
kWh this month	505	558
Service days	30	30
kWh per day	17	19

Amount of your last bill 76.28
Payment received - Thank you 76.28 CR
Balance before new charges \$0.00

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

Electric service amount 61.29**
Gross receipts tax 1.57
Total new charges \$62.86

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

Customer charge: \$10.54
Fuel: \$14.30
(\$0.025630 per kWh)
Non-fuel: \$36.45
(\$0.065310 per kWh)

Total amount you owe \$62.86

* Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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: Sep 17, 2019



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MASTER #79909-28017

A E 8

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#BWNDJNQ ***
#8976443AE039758#
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	\$113.32	Sep 30 2019	\$

Your electric statement

Account number: 46298-57030

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9712 46TH CT E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
104.55	104.55 CR	0.00	0.00	113.32	\$113.32	Sep 30 2019

Meter reading - Meter AC73195

Current reading 90083
Previous reading - 88984
kWh used 1099

Amount of your last bill 104.55
Payment received - Thank you 104.55 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	1661	1099
Service days	30	30
kWh per day	55	37

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

Electric service amount 110.49**
Gross receipts tax 2.83
Total new charges \$113.32

Total amount you owe**\$113.32******The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$28.17
(\$0.025630 per kWh)
Non-fuel: \$71.78
(\$0.085310 per kWh)

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

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: Sep 17, 2019



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Notes on the front will not be detected.

MASTER #79909-28017

A E 8

5210 2

#BWNDJNQ ***
#0226543AE497684#
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	\$80.21	Sep 30 2019	\$

Your electric statement

Account number: 56720-86294

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 9737 50TH STREET CIR E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
76.47	76.47 CR	0.00	0.00	80.21	\$80.21	Sep 30 2019

Meter reading - Meter AC13498

Current reading 69145
Previous reading - 68401
kWh used 744

Energy usage

	Last Year	This Year
kWh this month	739	744
Service days	30	30
kWh per day	25	25

Amount of your last bill 76.47
Payment received - Thank you 76.47 CR
Balance before new charges \$0.00

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

Electric service amount 78.20**
Gross receipts tax 2.01
Total new charges \$80.21

Total amount you owe \$80.21****The electric service amount includes the following charges:**

Customer charges: \$10.54
Fuel: \$19.07
(\$0.025630 per kWh)
Non-fuel: \$48.59
(\$0.065310 per kWh)

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

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: Sep 17, 2019



FPL

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

MASTER #79909-28017

A E 8

5210 1

#BWNDJNQ ***
#1869543AE365120#
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	\$1,474.01	Sep 30 2019	\$

Your electric statement

Account number: 59381-21463

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # POOL

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,266.70	1,266.70 CR	0.00	0.00	1,474.01	\$1,474.01	Sep 30 2019

Meter reading - Meter KLL6997

Current reading 33433
Previous reading - 18898
kWh used **14535**

Demand reading 62.37
Demand kW **62**

Energy usage

	Last Year	This Year
kWh this month	13056	14535
Service days	30	30
kWh per day	435	484

kWh this month 13056 14535
Service days 30 30
kWh per day 435 484

Amount of your last bill 1,266.70
Payment received - Thank you 1,266.70 CR
Balance before new charges \$0.00

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

Electric service amount 1,437.16**
Gross receipts tax 36.85
Total new charges \$1,474.01

Total amount you owe \$1,474.01

**The electric service amount includes the following charges:

Customer charge: \$26.32
Fuel: \$372.53
(\$0.025630 per kWh)
Non-fuel: \$341.43
(\$0.023490 per kWh)
Demand: \$096.88
(\$11.24 per kW)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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: Sep 17, 2019

FPL

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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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MASTER #79909-28017

A E 8

5210 7

#BWNDJNQ ***
#0607643AE507162#
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	\$115.37	Sep 30 2019	\$

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5323 98TH AVE E # LTS

Account number: 67960-61205

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
79.55	79.55 CR	0.00	0.00	115.37	\$115.37	Sep 30 2019

Meter reading - Meter AC13472

Current reading 73057
Previous reading - 71936
kWh used 1121

Amount of your last bill 79.55
Payment received - Thank you 79.55 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	887	1121
Service days	30	30
kWh per day	30	37

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

Electric service amount 112.49**
Gross receipts tax 2.88
Total new charges \$115.37

Total amount you owe**\$115.37******The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$26.73
(\$0.025630 per kWh)
Non-fuel: \$73.22
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.
Customer service: Summary Bill Coordinator
Outside Florida: 1-800-228-3545
To report power outages: 1-800-4OUTAGE (488-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Print date: Sep 17, 2019



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Notes on the front will not be detected.

MASTER #79909-28017

A E 8 5210 1

#BWNDJNQ ***
#6749643AE066928#
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	\$38.98	Sep 30 2019	\$

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)
Customer name: HARRISON RANCH CDD
Service address: 0805 47TH ST E # LTS

Account number: 69576-29360

Statement date: Sep 13 2019
Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
54.01	54.01 CR	0.00	0.00	38.98	\$38.98	Sep 30 2019

Meter reading - Meter AC13607

Current reading 30303
Previous reading - 30001
kWh used 302

Energy usage

	Last Year	This Year
kWh this month	408	302
Service days	30	30
kWh per day	14	10

Amount of your last bill 54.01
Payment received - Thank you 54.01 CR
Balance before new charges \$0.00

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

Electric service amount 38.01**
Gross receipts tax 0.97
Total new charges \$38.98

Total amount you owe \$38.98

**The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$7.74
(\$0.025630 per kWh)
Non-fuel: \$19.73
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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: Sep 17, 2019





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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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MASTER #79909-28017

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#BWNDJNQ ***
#0851743AE876022#
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	\$16.96	Sep 30 2019	\$

Your electric statement

Account number: 71480-20378

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5026 HARRISON RANCH BLVD # ENTRANCE

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
16.88	16.88 CR	0.00	0.00	16.96	\$16.96	Sep 30 2019

Meter reading - Meter AC13495

Current reading 13977
Previous reading - 13911
kWh used 66

Energy usage

	Last Year	This Year
kWh this month	90	66
Service days	30	30
kWh per day	3	2

Amount of your last bill 16.88
Payment received - Thank you 16.88 CR
Balance before new charges \$0.00

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

Electric service amount	16.54**
Gross receipts tax	0.42
Total new charges	\$16.96

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

Customer charge: \$10.54
Fuel: \$1.89
(\$0.025630 per kWh)
Non-fuel: \$4.31
(\$0.065310 per kWh)

Total amount you owe \$16.96

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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: Sep 17, 2019



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MASTER #79909-28017

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#BWNDJNQ ***
#5223743AE088632#
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	Sep 30 2019	\$

Your electric statement

Account number: 73725-36180

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Statement date:

Sep 13 2019

Service address: STREET LIGHTS # HARRISON RNC

Next bill date:

Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,022.20	1,022.20 CR	0.00	0.00	1,022.20	\$1,022.20	Sep 30 2019

Total kWh used

16832

Energy usage

Last Year	This Year
16832	16832

kWh this month

Service days

kWh per day

**The electric service amount includes the following charges:

Non-fuel energy charge:

\$0.031380 per kWh

Fuel charge:

\$0.024280 per kWh

Amount of your last bill

1,022.20

Payment received - Thank you

1,022.20 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

Total amount you owe**\$1,022.20**

- Payment received after **November 26, 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.

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: Sep 17, 2019



FPL



21 500030

Detail of Rate Schedule Charges for
Street Lights

5210 000190

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

Account Number: 73725-36180
 Service From: 08-14-2019
 Service To: 08-13-2019
 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	188.36
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: September 17, 2019

Page 1



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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MASTER #79909-28017

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#BWNDJNQ ***

#4875743AE165026#

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	\$78.90	Sep 30 2019	\$

Your electric statement

Account number: 75284-20461

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5821 100TH AVE E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
77.97	77.97 CR	0.00	0.00	78.90	\$78.90	Sep 30 2019

Meter reading - Meter AC73148

Current reading 54553

Previous reading - 53823

kWh used 730

Energy usage

	Last Year	This Year
kWh this month	689	730
Service days	30	30
kWh per day	23	24

Amount of your last bill

77.97

Payment received - Thank you

77.97 CR

Balance before new charges

\$0.00

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

Electric service amount

76.93**

Gross receipts tax

1.97

Total new charges

\$78.90

Total amount you owe**\$78.90******The electric service amount includes the following charges:**

Customer charge: \$10.54

Fuel: \$18.71

(\$0.025630 per kWh)

Non-fuel: \$47.68

(\$0.085310 per kWh)

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

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: Sep 17, 2019



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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MASTER #79909-28017

A E 8

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#BWNDJNQ ***

#8646743AE377886#

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	\$737.32	Sep 30 2019	\$

Your electric statement

Account number: 76568-88273

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
706.32	706.32 CR	0.00	0.00	737.32	\$737.32	Sep 30 2019

Meter reading - Meter KLL0898

Current reading 98654
Previous reading - 90275
kWh used **8379**

Demand reading 24.76
Demand kW **25**

Energy usage

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

kWh this month	7317	8379
Service days	30	30
kWh per day	243	279

Amount of your last bill 706.32
Payment received - Thank you 706.32 CR
Balance before new charges \$0.00
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)
Electric service amount 718.89**
Gross receipts tax 18.43
Total new charges \$737.32

Total amount you owe \$737.32****The electric service amount includes the following charges:**

Customer charge: \$26.32
Fuel: \$214.75
(\$0.025630 per kWh)
Non-fuel: \$196.82
(\$0.023490 per kWh)
Demand: \$281.00
(\$11.24 per kW)

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

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: Sep 17, 2019



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/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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MASTER #79909-28017

A E 8

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	Sep 30 2019	\$

Your electric statement

Account number: 77678-60393

For: Aug 12 2019 to Sep 11 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: STREET LIGHTS # HARRISON RCH

Statement date:

Sep 11 2019

Next bill date:

Oct 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
17.16	17.16 CR	0.00	0.00	17.16	\$17.16	Sep 30 2019

Total kWh used 300

Energy usage

	Last Year	This Year
kWh this month	300	300
Service days	30	30
kWh per day	10	10

Amount of your last bill	17.16
Payment received - Thank you	17.16 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 **November 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.

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-228-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019



FPL

25 500030

Detail of Rate Schedule Charges for
Street Lights

5208 000199

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

Account Number: 77678-60393

Service From: 08-12-2019

Service To: 09-11-2019

Service Days: 30

KWH/Day: 10

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: September 17, 2019

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MASTER #79909-28017

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5210 6

#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	\$89.07	Sep 30 2019	\$

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5009 99TH AVE E # LTS

Account number: 78604-78036

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
87.39	87.39 CR	0.00	0.00	89.07	\$89.07	Sep 30 2019

Meter reading - Meter AC13479

Current reading 75589
Previous reading - 74750
kWh used **839**

Energy usage

	Last Year	This Year
kWh this month	861	839
Service days	30	30
kWh per day	29	28

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

Customer charge: \$10.54
Fuel: \$21.50
(\$0.025630 per kWh)
Non-fuel: \$54.80
(\$0.065310 per kWh)

Amount of your last bill 87.39
Payment received - Thank you 87.39 CR
Balance before new charges \$0.00

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

Electric service amount 86.84**
Gross receipts tax 2.23
Total new charges **\$89.07**

Total amount you owe \$89.07

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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 (468-6243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019



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MASTER #79909-28017

A E 8 5210 7

#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	\$141.03	Sep 30 2019	\$

Your electric statement

Account number: 79950-70468

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5755 HARRISON RANCH BLVD # LANDSCAPE

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
173.85	173.85 CR	0.00	0.00	141.03	\$141.03	Sep 30 2019

Meter reading - Meter KL83325

Current reading 92993
Previous reading - 81597
KWh used **1396**

Amount of your last bill 173.85
Payment received - Thank you 173.85 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	1532	1396
Service days	30	30
kWh per day	51	46

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

Electric service amount 137.50**
Gross receipts tax 3.53
Total new charges \$141.03

Total amount you owe \$141.03

**The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$35.78
(\$0.025830 per kWh)
Non-fuel: \$91.18
(\$0.065310 per kWh)

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

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-228-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019



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

MASTER #79909-28017

A E 8 5210

#BWNDJNQ ***
#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	\$96.34	Sep 30 2019	\$

Your electric statement

Account number: 80171-39109

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5735 99TH AVENUE CIR E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
93.45	93.45 CR	0.00	0.00	96.34	\$96.34	Sep 30 2019

Meter reading - Meter AC13473

Current reading 75247
Previous reading - 74330
kWh used 917

Energy usage

	Last Year	This Year
kWh this month	995	917
Service days	30	30
kWh per day	33	31

Amount of your last bill 93.45
Payment received - Thank you 93.45 CR
Balance before new charges \$0.00

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

Electric service amount 93.93**
Gross receipts tax 2.41
Total new charges \$96.34

Total amount you owe \$96.34

**The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$23.50
(\$0.025630 per kWh)
Non-fuel: \$59.89
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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: Sep 17, 2019

29 500030

/ 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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5210 6

#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	\$71.07	Sep 30 2019	\$

Your electric statement

Account number: 93846-48250

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5769 99TH AVENUE CIR E # LTS

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (-)	New charges due by
70.61	70.61 CR	0.00	0.00	71.07	\$71.07	Sep 30 2019

Meter reading - Meter AC13474

Current reading 52830
Previous reading - 52184
kWh used 646

Energy usage

	Last Year	This Year
kWh this month	613	646
Service days	30	30
kWh per day	20	22

Amount of your last bill 70.61
Payment received - Thank you 70.61 CR
Balance before new charges \$0.00

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

Electric service amount 69.29**
Gross receipts tax 1.78
Total new charges \$71.07

Total amount you owe \$71.07****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$18.58
(\$0.025630 per kWh)
Non-fuel: \$42.19
(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

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: Sep 17, 2019

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MASTER #79909-28017

A E 8

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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	\$91.97	Sep 30 2019	\$

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5221 100TH DR E # LTS

Account number: 95166-90204

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
88.14	88.14 CR	0.00	0.00	91.97	\$91.97	Sep 30 2019

Meter reading - Meter AC13542

Current reading 76848

Previous reading - 75978

kWh used 870

Energy usage

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

kWh this month 1087 870

Service days 30 30

kWh per day 36 29

Amount of your last bill

88.14

Payment received - Thank you

88.14 CR

Balance before new charges

\$0.00

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

Electric service amount

88.67**

Gross receipts tax

2.30

Total new charges

\$91.97

Total amount you owe**\$91.97******The electric service amount includes the following charges:**

Customer charge: \$10.54

Fuel: \$22.30

(\$0.025630 per kWh)

Non-fuel: \$56.83

(\$0.065310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-228-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 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	\$46.06	Sep 30 2019	\$

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 4728 100TH DR E # LTS

Account number: 96273-49039

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
45.70	45.70 CR	0.00	0.00	46.06	\$46.06	Sep 30 2019

Meter reading - Meter AC13606

Current reading 28966
Previous reading - 28588
kWh used 378

Energy usage

	Last Year	This Year
kWh this month	389	378
Service days	30	30
kWh per day	13	13

Amount of your last bill 45.70
Payment received - Thank you 45.70 CR
Balance before new charges \$0.00

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

Electric service amount 44.91**
Gross receipts tax 1.15
Total new charges \$46.06

Total amount you owe \$46.06

**The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$9.69
(\$0.025630 per kWh)
Non-fuel: \$24.68
(\$0.065310 per kWh)

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

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-228-3545

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

Hearing/speech Impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019

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MASTER #79809-28017

A E 8

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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	\$59.31	Sep 30 2019	\$

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 5012 100TH DR E # LTS

Account number: 97013-08257

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
61.18	61.18 CR	0.00	0.00	59.31	\$59.31	Sep 30 2019

Meter reading - Meter AC13469

Current reading 41113
Previous reading - 40593
kWh used 520

Energy usage

	Last Year	This Year
kWh this month	290	520
Service days	30	30
kWh per day	10	17

Amount of your last bill 61.18
Payment received - Thank you 61.18 CR
Balance before new charges \$0.00
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)
Electric service amount 57.83**
Gross receipts tax 1.48
Total new charges \$59.31

Total amount you owe**\$59.31**

**The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$13.33
(\$0.025630 per kWh)
Non-fuel: \$33.96
(\$0.085310 per kWh)

- Payment received after **November 26, 2019** is considered **LATE**; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.

Customer service: Summary Bill Coordinator

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com

Print date: Sep 17, 2019



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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	Oct 04 2019	\$18.46

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 10202 57TH CT E

Account number: 29678-78196

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

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

Meter reading - Meter ACD0427

Current reading 11587

Previous reading - 11505

kWh used 82

Energy usage

kWh this month 82

Service days 30

kWh per day 3

**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)

Amount of your last bill 18.46

Payment received - Thank you 18.46 CR

Balance before new charges \$0.00

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

Total amount you owe \$18.46

- Payment received after **December 04, 2019** is considered **LATE**; a late payment charge of 1% will apply.

- Download the FPL Mobile App to stay informed throughout hurricane season.
Visit FPL.com/MobileApp or text APP to MyFPL (69375) to download.

Date Rec'd Rizzetta & Co., Inc. **SEP 16 2019**D/M approval 9C Date 9/24/19Date entered **SEP 20 2019**Fund 001 GL 53100 oc 4301

Check# _____



Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-220-3545

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	\$15.84	Oct 04 2019	\$15.84

Your electric statement

For: Aug 14 2019 to Sep 13 2019 (30 days)

Customer name: HARRISON RANCH CDD

Service address: 10609 48TH ST E

Account number: 77871-91514

Statement date: Sep 13 2019

Next meter reading: Oct 15 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
15.75	15.75 CR	0.00	0.00	15.84	\$15.84	Oct 04 2019

Meter reading - Meter ACD3197

Current reading 00554
Previous reading - 00500
kWh used 54

Amount of your last bill 15.75
Payment received - Thank you 15.75 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	9	54
Service days	30	30
kWh per day	0	2

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

Electric service amount 15.44**
Gross receipts tax 0.40
Total new charges \$15.84

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

Customer charge: \$10.54
Fuel: \$1.38
(\$0.025630 per kWh)
Non-fuel: \$3.52
(\$0.065310 per kWh)

Total amount you owe \$15.84

- Payment received after **December 04, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- Download the FPL Mobile App to stay informed throughout hurricane season. Visit FPL.com/MobileApp or text APP to MyFPL (88375) to download.

Date Rec'd Rizzetta & Co., Inc. SEP 16 2019

D/M approval 96 Date 9/24/19Date entered SEP 20 2019Fund 001 GL 53100 OC 4301

Check# _____

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-228-3545

To report power outages: 1-800-4OUTAGE (488-6243)

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 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.

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

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

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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.



HARRISON RANCH CDD
Date of Bill
Account Number

Page 3 of 3

8/24/19

941-776-3403-072419-5

CURRENT BILLING SUMMARY

Local Service from 08/24/19 to 09/23/19

Qty Description

941/776-3403.0

Charge

Non Basic Charges

Fios Internet 200 Dynamic IP

89.99

Total Non Basic Charges

89.99

TOTAL

89.99



SEP 04 2019

96 9/9/19

SEP 06 2019
001 57200 4702

Account Summary

New Charges Due Date	9/18/19
Billing Date	8/25/19
Account Number	941-776-9949-011007-5
PIN	
Previous Balance	341.76
Payments Received Thru 8/12/19	-341.76
Thank you for your payment!	
Balance Forward	.00
New Charges	449.14
Total Amount Due	\$449.14

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Frontier
COMMUNICATIONS

P.O. Box 5187, Tampa, FL 33675

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

PAYMENT STUB

Total Amount Due **\$449.14**

New Charges Due Date 9/18/19

Account Number 941-776-9949-011007-5

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

Amount Enclosed \$ **449.14**

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



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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.

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CURRENT BILLING SUMMARY

Local Service from 08/25/19 to 09/24/19

Qty Description	941/776-9949.0	Charge
Basic Charges		
Additional Line Unlimited		80.00
Frontier Solutions for Business - 2 Year Term		87.00
2 OneVoice Nationwide		129.98
2 OneVoice Features		
2 OneVoice Long Distance		
2 OneVoice Long Distance		
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
Partial Month Charges-Detailed Below		-14.99
Federal Excise Tax		1.04
Federal USF Recovery Charge		11.08
FCA Long Distance - Federal USF Surcharge		10.73
FL State Communications Services Tax		17.18
FL State Gross Receipts Tax		8.80
County Communications Services Tax		8.50
4 FL Telecommunications Relay Service		.40
4 Manatee Co 911 Surcharge		1.80
Total Basic Charges		386.71
Non Basic Charges		
Business FIOS Internet 300/300		274.99
Basic Messaging		10.70
2 Basic Messaging		22.90
Other Charges-Detailed Below		-31.83
Partial Month Charges-Detailed Below		-171.21
Federal Excise Tax		.41
FCA Long Distance - Federal USF Surcharge		3.15
FL State Communications Services Tax		-.11
FL State Gross Receipts Tax		-.03
County Communications Services Tax		-.05
Total Non Basic Charges		108.92
Toll/Other		
Other Charges-Detailed Below		5.99
Partial Month Charges-Detailed Below		-40.00
FCA Long Distance - Federal USF Surcharge		-8.30
FL State Communications Services Tax		-2.07
FL State Gross Receipts Tax		-1.07
County Communications Services Tax		-1.04
Total Toll/Other		-46.49

TOTAL 449.14

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	8/25	4.31
		Subtotal	4.31
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	8/25	4.31
		Subtotal	4.31
1 Business High Speed Internet Fee	AUTOCH	8/25	5.99
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	8/25	1.25
Additional Line Discount	AUTOCH	8/25	-80.00
Solutions Bundle Discount	AUTOCH	8/25	-22.00
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	8/25	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	8/25	5.99
		Subtotal	-34.48
Partial Month Charges			
OneVoice Price Protection	PROMOTION	8/25 9/24	-35.00
FIOS Price Protection	PROMOTION	8/23 9/24	-188.80
Business Line - 2 Yr Term	075241198	8/24 9/24	-1.10
		Subtotal	-224.90
OneVoice Price Protection	PROMOTION	8/25 9/24	-35.00
Business Line - 2 Yr Term	076241283	8/18 8/24	-9.89
Call Restriction	076241283	8/18 8/24	-.75
		Subtotal	-45.64

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 \$338.62 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.00 per use. Questions? Please contact customer service.



Qty	Description	Order Number	Effective Dates	
1	Business FiOS Internet 300/300	075241196	8/23 8/24	18.34
	941/723-8827		Subtotal	18.34
1	OneVoice Nationwide	075241196	8/23 8/24	4.34
	941/723-8827		Subtotal	4.34
1	OneVoice Nationwide	075241283	8/15 8/24	21.66
	941/776-8083		Subtotal	21.66

Subtotal -252.04

Detail of Frontier Charges

Toll charged to 941/776-9725

Detail of Frontier Com of America Charges

Toll charged to 941/776-9725

Detail of Frontier Com of America Charges

Toll charged to 941/776-9949

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/776-9725	127	548	.00
Main Number	19	44	.00
***Customer Summary	146	593	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	14	87	.00
Interstate	9	168	.00
Intrastate	123	337	.00
***Customer Summary	146	593	.00



Guardian Protection
174 Thorn Hill Road
Warrendale, PA 15086

IMPORTANT MESSAGES



SUMMARY OF ACCOUNT

Statement Date: 9/3/2019
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://customercare.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
8/20/2019	PREVIOUS BALANCE		\$44.95
	Payment Received - Thank You	49214250	\$44.95-
	HARRISON RANCH C.D.D 5755 HARRISON RANC 34219		
9/3/2019	Paper Statement Fee 09/03/19 to 10/02/19	53148836	\$0.00
9/3/2019	Security Services 09/03/19 to 10/02/19	53148836	\$44.95

TOTAL AMOUNT DUE \$44.95

Date Rec'd Rizzetta & Co., Inc. SEP 09 2019
D/M approval 9C Date 9/14/19
Date entered SEP 12 2019
Fund 001 GL 51200 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.

2703000556 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

Invoice

Period Billing

INVOICE #:

249013

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
08/26/2019		Due Upon Receipt

Invoice Line Items	
Description	Amount
Contract ID 23066	
Monthly Billing For 8/29/2019 To 9/28/2019	
Monthly Period Charge	\$20.00
Meter Billing For 7/29/2019 To 8/28/2019	
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 308ci Desc: 32/32 PPM A4 Color MFP	
Meter: B&W Last Billed: 32948 on 7/28/2019 Current: 33377 on 8/26/2019 Usage 429 Clicks Included in Interval: 2000 Clicks To Bill in Period: 429	
Total Meter Charge	\$0.00
Meter: Color Last Billed: 32549 on 7/28/2019 Current: 33922 on 8/26/2019 Usage 1373 Clicks Included in Interval: 1000 Clicks To Bill in Period: 1373	
373 @ 0.0674 = 25.1402	
Total Meter Charge	\$25.14
Tax Summary	
No Tax	\$0.00

Date Rec'd Rizzetta & Co., Inc. AUG 26 2019

D/M approval 96 Date 9/3/19

Date entered AUG 30 2019

Fund 001 GL 57200 OC 4702

Check # _____

Invoice
Comments:

SUBTOTAL: \$45.14

DISCOUNT: \$0.00

OTHER CHARGES: \$0.00

TAX: \$0.00

TOTAL: \$45.14

Customer Signature _____

Harrison Ranch CDD Debit Card
Account Ending in #9935
9/26/2019

Date	Vendor	Description	GL Code	Amount
8/1/2019	Amazon	Janitorial	57200-4706	(12.49)
8/16/2019	Amazon	Office Supplies	57200-4705	(12.99)
8/22/2019	Nextiva	Phone Service	57200-4702	(77.08)
8/23/2019	Amazon	Pool Party	57200-4714	(15.95)
8/28/2019	Amazon	Gym wipes	57200-4714	(83.72)
9/5/2019	Dollar General	Over 50's Pot Luck	57200-4714	(16.23)
9/6/2019	Fahey Pest	Pest Control	57200-4719	(115.00)
9/6/2019	Publix	Over 50's Pot Luck	57200-4714	(13.23)
9/11/2019	Autumn Harvest	Pumpkins	57200-4714	(105.00)
9/22/2019	Nextiva	Phone Service	57200-4702	(77.08)
9/3/2019	Constant Contact	Community Emails - Recurring	57200-4714	(70.00)

Total debit card expenses to be replenished

001-10123 \$ 598.77


District Manager

9/26/19
Date

Debit card limit is \$2,500

Harrison Ranch CDD Debit Card
Account Ending in #3541
9/23/2019

Date	Vendor	Description	GL Code	Amount
8/1/2019	Amazon	Janitorial Supplies	57200-4706	12.49
8/16/2019	Amazon	Office Supplies	57200-4705	12.99
8/22/2019	Nextiva	Phone Service	57200-4702	77.08
8/23/2019	Amazon	Pool party	57200-4714	15.95
8/28/2019	Amazon	Gym wipes	57200-4714	83.72
9/5/2019	Dollar General	Over 50s Pot Luck	57200-4714	16.23
9/6/2019	Fahey Pest	Pest Control	57200-4719	115.00
9/6/2019	Publix	Over 50s Pot Luck	57200-4714	13.23
9/11/2019	Autumn Harvest	Pumpkins	57200-4714	105.00
9/22/2019	Nextiva	Phone Service	57200-4702	77.08

Total debit card expenses to be replenished

001-10123

\$

(516.28)

Bruce Wry
Signature

9/23/19
Date

Debit card limit is \$2,500

over 50s pot luck

DOLLAR GENERAL STORE #14735
12110 US 301 N.
PARRISH, FL 34219
(941) 404-1401

10 LB ICE	E	2.15 S
041271971101-112		
10 LB ICE	E	2.15 S
041271971101-112		
TABLE COVER ROUND LI		1.50 S
011179368075-140		
TABLE COVER ROUND LI		1.50 S
011179368075-140		
TABLE COVER ROUND LI		1.50 S
011179368075-140		
TABLE COVER ROUND RE		1.50 S
011179501434-140		
TABLE COVER ROUND RE		1.50 S
011179501434-140		
TABLE COVER ROUND RE		1.50 S
011179501434-140		
LIPTON FAMILY TEA BA	E	*2.00
041000050145-111		
REGULAR PRICE		2.25
SUBTOTAL		
Tax1		\$15.30
TOTAL SALE		\$0.93
DEBIT		\$16.23
PIN VERIFIED		\$16.23
*****3541		
CHIP		
PIN VERIFIED		
AUTH# 556942		
REFERENCE# 50002031886		
AID# A0000000042203		

ITEMS 9
2019-09-05 15:06:24 14735 02 1554



-----CUT HERE-----

* You may have a chance to *
WIN A \$100 Gift Card
*
* Go To *
DGCustomerFirst.com
*
Tell us about your visit and be entered
* to win one of ten \$100 DG Gift Cards! *
* Must be 18+ to enter *
* Drawings held weekly! *
*
* Survey Code *

over 50s Publix

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

ARIZONA LEMON TEA	3.19 T F
ARIZONA LEMON TEA	3.19 T F
SOLO 18OZ RECY CUP	2.99 T
SOLO 18OZ RECY CUP	2.99 T

Order Total	12.36
Sales Tax	0.87
Grand Total	13.23
Debit	Payment
Change	0.00

PRESTO!
Trace #: 108000
Reference #: 1610904419
Acct #: XXXXXX3541
Debit Purchase FROM CHECKING
Amount: \$13.23

DEBIT CARD	PURCHASE
A0000000042203	DEBIT
Entry Method:	Chip and
Mode:	Issuer-PIN Verified

Your cashier was Carl

09/06/2019 7:45 S1305 R110 8079 C0304

Explore the many ways to save at Publix.
View bargains at publix.com/savingstyle

Publix Super Markets, Inc.

**Final Details for Order #114-8525650-4156243**Print this page for your records.**Order Placed:** August 28, 2019**Amazon.com order number:** 114-8525650-4156243**Order Total:** \$83.72**Shipped on August 29, 2019****Items Ordered**

1 of: *Monk Disinfecting Gym Wipes, One Step Cleaner, Disinfectant, Deodorizer and Sanitizer, 4 Refill Pack of 800 Count Wipes, Great for Fitness Equipment, Yoga Mats, Dance Studios, Spinning Classes & More*

Sold by: Amazon.com Services, Inc

Price

\$83.72

Condition: New

Shipping Address:

Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last dgits: 3541

Item(s) Subtotal: \$83.72

Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$83.72

Estimated tax to be collected: \$0.00

Grand Total: \$83.72To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

**Final Details for Order #114-7321283-0057858**

Print this page for your records.

Order Placed: August 23, 2019**Amazon.com order number:** 114-7321283-0057858**Order Total: \$15.95****Shipped on August 26, 2019****Items Ordered**1 of: *K&C PLASTICS 144 oz. 9" Pails with Shovel 4 per pack*Sold by: CTS Warehouse ([seller profile](#))

Condition: New

Price**\$15.95****Shipping Address:**

Sophie Guthrie
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$15.95

Shipping & Handling: \$0.00

Billing address

Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$15.95

Estimated tax to be collected: \$0.00

Grand Total: \$15.95**Credit Card transactions**

MasterCard ending in 3541: August 26, 2019: \$15.95

To view the status of your order, return to [Order Summary](#).

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**Final Details for Order #114-8233605-8805023**Print this page for your records.**Order Placed:** August 16, 2019**Amazon.com order number:** 114-8233605-8805023**Order Total: \$12.99****Shipped on August 17, 2019****Items Ordered**

	Price
1 of: Mintra Office Legal Pads - ((BASIC WHITE 6pk, 8.5in x 11in, WIDE RULED)) - 50 Sheets per Notepad, Micro perforated Writing Pad, Notebook Paper for School, College, Office, Business	\$12.99
Sold by: Mintra Products (seller profile)	

Condition: New

Shipping Address:Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States**Shipping Speed:**

Standard Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$12.99

Shipping & Handling: \$0.00

Billing addressBarbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United States

Total before tax: \$12.99

Estimated tax to be collected: \$0.00

Grand Total: \$12.99**Credit Card transactions**

MasterCard ending in 3541: August 17, 2019: \$12.99

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

**Final Details for Order #114-2476015-8951410**Print this page for your records.**Order Placed:** August 1, 2019**Amazon.com order number:** 114-2476015-8951410**Order Total:** \$12.49**Shipped on August 1, 2019****Items Ordered**

	Price
1 of: <i>Amazon Brand - Solimo Lawn & Leaf Drawstring Trash Bags, 39 Gallon, 40 Count</i>	\$12.49
Sold by: Amazon.com Services, Inc	

Condition: New

Shipping Address:Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States**Shipping Speed:**

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 3541

Item(s) Subtotal: \$12.49
Shipping & Handling: \$0.00**Billing address**Barbara McEvoy
12750 CITRUS PARK LN STE 115
TAMPA, FL 33625-3784
United StatesTotal before tax: \$12.49
Estimated tax to be collected: \$0.00**Grand Total: \$12.49**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Barbara McEvoy

From: support@nextiva.com
Sent: Tuesday, September 17, 2019 8:38 AM
To: Barbara McEvoy
Subject: Nextiva Phone Service Renewal Notification



Dear Barbara McEvoy:

Your Nextiva service will be automatically renewed on **Sep 22, 2019** with the credit card that we have on file for your account.

To update your credit card information, simply log in to your Nextiva Office Manager [Control Panel](#) and update your payment details in the "Manage Credit Card" section. The current account on file is presented below.

This pro-forma invoice presents all charges accrued to your account to date, along with the phone numbers associated with your account. The actual amount may change for any additional order or call activity that may occur between now and your renewal date. Any minute charges including, but not limited to, plan overages, international or toll free calls are charged monthly with your renewal or on your renewal day of the month. The call detail can be viewed or downloaded from your Control Panel in the "Billing History" option.

Our [Billing Support Center](#) is now available online for easy access to answer any billing questions you may have. If you have any questions about this renewal, please feel free to contact us at billing@nextiva.com or call us at 800.285.7995.

Thank you for your business,

Your Nextiva Team

You will notice a change on your Nextiva invoice. All VoIP providers are required to collect taxes and fees on behalf of local, state, and federal government entities. These taxes will be itemized on future invoices.

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: Pro-forma
Invoice Date: Sep 22, 2019
Next Renewal Date: Oct 22, 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 AP NextOS Pro Plus 24 Mos, \$26.95

Subscription Plan Fee: \$26.95

Recurring Add-On Fee:		\$34.95
2 DaaS Polycom VVX 250 \$4.00s	\$8.00	
1 NextOS Meet Me 1-9 U Credit	(\$19.95)	
1 Contract Pro Plus Add'l Line No TN	\$26.95	
1 NextOS Meet Me 1-9 U	\$19.95	
Taxes and Fees:		\$15.18
Federal FUSF (VoIP)	\$6.60	
Federal FCC Regulatory Fee (VoIP)	\$0.08	
E911	\$2.00	
RRF	\$6.50	
Total Charge:		<u>\$77.08</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.

Phone Numbers on Account:

833-217-3998

941-613-5330

941-613-5367

941-776-9725

941-776-9949

Fax Numbers on Account:

941-761-5364

Billing Info

Credit Card Number: xxxxxxxxxxxxxx41

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

Barbara McEvoy

From: support@nextiva.com
Sent: Thursday, August 22, 2019 7:02 AM
To: Barbara McEvoy
Subject: Nextiva Office Service Renewal Confirmation



Barbara McEvoy,

etna & Company, Inc.-Harrison Ranch CDD office's Nextiva service subscription for account 3447237 has been successfully renewed, and the credit card on file has been charged for the amount due.

Your most recent invoice, along with the numbers associated with this account, are listed below.

If you would like to update the billing information for this account, please log in to the [NextOS 3.0 portal](#) and update the information in the "My Account" section.

Please note that any additional charges including, but not limited to, international or toll-free call minutes are charged monthly on the date of your service renewal. The call details can be viewed or downloaded from the "Call History" section of the [NextOS 3.0 portal](#).

If you have any questions about this charge, please contact us at billing@nextiva.com or (800) 659-0208. Our [Terms & Conditions](#) authorize the automatic payment to the credit card we have on file for your account.

Thanks,

Nextiva Team

Please Note: The Universal Service Fund (USF) rate is regulated by the FCC and changes quarterly.

Nextiva has made important changes to its Terms and Conditions that may impact your account, including updating its Cancellation Policy to make cancellations effective at the end of a current billing period. For more details, please refer to the [Cancellation Policy](#), and [Terms and Conditions](#).

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
etna & Company, Inc.-Harrison Ranch CDD office

Invoice Number: 23180403862
Invoice Date: Aug 22, 2019
Next Renewal Date: Sep 22, 2019

Customer Name: Barbara McEvoy
Customer Address: 5755 HARRISON RANCH BLVD
Parrish, FL 34219

ing Summary

age Name: AP NextOS Pro Plus 24 Mos, \$26.95 AP NextOS Pro Plus 24 Mos, \$26.95

scription Plan Fee:		\$26.95
urring Add-On Fee:		\$34.95
1 NextOS Meet Me 1-9 U	\$19.95	
1 NextOS Meet Me 1-9 U Credit	(\$19.95)	
1 Contract Pro Plus Add'l Line No TN	\$26.95	
2 DaaS Polycom VVX 250 \$4.00s	\$8.00	
as and Fees:		\$15.18
ederal FUSF (VoIP)	\$6.60	
ederal FCC Regulatory Fee (VoIP)	\$0.08	
911	\$2.00	
RF	\$6.50	

al Charge: \$77.08

*ase note the change on your invoice. All VoIP providers, including Nextiva, are required to collect taxes and fees on behalf of local, state, and aral government entities. These taxes are now reflected as separate line items on this invoice.**

ne Numbers on Account:

- 217-3998
- 613-5330
- 613-5367
- : Numbers on Account:**
- 761-5364

ing Info

lit Card Number: xxxxxxxxxxxxxx41
lit Card Type: MasterCard
iration Date: 05 / 2023
e As Appears on Card: Barbara McEvoy
ress: 12750 Citrus Park Lane
Suite 115
Tampa, FL 33625



Nextiva, All Rights Reserved

[Home](#)[Weddings](#)[Group Orders](#)[Fall Decorations](#)[Contact](#)[SHOP PUMPKINS](#)

Thank you. Your order has been received.

- > **Order number: 1446**
- > **Date: September 11, 2019**
- > **Email: sguthrie@rizzetta.com**
- > **Total: \$105.00**
- > **Payment method: PayPal**

Order details

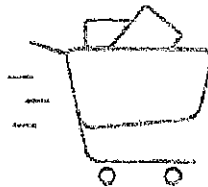
Product**Total**

Sophie Guthrie

From: PayPal <service@paypal.com>
Sent: Wednesday, September 11, 2019 1:21 PM
To: Sophie Guthrie
Subject: Your receipt for payment to Autumn Harvest, LLC



You paid \$105.00 USD to
Autumn Harvest, LLC



Thanks for using PayPal, Barbara McEvoy

Create a PayPal account in just a few seconds so every checkout is a snap!



Payment details

For your purchase on September 11, 2019

Details

Mini Round - 55ct
Item no. minirounds55count

\$105.00 USD



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:	9/6/2019 8:26:20 AM	Credit Card #:	*****3541
Amount:	\$115.00	Card Type:	MasterCard
Authorization:	003150	Cardholder Name:	Barbara McEvoy

Invoices Paid

Invoice #	Service Description	Amount
600952	Monthly Pest Control Service - Commercial	\$115.00

Thank you for your payment

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 30, 2019

Harrison Ranch Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33912

Bill Number 109540
Billed through 07/31/2019

General Counsel/Monthly Meeting

HRCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

07/01/19	LMG	Review tentative agenda and send revisions; conference with Morrison regarding street lights; analysis of amenities programming contract and insurance requirements; transmit items for agenda.	1.10 hrs
07/02/19	LMG	Review comments on swim school; communication with McEvoy regarding same; print materials for board meeting; research regarding usage of amenities facilities.	2.10 hrs
07/03/19	LMG	Review proposed agenda; conference with McEvoy regarding traffic report and amenities usage; research regarding swim team contract; communication regarding street lights.	1.30 hrs
07/08/19	JLE	Analyze issue regarding amenity services; confer with Gentry regarding the same.	0.20 hrs
07/08/19	LMG	Travel to and from and attend board meeting.	4.60 hrs
07/09/19	LMG	Analyze right of way agreement; research regarding same; prepare swim school agreement.	1.20 hrs
07/10/19	JLE	Analyze issue regarding easement item; review documents relating to the same, including agreements, plats, etc.; conference call regarding the same; follow-up; analyze issue regarding traffic signage; review documents relating to the same.	1.70 hrs
07/10/19	LMG	Correspondence regarding variance request; conference and calls regarding variance request and street lights; research regarding easement rights; review and revise budget notices; transmit same; finalize and transmit swim school agreement; analysis regarding ARC guidelines.	3.10 hrs
07/10/19	KEM	Research ownership of parcel within district and prior easement variances.	0.80 hrs
07/11/19	LMG	Research regarding public records law.	0.50 hrs
07/11/19	KEM	Research right-of-way maintenance agreements.	0.20 hrs
07/12/19	LMG	Analysis regarding right of way agreement; correspondence regarding same.	0.50 hrs

07/15/19	LMG	Conference with insurance agent regarding swim insurance; correspondence with Staff regarding same.	0.50 hrs
07/18/19	LMG	Respond to supervisor inquiry regarding street lights; revise assessment notice and email Staff regarding same.	0.50 hrs
07/19/19	JLE	Review budget and assessment resolutions.	0.20 hrs
07/19/19	LMG	Finalize and send budget and assessment resolutions; analysis regarding ARC guidelines and application form; review meeting notes.	0.70 hrs
07/22/19	LMG	Review and provide feedback to Staff on revised assessment notice.	0.20 hrs
07/23/19	LMG	Call with staff regarding facilities rentals, easements, and contracting guidance.	0.40 hrs
07/24/19	LMG	Draft ARC application acknowledgment language.	0.30 hrs
07/26/19	LMG	Research regarding public records and Sunshine laws.	0.80 hrs
07/29/19	LMG	Correspondence regarding court damage; analysis regarding court improvements construction contract; prepare form variance agreement.	0.90 hrs
07/30/19	LMG	Conference with Earlywine regarding district issues; correspondence regarding landscaping deficiencies; contractual analysis regarding same.	0.50 hrs

Total fees for this matter \$5,293.00

DISBURSEMENTS

Document Reproduction	16.00
Travel	138.62
Travel - Meals	14.44

Total disbursements for this matter \$169.06

MATTER SUMMARY

Earlywine, Jere L.	2.10 hrs	310 /hr	\$651.00
Ibarra, Katherine E. - Paralegal	1.00 hrs	130 /hr	\$130.00
Gentry, Lauren M.	19.20 hrs	235 /hr	\$4,512.00

TOTAL FEES \$5,293.00

TOTAL DISBURSEMENTS \$169.06

TOTAL CHARGES FOR THIS MATTER \$5,462.06

BILLING SUMMARY

Earlywine, Jere L.	2.10 hrs	310 /hr	\$651.00
Ibarra, Katherine E. - Paralegal	1.00 hrs	130 /hr	\$130.00
Gentry, Lauren M.	19.20 hrs	235 /hr	\$4,512.00

TOTAL FEES \$5,293.00

TOTAL DISBURSEMENTS

\$169.06

TOTAL CHARGES FOR THIS BILL

\$5,462.06

Please include the bill number on your check.

RECEIVED

SEP 03 2019

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

D/M approval QC Date 9/9/19Date entered SEP 06 2019Fund 001 GL 51400 OC 3107

Check # _____

innersync
P.O. Box 18723
Fairfield, OH 45018-0723

Your Website powered by
campus
suite

INVOICE

BILL TO

Harrison Ranch CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 17694**DATE** 08/28/2019**DUE DATE** 09/12/2019**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	2,325.00

One-time fee

BALANCE DUE**\$2,325.00****RECEIVED**Date Rec'd Rizzetta & Co., Inc. **AUG 29 2019**D/M approval SC Date 9/3/19Date entered **AUG 30 2019**Fund 001 GL 51300 OC 4907

Check # _____



INVOICE

Marlin Business Bank
PO Box 13604
Philadelphia PA 19101-3604

Address Service Requested

☐ Please check here if your address has changed.
Provide new address on reverse side.

7632006611 PRESORT PBPS017 <83>



ATTN: ACCOUNTS PAYABLE
HARRISON RANCH COMMUNITY DEVELOPMENT D
RIZZETTA & COMPANY
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

T

Remittance Section

Customer Account Number: 1613410
Invoice Number: 17334333
Invoice Date: 9/9/2019
Invoice Due Date: 10/01/2019
Total Due: \$173.51

Amount Paid:

\$ 173.51

Use enclosed envelope and make check payable to:

MARLIN BUSINESS BANK
PO BOX 13604
PHILADELPHIA PA 19101-3604

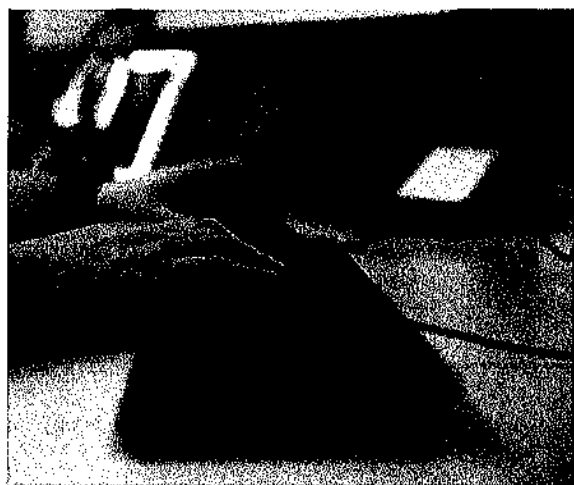


09001001733433360000001735181

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.marlincapitalolutions.com

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1613410	9/9/2019	17334333	10/01/2019	08/31/2019 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 306cl Copier sn#V9W6401125						
	CONTRACT PAYMENT	157.00					157.00
	INSURANCE FEE	16.51					16.51
	BALANCE DUE:	173.51					173.51

Date Rec'd Rizzetta & Co., Inc. **SEP 13 2019**
O/M approval 9c Date 9/24/19
Date entered **SEP 20 2019**
Fund 001 GL 57200 OC 4702
Check# _____

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 * 888-236-2409

Manatee County Utilities		Invoice #: 08/29/19 Harrison Ranch		
Account No.:		Amount	Due	Address:
183054	-131413	\$ 584.98	9/19/2019	5755 Harrison Ranch Blvd
183054	-131498	\$ 24.30	9/20/2019	5755 Harrison Ranch Blvd-Fire Hydrant
183054	-139763	\$ -	9/19/2019	9715 54th Ct E
183054	-133802	\$ 1,118.29	9/19/2019	5755 Harrison Ranch Blvd-Reclaimed
183054	-133803	\$ -	9/19/2019	4902 100th Dr E
183054	-133804	\$ -	9/19/2019	9810 47th St E
183054	-133805	\$ -	9/19/2019	9798 50th Street Cir E
183054	-133806	\$ -	9/19/2019	5314 98th Ave E
183054	-133807	\$ -	9/19/2019	9957 50th Street Cir E
183054	-142107	\$ -	9/19/2019	5305 105th Ter E
183054	-142108	\$ -	9/19/2019	10720 55th Ct E
183054	-136685	\$ 12.02	9/19/2019	10402 55th Lane East
Grand Total		\$ 1,739.59		GL Code 001-53600-4301

RECEIVED

SEP 06 2019

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

D/M approval 96 Date 9/9/19

Date entered SEP 06 2019

Fund 001 GL 53600 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-AUG-2019
DUE DATE: 19-SEP-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:				650.77
			Payments Received:				650.77
			Balance Forward:				0.00
07/23	08/21	29	Wtr Com. Master Mtr	50460	50670	210	
			Water Usage				47.88
			Cost Of Basic Service				56.18
			Swr Com. Master Mtr				210
			Sewer Usage				105.63
			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				584.98
			Total Amount Due:				\$584.98

COMM. MM WATER HISTORY

Hundreds of Gallons



Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112

Manatee Ave. W.
SEP 06 2019

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131413
BILLING DATE	29-AUG-2019
DUE DATE	19-SEP-2019
TOTAL AMOUNT NOW DUE:	\$584.98

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

1798 1 MB 0.425 6-8



HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33576-0519



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

000183054200000584980131413

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: 30-AUG-2019
DUE DATE: 20-SEP-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
07/31	08/30	30	Wtr Fireline/Non Metered			
			Fireline Charge 6"			
			Cost Of Basic Service			
			Total New Charges			
Total Amount Due:						\$24.30

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

SEP 06 2019

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

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	30-AUG-2019
DUE DATE	20-SEP-2019
TOTAL AMOUNT NOW DUE	\$24.30

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

AMOUNT PAID

ADDRESSES

MAKE CHECK PAYABLE TO MCUD

1946 1 MB 0.425 13-7



HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33678-0519



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.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-139763
HARRISON RANCH CDD
9715 54TH CT E

BILLING DATE: 29-AUG-2019
DUE DATE: 19-SEP-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 Chargas						
Total Amount Due:						\$0.00

Hundreds of Gallons

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

Credit Balance Do Not Pay

Date Rec'd Rizzotta & Co., Inc. **SEP 06 2019**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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-AUG-2019
DUE DATE	19-SEP-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

1810 1 MB 0.425 6-6



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



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 26350
BRADENTON FL 34206-5350

000183054200000000000139763

MCUD

1800

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133802
HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

BILLING DATE: 29-AUG-2019
DUE DATE: 19-SEP-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:						2,949.28
Payments Received:						2,949.28
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			986926	988481	12565	
Reclaimed Water Usage						1,118.29
Total New Charges						1,118.29
Total Amount Due:						\$1,118.29

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



SEP 06 2019

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

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-AUG-2019
DUE DATE	19-SEP-2019
TOTAL AMOUNT NOW DUE:	\$1,118.29

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

1800 1 MB 0.425 6-6



HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33678-0519



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

000183054Z00001118290133802

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-6811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133803
HARRISON RANCH CDD
4902 100TH DR E

BILLING DATE: 29-AUG-2019
DUE DATE: 19-SEP-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

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

Credit Balance Do Not Pay

A S O N D J F M A M J J A

SEP 06 2019

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

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-AUG-2019
DUE DATE	19-SEP-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

1808 1 MB 0.425 6-6



HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33678-0519



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

000183054200000000000133803

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133804
HARRISON RANCH CDD
9810 47TH ST E

BILLING DATE: 29-AUG-2019
DUE DATE: 19-SEP-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

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 8 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

Credit Balance Do Not Pay

SEP 06 2019

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	183054-133804
BILLING DATE	29-AUG-2019
DUE DATE	19-SEP-2019
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

1807 1 MB 0.425 6-8



HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0510



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

000183054200000000000133804

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 183054-133805
HARRISON RANCH CDD
9798 50TH STREET CIR E

BILLING DATE: 29-AUG-2019
DUE DATE: 19-SEP-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

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

Credit Balance Do Not Pay

SEP 06 2019

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	9798 50TH STREET CIR E
ACCOUNT NUMBER	183054-133805
BILLING DATE	29-AUG-2019
DUE DATE	19-SEP-2019
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

1808 1 MB 0.425 6-6



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



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

000183054200000000000133805

MCUD

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-AUG-2019
DUE DATE: 19-SEP-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

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 8 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

Credit Balance Do Not Pay

SEP 06 2019

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	183054-133806
BILLING DATE	29-AUG-2019
DUE DATE	19-SEP-2019
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

1809 1 MB 0.425 6-6



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



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

000183054200000000000133806

MCUD

1811

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-AUG-2019
DUE DATE: 19-SEP-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

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

Credit Balance Do Not Pay

SEP 06 2019

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

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-AUG-2019
DUE DATE	19-SEP-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

1811 1 MB 0.425 6-6



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



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

000183054200000000000133807

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 183054-142107
HARRISON RANCH CDD
5305 105TH TER E

BILLING DATE: 28-AUG-2019
DUE DATE: 18-SEP-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:						-2.44
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

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 8 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

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	5305 105TH TER E
ACCOUNT NUMBER	183054-142107
BILLING DATE	28-AUG-2019
DUE DATE	18-SEP-2019
TOTAL AMOUNT NOW DUE	\$-2.44

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

AMOUNT PAID → DO NOT PAY

ADDRESS HERE MAKE CHECKS PAYABLE TO MCUD

2945 1 MB 0.425 13-10



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



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

0001830542000000-2440142107

MCUD

1805

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-142108
HARRISON RANCH CDD
10720 55TH CT E

BILLING DATE: 29-AUG-2019
DUE DATE: 19-SEP-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			2020	2020		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$-2.28

Hundreds of Gallons

Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

Credit Balance Do Not Pay

A S O N D J F M A M J J A

SEP 06 2019

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	183054-142108
BILLING DATE	29-AUG-2019
DUE DATE	19-SEP-2019
TOTAL AMOUNT NOW DUE	\$-2.28

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

1805 1 MB 0.425 6-8



HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0619



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 26350
BRADENTON FL 34206-5350

0001830542000000-2280142108

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mycmanatee.org/utilities

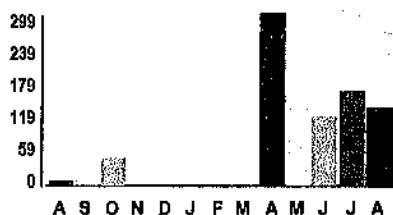
ACCOUNT NUMBER: 183054-136685
HARRISON RANCH CDD
10402 55TH LN E

BILLING DATE: 28-AUG-2019
DUE DATE: 18-SEP-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:						14.60
Payments Received:						14.60
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			16099	16234	135	
Reclaimed Water Usage						12.02
Total New Charges						12.02
Total Amount Due:						\$12.02

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



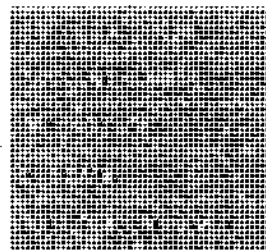
Manatee County Commissioners will finalize next year's budget during two public hearings in September. The meetings are at 6 p.m. on Monday, Sept. 9 and Tuesday, Sept. 17 and will be held in the Pat Glass Commission Chambers, 1112 Manatee Ave. W.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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



10402 55TH LN E

183054-136685

28-AUG-2019

18-SEP-2019

\$12.02

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

AMOUNT PAID

2943 1 MB 0.425 13-10



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



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 28350
BRADENTON FL 34206-5350

000183054200000012020136685



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
7/18/19	20192507

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

DISPATCH	TERMS	P.O. NUMBER
191830	COD	2019_5235

Description	Qty	Rate	Amount
Proposal #: 2019_5235 Scope of Work to Include: Installation of new Underground Conduit and Circuitry to Power Existing Street Lighting: Utilizing directional bore, install new 1" PVC conduit from existing electrical panel to pole light across street. Once conduit is installed, pull in new circuitry to accommodate street lighting amperage. Make all connections, check for proper operation. Total Proposal: \$4,125 Due Upon Completion-9/10/2019 Sales Tax		0.00 2,062.50 0.00%	0.00 2,062.50 0.00

RECEIVED

SEP 10 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval GL Date 9/24/19

SEP 20 2019

Date entered

Fund 001 GL 54100 OC 4614

Check #

Owens Electric is "Plugged In To All Your Electrical Needs!"
Thank you for your business!

Total \$2,062.50

Payments/Credits \$0.00

*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.*

Balance Due \$2,062.50



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
8/28/19	20192790

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	DISPATCH	TERMS	P.O. NUMBER
	192052	COD	
Description	Qty	Rate	Amount
Date of Service: 8/19/2019, 8/24/2019 Location of Service: August Repairs (2) Service Performed: 1. Light Pole #10 out - Invoiced 20192722 2. Light Pole #42 is out- Invoiced 20192722 3. Light Pole #44 is out - Invoiced 20192722 4. Light Pole #101 is out - Invoiced 20192722 5. Light Pole #102 is out - Invoiced 20192722 6. Light Pole #104 is out - Invoiced 20192722 7. Light Pole #119 is out - Removed and replaced lamp and ballast 8. Light Pole #192 is out - Removed and replaced, lamp, ballast, and two fuses. 9. Light Pole #222 is out - Removed and replaced lamp and ballast 10. Light Pole #275 is out - Removed and replaced lamp, ballast, and socket. 11. Light Pole # 277 is out- Removed and replaced lamp and ballast 12. Light Pole #311 entrance side is out - Removed and replaced lamp and ballast 13. Light Pole #344 exit side is out- Removed and replaced lamp and ballast 14. Light Pole #357 exit side it out- Removed and replaced lamp and ballast. After inspection lights #223, #220, & #386 were reported out. Removed and repealed photocells. Made all necessary connections and tested for proper operation. Passed by Tech: Casey 250W HPS Lamp 250W HPS 480V Ballast 150W HPS Lamp 150W HPS Ballast			0.00
	3	120.00	360.00
	3	290.00	870.00
	5	115.00	575.00
	5	205.00	1,025.00
		Total	
		Payments/Credits	
		Balance Due	

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.



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
8/28/19	20192790

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	DISPATCH	TERMS	P.O. NUMBER
	192052	COD	
Description	Qty	Rate	Amount
10A Fuse	2	18.70	37.40
Photocell	3	62.00	186.00
Sales Tax		0.00%	0.00
<div style="text-align: right;">RECEIVED</div> <div style="text-align: right;">Date Rec'd Rizzetta & Co., Inc. SEP 05 2019</div> <div style="text-align: right;">D/M approval <u>96</u> Date <u>9/9/19</u></div> <div style="text-align: right;">Date entered <u>SEP 06 2019</u></div> <div style="text-align: right;">Fund <u>001</u> GL <u>57200</u> OC <u>4614</u></div> <div style="text-align: right;">Check # _____</div> <div style="transform: rotate(-45deg); position: absolute; left: 100px; top: 100px;">4/6/14/16m</div>			
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!			Total \$3,053.40
			Payments/Credits \$0.00
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.			Balance Due \$3,053.40



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
9/16/19	20192895

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	DISPATCH	TERMS	P.O. NUMBER
	192248	COD	
Description	Qty	Rate	Amount
Date of Service: 9/10/2019			0.00
Location of Service: 10223 57th Ct E			
Service Requested by: Barbara			
Service Performed: Called to troubleshoot pole at 10223 57th Ct E staying on all the time. Upon inspection found photocell damaged and in need of replacement. Removed and replaced bad photocell. Made all necessary connections and test for proper operation.			
Passed by Tech: Casey			
Labor; Service Technician, Standard Rate	1	85.00	85.00
Photocell	1	62.00	62.00
Sales Tax		0.00%	0.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 16 2019</u></p> <p>D/M approval <u>GL</u> Date <u>9/24/19</u></p> <p>Date entered <u>SEP 20 2019</u></p> <p>Fund <u>001</u> GL <u>54100</u> OC <u>4614</u></p> <p>Check # _____</p>			
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$147.00
		Payments/Credits	\$0.00
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.		Balance Due	\$147.00



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
9/19/19	20192916

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	DISPATCH	TERMS	P.O. NUMBER
	192054	COD	
Description	Qty	Rate	Amount
Date of Service: 9/12/2019 Location of Service: September Inspection Service Performed: Made repairs to street lights found not working at time of inspection. 1. Light Pole #161 is out- Removed and replaced lamp, ballast, two fuses, and two fuse holders. 2. Light Pole #226 is out - Removed and replaced lamp and ballast 3. Light Pole #229 is out- Removed and replaced lamp and ballast 4. Light Pole #275 is out- Removed and replaced photocell and socket. 5. Light Pole #288 is out- Removed and replaced lamp and ballast 6. Light Pole #291 is out-Removed and replaced lamp and ballast Passed by Tech: Casey 150W HPS Lamp 150W HPS Ballast 10A Fuse Fuse Holder Photocell Sales Tax			0.00
	5	115.00	575.00
	5	205.00	1,025.00
	2	18.70	37.40
	2	65.00	130.00
	1	62.00	62.00
		0.00%	0.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 19 2019</u></p> <p>D/M approval <u>QC</u> Date <u>9/24/19</u></p> <p>Date entered <u>SEP 20 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4723</u></p> <p>Check # _____</p>			
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Total	\$1,829.40
		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	\$1,829.40

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

Invoice

Date	Invoice #
9/1/2019	INV0000043123

Bill To:

HARRISON RANCH CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
September		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
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 27 2019</u></p> <p>D/M approval <u>OL</u> Date <u>9/3/19</u></p> <p>Date entered <u>AUG 30 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$ <u>2,433.33</u></p> <p>Check # <u>3100</u> \$ <u>416.67</u></p> <p><u>3201</u> \$ <u>1,650.00</u></p> <p><u>3111</u> \$ <u>437.50</u></p> <p><u>57200</u> <u>4713</u> \$ <u>750.00</u></p>			
Subtotal			\$5,687.50
Total			\$5,687.50

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

Invoice

Date	Invoice #
8/30/2019	INV0000043195

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	\$2,216.26	\$2,216.26
<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 29 2019</u></p> <p>D/M approval <u>SC</u> Date <u>9/3/19</u></p> <p>Date entered <u>AUG 30 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>3301</u></p> <p>Check # _____</p>			
Subtotal			\$2,216.26
Total			\$2,216.26

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

Invoice

Date	Invoice #
9/13/2019	INV0000043243

Bill To:

HARRISON RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
September		Upon Receipt	00362
Description	Qty	Rate	Amount
Actual Bi-Weekly Payroll	1.00	\$2,416.63	\$2,416.63
<p>RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 17 2019</u></p> <p>D/M approval <u>AL</u> Date <u>9/24/19</u></p> <p>Date entered <u>SEP 20 2019</u></p> <p>Fund <u>001</u> GL <u>51200</u> OC <u>3301</u></p> <p>Check # _____</p>			
Subtotal			\$2,416.63
Total			\$2,416.63

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
9/1/2019	INV0000004693

Bill To:

HARRISON RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
September			00362
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			
Date Rec'd Rizzetta & Co., Inc. <u>AUG 27 2019</u>			
D/M approval <u>QC</u> Date <u>9/3/19</u>			
Date entered <u>AUG 30 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

Rep	Invoice Date	Invoice #	Due Date	P.O. No.	Service Date
	9/18/2019	12408	10/18/2019		9/18/2019

QTY	Description
1	A service call was performed on 9/10/19 and it was found that the maglock on the gym door is bad. Magnet is only lightly holding and door can be pulled open.
1	600lb Maglock
1	Service Labor - 1st Hour
	ChrisC - Chris Crane - Sep 18, 2019 1:47 PM
	replaced maglock. wood is cracked on frame. where mag is mounted. connected Sophie's computer to the camera server.
	A service call was performed on 9/10/19 and it was found that the maglock on the gym door is bad. Magnet is only lightly holding and door can be pulled open.
	<p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 19 2019</u></p> <p>D/M approval <u>RL</u> Date <u>9/24/19</u></p> <p>Date entered <u>SEP 20 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4712</u></p> <p>Check # _____</p>

	Subtotal	\$499.00
	Sales Tax (0.0%)	\$0.00
	Total	\$499.00
	Payments/Credits	\$0.00
	Balance Due	\$499.00

SGD Communications, Inc.
P.O. Box 9740
Tampa, FL 33674 US
(813) 514-1597
info@sgdcommunications.com
http://www.sgdcommunications.com



INVOICE

BILL TO

Harrison Ranch ,CO Rizzetta &
Company- Parrish
5755 Harrison Ranch
Boulevard
Parrish, FL 34219

SHIP TO

Harrison Ranch ,CO Rizzetta
& Company- Parrish
5755 Harrison Ranch
Boulevard
Parrish, FL 34219

INVOICE # 10890

DATE 08/12/2019

DUE DATE 09/11/2019

TERMS Net 30

TRACKING NO.

C-1601

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/09/2019	Labor Rate per Hour of Labor (1 Hour Minimum)	1	300.00	300.00
08/12/2019	Tech perform site survey to clean up wire in admin office, barbara and data room. Tech need to run new cable for 3 wifi system , Game room 70 ft Setting room 95ft Gym 125 ft Need cable for Barbara office 105ft New cable for Adam office 85 ft New cable			

Division of Torres Electric, LLC. EC-13006668

DATE	ACTIVITY	QTY	RATE	AMOUNT
	from Barbara office to admin office for video 75ft New cable from front door video phone to admin 75ft			

Any invoice that is not paid in full with in their due date will be subject to \$25.00 per Month or 2.5% per day or, which ever is greater of invoice balance. Collection charges and or attorney fees may be applied.

BALANCE DUE

\$300.00

SEP 30 2019

Date rec'd Hizzetta & Co., Inc. _____

D/M approval SL Date 9/30/19

Date entered SEP 30 2019

Fund 001 GL 57200 OC 4702

Check # _____



Signarama

The way to grow your business.

Sign A Rama
4209 14th St W
Bradenton, FL 34205- USA
Phone: (941)-747-7746 Fax: (941)-747-6832
www.signaramabradenton.com
lara@signaramabradenton.com

INVOICE

18953

Invoice Date

9/13/2019

SOLD TO

Accounts Payable
Harrison Ranch CDD
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625- USA

SHIP TO

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

Phone: Ext. Fax: (239) 936-1815

E mail:

Job Lookup

Quote#	Quote Date	Completed	Cust Id	PO Number	PO Date	Terms Code	Sales Rep	Page
3207335	8/22/2019		HARRISO001			50% Deposit req	HS	1 of 2

Qty Ordered	Description	Unit Price	Extended Price
1	.080 Aluminum standard vinyl graphics Height: 0 Ft 12 In Length: 0 Ft 18 In; SIDES: 1 Eco Solvent on Calendered Vinyl Digital Process(preprinted) COPY: Pool welcome	\$38.00	\$114.00
3	.080 Aluminum standard vinyl graphics Height: 0 Ft 18 In Length: 0 Ft 18 In; SIDES: 1 Eco Solvent on Calendered Vinyl Digital Process(preprinted) COPY: pool hours and surveillance	\$48.00	\$144.00
2	Names for glass Window lettering frosted glass finish Height: 0 Ft 2 In Length: 0 Ft 15 In; SIDES: 1 Vinyl- SPECIALTY COLOR(15" x 10 yard Roll)	\$15.00	\$30.00
1	Clubhouse hours Window lettering frosted glass finish Height: 0 Ft 11 In Length: 0 Ft 24 In; SIDES: 1 Vinyl- SPECIALTY COLOR(15" x 10 yard Roll)	\$35.00	\$35.00
1	Installation of frosted glass vinyl	\$95.00	\$95.00

4714/bm

Quote#	Quote Date	Completed	Cust Id	PO Number	PO Date	Terms Code	Sales Rep	Page
8207335	8/22/2019		HARRISO001			50% Deposit req	HS	2 of 2
Qty Ordered	Description			Unit Price	Extended Price			

Thank you for allowing Sign-A-Rama assist you in your signage needs. Be sure to check out our website at www.signaramabradenton.com to see samples of the many types of signage and promotions we can assist you with in the future.

Visit us on the web
www.signarama.com

Taxable:	\$0.00
NonTaxable:	\$418.00
SalesTax:	\$0.00
Freight:	\$0.00
Misc:	\$0.00
OrderTotal:	\$418.00
Payments:	\$0.00
Net Due:	\$418.00

Total Due Amount \$418.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 16 2019

D/M approval QC Date 9/24/19

Date entered SEP 20 2019

Fund 001 GL 57200 OC 4714

Check # _____

SOUTHWEST MAINTENANCE SERVICES, INC.

2444 Foster Lane

Sarasota, Florida 34239

(941)356-9059

August 12, 2019

INVOICE 876

Harrison Ranch Amenities Center

c/o Rizzetta CDD

5755 Harrison Ranch Blvd

Parrish, Florida 34219

Attention: Barbara McEvoy

Pressure wash garbage cans to remove smell and stains. Also power washed garbage area fence both sides and the concrete and the dumpster. Also the front walkway.

RECEIVED

SEP 05 2019

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

D/M approval QC Date 9/9/19

Date entered SEP 06 2019

Fund 001 GL 57200 OC 4711

Check # _____

4711/bm

\$380.00

Professional Maintenance and Janitorial Services Since 1976

SOUTHWEST MAINTENANCE SERVICES, INC.
2444 Foster Lane
Sarasota, Florida 34239
(941)356-9059

September 4, 2019

INVOICE 905

Harrison Ranch Amenities Center
c/o Rizzetta CDD
5755 Harrison Ranch Blvd
Parrish, FL 34219

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 16 2019

D/M approval QC Date 9/24/19

Date entered SEP 20 2019

Fund 001 GL 57200 OC 4704

Check # _____

Purchased supplies of hand towels and one case black bags

4706 lom

TOTAL DUE \$64.73

Professional Maintenance and Janitorial Services Since 1976

SOUTHWEST MAINTENANCE SERVICES, INC.
2444 Foster Lane
Sarasota, Florida 34239
(941)356-9059

September 4, 2019

INVOICE 933

Rizzetta CDD
Harrison Ranch Amenities Center
5755 Harrison Ranch Blvd
Parrish, Florida 34219

SEP 16 2019

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

D/M approval QC Date 9/24/19

Date entered SEP 20 2019

Fund 001 GL 57200 OC 4704

Check # _____

Cleaning and maintenance services for September

4704/bm

TOTAL DUE \$1,100.00

Professional Maintenance and Janitorial Services Since 1976

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 Camden Field Parkway Riverview, FL 33578

Check Request

Amount: \$ 325.00

Date: ~~8/23/19~~ 9/5/19

Payable to: Tim Delaney - Steely Pan
PO Box 151333

Address: Cape Coral, FL 33915

Description: steel drum remaining balance

Requestor: sophie guthrie

Special Instructions:

GL: ~~5700~~ 57200-4714

for 10/13 pool party event

Approved by:

B McEwen

RECEIVED

Date Rec'd Rizzetta & Co., Inc. SEP 9 2019

D/M approval QC Date 9/24/19

Date entered SEP 20 2019

Fund 001 GL 15500 OC

Check #

* Send check to

Sophie Guthrie
Harrison Ranch
5755 Harrison Ranch Blvd
Parrish FL 34219

EVENT Pool Party

Talent Entertainment Contract



STEELY PAN

CARIBBEAN STEEL DRUM BAND

PO Box 151333 Cape Coral FL 33915

239-558-5046 stlypan@aol.com

Visit me on the web www.steelypan.com

The undersigned Performer and Purchaser agree to the following terms and conditions for the engagement below.

1. This contract is made this 5th day of September 2019 between the undersigned purchaser and performer.

2. Performer: STEELY PAN/Tim Delaney Purchaser: Sophie Guthrie/Harrison Ranch

3. Engagement to be held at: Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219

Deposit Received

DATE:
AMOUNT:

4. Date of engagement: Sunday October 13, 2019

5. Starting time: 12 pm Ending time: 3 pm

6. Agreed price for engagement in U.S dollars: \$425

7. Additional Fees ☐ Battery powered PA w/hand held wireless microphone \$175
☐ Additional PA setup at second location \$50

8. TOTAL \$425

9. Purchaser to make payments as follows:

\$100 Non-refundable deposit sent with signed contract to reserve date.

Balance of \$325 to be paid as follows:

DATE	AMOUNT
Sunday October 13, 2019	\$325

10. The performer reserves the right to break for 15 minutes within every hour of performance.

11. The purchaser shall have the final say concerning the music decibel level.

12. The purchaser is liable for any damage to equipment resulting from patron-incurred infraction only during time of performance.

13. The performer is to be paid rain or shine.

14 Terms and Conditions: Power to be furnished by purchaser.

Purchaser:
Mailing Address
Phone #

Sophie Guthrie/Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219
941 776 9725
sguthrie@rizzetta.com

Performer: Tim Delaney AKA Steely Pan
Mailing Address : P.O. Box 151333
Cape Coral FL 33915
Phone: 239-558-5046

Signature

B. McEwen, MGR

Signature _____

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 Camden Field Parkway Riverview, FL 33578

Check Request

Amount: 100.00 deposit

Date: ~~8/23/19~~ 9/5/19

Payable to: Tim Delaney - Steely Pan

PO Box 151333

Address: Cape Coral, FL 33915

Description: steel drum player 12-3pm

Requestor: Sophie Guthrie

Special Instructions:

GL: 57200 - 4714

for 10/13 pool party event

Approved by:

B McElroy

RECEIVED

SEP 13 2019

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

D/M approval SL

Date 9/24/19

SEP 20 2019

Date entered _____

Fund 001 GL 15500 OC _____

Check # _____

EVENT Pool Party

Talent Entertainment Contract



STEELY PAN

CARIBBEAN STEEL DRUM BAND

PO Box 151333 Cape Coral FL 33915

239-558-5046 stlypan@aol.com

Visit me on the web www.steelypan.com

The undersigned Performer and Purchaser agree to the following terms and conditions for the engagement below.

1. This contract is made this 5th day of September 2019 between the undersigned purchaser and performer.

2. Performer: STEELY PAN/Tim Delaney Purchaser: Sophie Guthrie/Harrison Ranch

3. Engagement to be held at: Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219

Deposit Received

DATE:
AMOUNT:

4. Date of engagement: Sunday October 13, 2019

5. Starting time: 12 pm Ending time: 3 pm

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☐ Additional PA setup at second location \$50

8. TOTAL \$425

9. Purchaser to make payments as follows:

\$100 Non-refundable deposit sent with signed contract to reserve date.

Balance of \$325 to be paid as follows:

DATE	AMOUNT
Sunday October 13, 2019	\$325

10. The performer reserves the right to break for 15 minutes within every hour of performance.

11. The purchaser shall have the final say concerning the music decibel level.

12. The purchaser is liable for any damage to equipment resulting from patron-incurred infraction only during time of performance.

13. The performer is to be paid rain or shine.

14 Terms and Conditions: Power to be furnished by purchaser.

Purchaser: Sophie Guthrie/Harrison Ranch
Mailing Address: 5755 Harrison Ranch Boulevard
Parrish, FL 34219
Phone #: 941 776 9725
sguthrie@rizzetta.com

Performer: Tim Delaney AKA Steely Pan
Mailing Address: P.O. Box 151333
Cape Coral FL 33915
Phone: 239-558-5046

Signature

B McEwen, MGR

Signature _____

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 Camden Field Parkway Riverview, FL 33578

Check Request

Amount: \$300.00

Date: 09/19/19

Payable to: Water's Edge

Address: 9428 Camden Field Pkwy
Riverview, FL 33578

Description: Reimbursement for Meetings not Incurred FY18-19

Requestor: Venessa Smith

Special Instructions: Mail check to above address

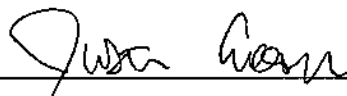
Code check as follows:

001-23000-DR \$19.63

001-36900-0025 DR \$280.37

001-20200-CR \$300.00

Approved by:



RECEIVED

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

D/M approval 96 Date 9/25/19

Date entered SEP 19 2019

Fund 001 GL 23000 OC \$19.63

Check # 36900 0025 \$280.37

20200

\$300.00

HARRISON RANCH CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL

Water's Edge CDD

Water's Edge CDD-MC

9428 Camden Field Parkway

Riverview, FL 33578

2019 Clubhouse Rental Fee (12 meetings @ \$50.00 each)

\$600.00

RECEIVED

JUL 17 2019

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

DAM approval [Signature] Date 8-9-2019

Date entered AUG 09 2019

Fund 001 GL 51300 OC 4401

Check # _____

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture
201 5th Avenue Drive East
Bradenton, FL 34208

Invoice

Invoice #: 135656
Invoice Date: 8/28/2019
Project #: 34264
Terms: Due on receipt

Bill To:

HARRISON RANCH CDD
ATTN: ACCOUNTS PAYABLE
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578
INVOICES: CDDInvoice@rizzetta.com

Project Name/Location

HARRISON RANCH CDD

Description**Amount**

PROFESSIONAL SERVICES RENDERED (SEE ATTACHED BREAKDOWN)

1,876.00

RECEIVED

AUG 29 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval JC Date 9/3/19

Date entered AUG 30 2019

Fund 001 GL 51300 OC 3103

Check # _____

Thank you for the opportunity to work with you. We appreciate your business.

Current Charges

\$1,876.00

Please indicate the invoice number on your remittance.

If you have any questions regarding the current charges on this invoice, we must receive your written inquiry within 15 days of the invoice date. Otherwise, the invoice will be deemed approved and accepted.

Highest Legal interest rate will be charged on delinquent accounts.

Phone #	Fax:	Tax ID #	Web Site
941.748.8080	941.748.3316	65-0961154	www.znseng.com

HARRISON RANCH CDD:34264 - HARRISON RANCH CDD

DIRECT:CON - Construction Engineering

<u>Date</u>	<u>Item</u>	<u>Notes</u>	<u>Qty</u>	<u>Rate</u>	<u>Extension</u>
6/17/2019	TECH	Meter readings	1.00	\$113.00	\$113.00
			Total:		\$113.00

DIRECT:EN - Engineering

<u>Date</u>	<u>Item</u>	<u>Notes</u>	<u>Qty</u>	<u>Rate</u>	<u>Extension</u>
6/10/2019	PE	MEETING PREP AND MEETING	5.50	\$165.00	\$907.50
6/11/2019	DR1	MAINTENANCE EXHIBIT	0.50	\$113.00	\$56.50
6/12/2019	PE	FOLLOW UP WITH MANATEE COUNTY REGARDING SIGNAGE AND SPEED TABLES	1.25	\$165.00	\$206.25
6/17/2019	PE	SPEED TABLE RESEARCH AND COORDINATION	1.25	\$165.00	\$206.25
6/18/2019	PE	SPEED TABLE RESEARCH AND COORDINATION	1.25	\$165.00	\$206.25
6/25/2019	PE	TRAFFIC CALMING INQUIRIES WITH COUNTY AND BOARD	0.75	\$165.00	\$123.75
			Total:		\$1,706.50

DIRECT:XTR - Extra

<u>Date</u>	<u>Item</u>	<u>Notes</u>	<u>Qty</u>	<u>Rate</u>	<u>Extension</u>
6/24/2019	TECH	HARRISON RANCH PHASE IIA MANATEE COUNTY LIFT STATION AREA	0.50	\$113.00	\$56.50
			Total:		\$56.50

**ZNS ENGINEERING**

201 5th Avenue Drive East
Bradenton, FL 34208

Invoice

Invoice #: 135657
Invoice Date: 8/29/2019
Project #: 41444
Terms: Due on receipt

Bill To:

HARRISON RANCH CDD
ATTN: ACCOUNTS PAYABLE
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578
INVOICES: CDDInvoice@rizzetta.com

Project Name/Location:

HARRISON RANCH WUP

Description**Amount**

PROFESSIONAL SERVICES RENDERED IN ACCORDANCE WITH LETTER AGREEMENT
DATED MAY 09, 2013

Water Use Permitting - June 2019

290.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 29 2019

DMA approval QC Date 9/3/19

Date entered AUG 30 2019

Fund 001 GL 51300 OC 3103

Check # _____

Thank you for the opportunity to work with you. We appreciate your business.

Please indicated the Project Number on Your Remittance.

Current Charges

\$290.00

If you have any questions regarding the current charges on this invoice, we must receive your written inquiry within 15 days of the invoice date. Otherwise, the invoice will be deemed approved and accepted.

Highest legal interest rate will be charged on delinquent accounts.

Phone #	Fax:	Fed Tax ID #	Web Site
941.748.8080	941.748.3316	65-0961154	www.znseng.com

Tab 11

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2019 (the “**Effective Date**”), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	ANNUALLY
Management:	\$30,000.00
Administrative:	\$ 5,800.00
Accounting:	\$20,000.00
Financial & Revenue Collections:	\$ 5,250.00
Assessment Roll (1):	\$ 5,250.00
Total Standard On-Going Services:	\$66,300.00

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		
Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:	Hourly	Upon Request
-------------------------------------	--------	--------------

ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:		
Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

Tab 12

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL FIELD SERVICES

This First Addendum to the Contract for Professional Field Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2019 (the “**Effective Date**”), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Field Services dated November 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit A** - Schedule of Fees attached.

The amended **Exhibit A** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT A
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

MONTHLY

\$750.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Financial Services Manager	\$200.00
Community Services Manager	\$200.00
Regional District Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

Tab 13

PROJECT PROPOSAL

PROFESSIONAL SERVICE PACKAGE





ABOUT US

WHO WE ARE AND WHAT WE DO

WHO WE ARE.

Sitex Aquatics Inc. is a Full Service Aquatic Management Company that specializes in the control and prevention of nuisance aquatic weeds, underwater vegetation and various types of algae.

Including in our general service package our options for monthly maintenance programs suitable for CDD's, HOA's, Golf Courses, Municipalities & more! In addition to the aquatic weed control, our services address everything that typically needs to be done around a pond including:

- Fountain Installation & Maintenance
- Wetland/Mitigation Maintenance,
- Fish Stocking
- Mechanical Removal of Plant Material
- Installation of Beneficial Aquatic Plants
- Pond Dye Applications
- Mosquito/Midge Fly Control
- Clarification of Muddy Water

Our staff members are all licensed applicators and regularly update their knowledge through seminars and continuing education programs. We continue to stay current in the latest advancements in our area of expertise and pass the benefits of the knowledge to our many clients.

Servicing the whole state of Florida, we offer fast, efficient, reliable and affordable service that will meet your needs and assure your satisfaction. Our customer base has grown steadily over time because our clients have come to trust us and have experienced the benefits of our services.

We are excited about the opportunity to partner with you!





OUR MISSION

RESPONSIBLE LAKE MANAGEMENT

OUR COMMITTMENT TO YOU & YOUR PROJECT.

Our greatest commitment to our clientele is the short and long term beauty, enjoyment and health of their lake and waterways.

We accomplish this through a three-fold approach that ensures an unbeatable partnership:



1. WE ARE COMMITTED TO ANSWER.

The health and presentation of your property is what keeps your business running smoothly day to day. That is why we are committed to being available to make sure that your needs are met promptly and professionally with a smile.



2. WE ARE COMMITTED TO SHARE.

The success of your business is the success of ours. That is why we are committed to transparency and detailed reports tracking our ongoing progress. When you know and understand that immediate and forthcoming challenges, wins and losses, we all win.



2. WE ARE COMMITTED TO INVEST.

Pristine lake environments are the result of carefully planned and executed project goals and requirements. That is why we are committed to investing the time required to be available for company and governing agency meetings and presentations.





OUR SERVICES

LAKE & FOUNTAIN MANAGEMENT

WHAT WE DO.

For over 15 years, our staff has been dedicated to the work, maintenance and advancement of waterways across the entire state of Florida. Much specialized training, onsite experience and ongoing education have allowed us to operate at the highest levels of professionalism and client satisfaction in each of the below service categories:



AQUATIC WEED CONTROL

We have taken great care and spent much time learning how to control and eliminate weeds in your ponds and lakes. Various methods include:

- Biological Control
- Nutrient Deactivation
- Product Treatments



FISH STOCKING

Don't forget one of the most important line items on your budget for next year: fish stocking for your pond! Benefits of having a stocked pond include:

- Reduce Insect Larvae
- A Balanced Fishery
- Less Unsightly Vegetation



ALGAE TREATMENTS

Sitex Aquatics has invested in the understanding of the underlying causes of harmful algae flora. Improve Algae conditions with Treatments:

- Oxygen Injection
- Nutrient Cancellation
- Product Treatments



FOUNTAINS & AERATION

A striking water feature enhances the landscape of any property, be it for your own small backyard oasis or a planned community.

- Otterbine Certified
- Underwater Aeration
- Fountain Aeration



NATIVE PLANTINGS

Maintaining dense beneficial vegetation around your lake or pond is extremely important for improving water quality and preventing erosion.

- Proper Buffer Management
 - Mosquito Control
 - Visually Beautifying



WATER CLARIFICATION

Add oxygen to your waterway aeration to reduce the growth of algae and thereby accelerate the breakdown of organic matter.

Treatments Include:

- Water Aeration
- Oxygen Injections
- Product Treatments





5273 Giron Cir
Kissimmee, FL 34758
407.717.5851

Aquatic Management Agreement

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

Customer: Harrison Ranch CDD
C/O: Rizzetta & Company
Address: 12750 Citrus Park Lane suite 115 Tampa, FL 33625
Contact: Mr. Justin Croom
Email JCroom@rizzetta.com
Phone: 850.334.9055

- Sitex agrees to provide aquatic management services for a period of 12 months
In accordance with the terms and conditions of this agreement in the following sites:

Fifty-Four (54) Ponds (96 acres) located @ Harrison Ranch in Parrish, FL (see attached map)

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

1. Shoreline Grass and Blush Control	Included
2. Underwater, Floating and Algae Treatment	Included
3. All Services Performed by State Licensed Applicator	Included
4. Treatment Report Issued After Each Visit	Included
5. Use of EPA Regulated Materials Only	Included
6. Callback service as needed	Included

Service shall consist of Twenty-four (24) treatments per year as needed

- Customer agrees to pay Sitex the following amount during the term of this agreement

The terms of this agreement shall be: 1/01/2020 thru 1/01/2021
Agreement will automatically renew as per Terms & Condition

Start-up charge:	N/A
Monthly Service Amount:	\$3,455.00
Total 1 st year of service	\$41,460.00

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

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

Submitted: Joe Craig

Date: 10/1/19

Accepted

Date:

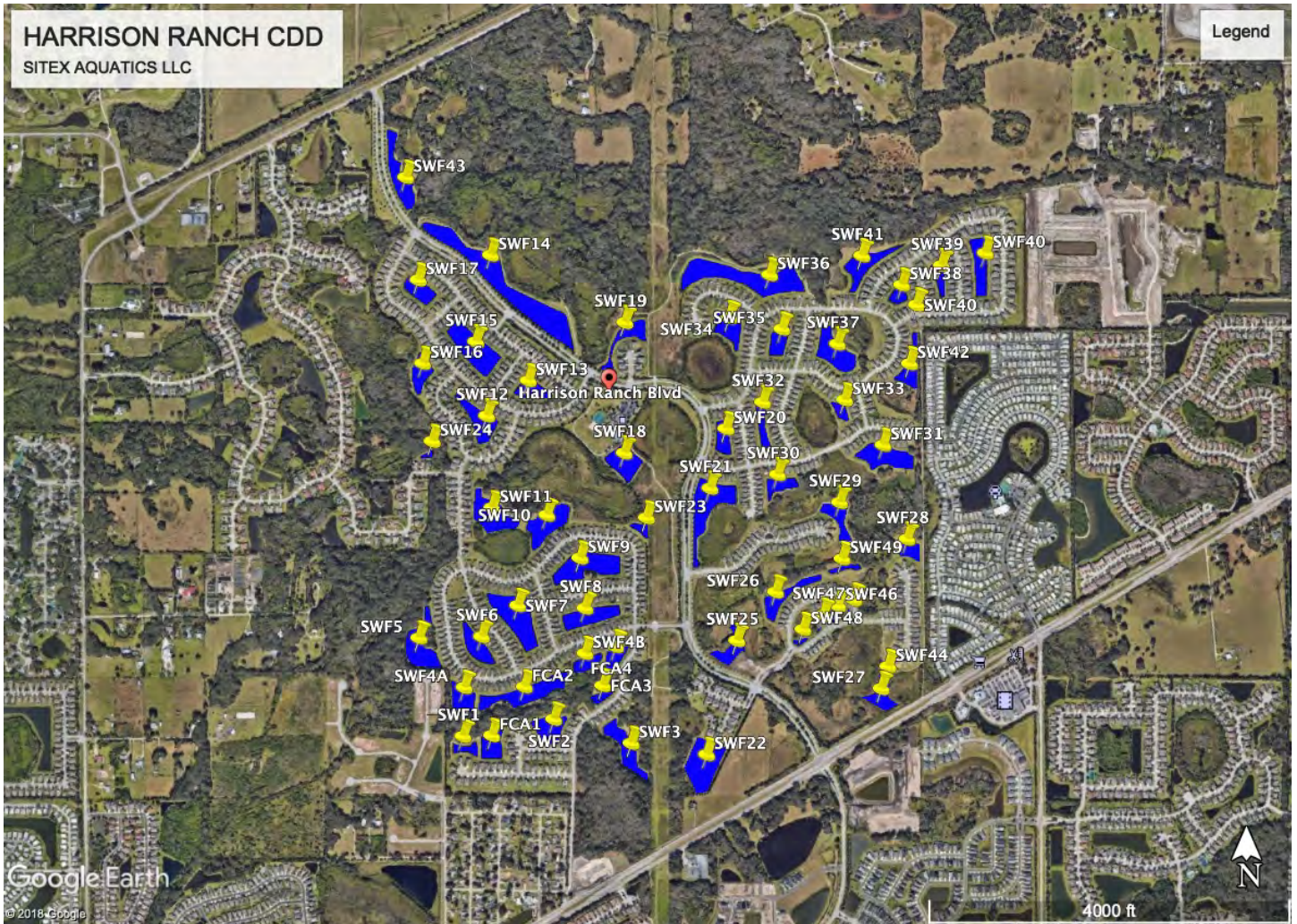
Joseph T. Craig

Terms and Conditions

- Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.
- The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.
- This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.
- Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.
- Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.
- Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
- Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.
- It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.
- Sitex shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.
- This Agreement shall be governed by the laws of the state of Florida.

HARRISON RANCH CDD
SITEX AQUATICS LLC

Legend





5273 Giron Cir
Kissimmee, FL 34758
407.717.5851

Aquatic Management Agreement

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

Customer: Harrison Ranch CDD
C/O: Rizzetta & Company
Address: 12750 Citrus Park Lane suite 115 Tampa, FL 33625
Contact: Mr. Justin Croom
Email JCroom@rizzetta.com
Phone: 850.334.9055

- Sitex agrees to provide aquatic management services for a period of 12 months
In accordance with the terms and conditions of this agreement in the following sites:

Thirty-nine (39) Wetland Buffer areas (47.15 acres) located @ Harrison Ranch in Parrish, FL (see attached map)

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

1. Quarterly treatment of Cat I & II nuisance/exotic vegetation	Included
2. Wetland buffer "Spray & Lay service"	Included
3. All Services Performed by State Licensed Applicator	Included
4. Treatment Report Issued After Each Visit	Included
5. Use of EPA Regulated Materials Only	Included
6. Callback service as needed	Included

Service shall consist of Four (4) treatments per year "quarterly"

- Customer agrees to pay Sitex the following amount during the term of this agreement

The terms of this agreement shall be: 1/01/2020 thru 1/01/2021
Agreement will automatically renew as per Terms & Condition

Start-up charge:	N/A
Quarterly Service Amount:	\$11,750.00
Total Annual Cost:	\$47,000.00

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

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

Submitted: Joe Craig

Date: 10/1/19

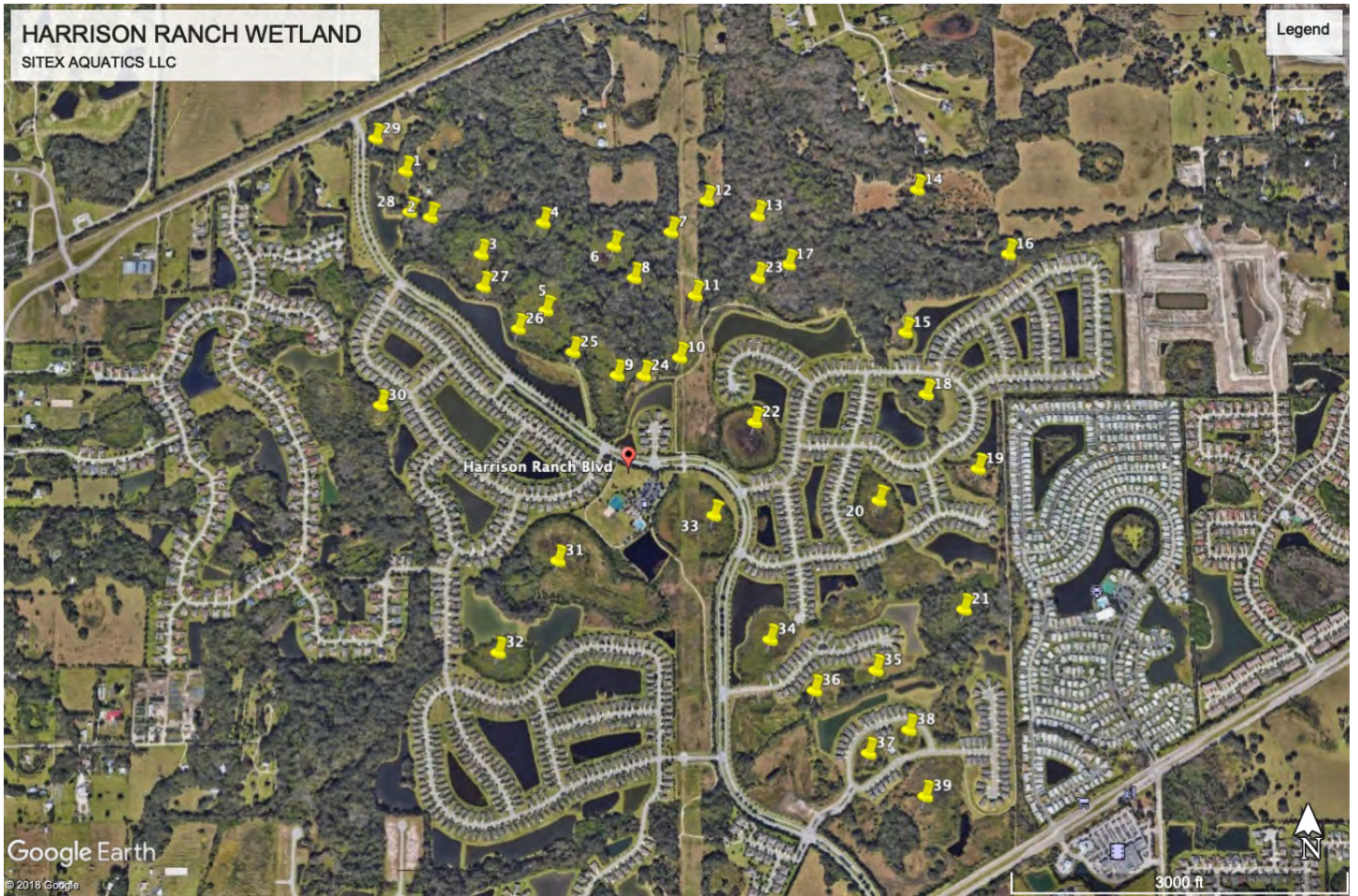
Accepted

Date:

Joseph T. Craig

HARRISON RANCH WETLAND
SITEX AQUATICS LLC

Legend



Tab 14



October 3, 2019

Harrison Ranch CDD
c/o Rizzetta and Company
9428 Camden Field Parkway
Riverview, FL 33578

RE: Reserve Study Update with Site Inspection
Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parrish, FL 34219

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a reserve study update with site inspection and recommendations for Harrison Ranch CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Harrison Ranch CDD commenced operations in February 2007. Harrison Ranch CDD encompasses 1,109 lots and is primarily comprised of single family residential development. Construction in the District started in 2006 and home construction was gradual until completion in 2016. Central to the community is a clubhouse and a pool area that serve as main amenities, as well as recreation fields and courts. The CDD consists of approximately 955 acres and is located in Parrish, Manatee County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Clubhouse**
- **Well**
- **Tot Lot**
- **Tennis Courts**
- **Parking Areas**
- **Pool Area and Equipment**
- **Nature Trail**
- **Street Signs**
- **Fencing**
- **Ponds**
- **Entry Areas and Monuments**
- **Stormwater Drainage**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a reserve study update with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Reserve Study Update with Site Inspection (Level-2)

\$3,000

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within six weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:

Tab 15

AGREEMENT BETWEEN THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AND INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE, FOR WEBSITE AUDITING, REMEDIATION, AND MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is entered into as of this 18 day of September, 2019 by and between:

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33569 ("**District**"), and

INNERSYNC STUDIO, LTD., d/b/a CAMPUS SUITE, an Ohio limited liability company, authorized to do business in Florida, with a mailing address of 752 Dunwoodie Drive, Cincinnati, Ohio 45230 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government, created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information ("**Website**"); and

WHEREAS, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act ("**ADA**"), which ADA accessibility requirements and standards may change from time to time, to remediate or otherwise convert the Website to meet such ADA accessibility requirements, and to perform ongoing management and maintenance of the Website, all as more particularly described herein and in the proposal attached hereto as **Exhibit A** and made a part herein (together, the "**Services**"); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

WHEREAS, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF WORK. Contractor shall provide Services in accordance with the terms provided in this Agreement and in **Exhibit A**, which Services include:

A. INITIAL WEBSITE REMEDIATION. Contractor shall migrate the District’s existing Website or otherwise create a new Website in order to produce a functional, responsive, working Website compliant with federally recommended ADA best practices for state and local governments as promulgated by federal law and rulemaking, including but not limited to Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended, updated, and/or replaced from time to time (as amended, updated, and/or replaced from time to time, “WCAG”). Specifically, Contractor shall, at a minimum:

- i.** provide an ADA-compliant Website that meets, at minimum, the WCAG standards specified above, which may change from time to time, and for which Contractor shall be responsible for monitoring and maintaining District compliance, as further specified in Section 2(B) herein;
- ii.** convert up to 1,500 pages of PDF documents identified by the District to accessible formats for assistive technologies. If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF;
- iii.** provide a website accessibility policy that includes a commitment to accessibility for persons with disabilities, the District’s engagement of Contractor for ADA-specific services, in an effort to bring the Website into ADA compliance, accessibility standard used and applied to the Website (which shall be at a minimum WCAG), and contact information (email and phone number) of the District Manager or their designee for users encountering any problems;
- iv.** provide options to create a District-branded design (colors, logo, etc.);
- v.** provide Contractor’s ADA compliance shield, seal or certification for display on the Website (“**Compliance Shield**”);
- vi.** cross-check ADA compliance for accessibility and compatibility of the Website with various technology mediums (including but not limited to mobile phones, smart phones, tablets, laptop computers, and desktop computers), and provide “mobile friendly” or “mobile versions” of the Website accessible via various web browsers including but not limited to Internet Explorer, Edge, Mozilla, Safari, and Chrome;
- vii.** eliminate and prevent any commercial advertising on the Website;
- viii.** eliminate and prevent exposure to any known spyware, virus or malware affecting functionality or accessibility of the Website;
- ix.** provide secure “https” certification and provide secure “cloud” hosting with fail-over back-up measures to ensure continued functionality and accessibility of the Website;
- x.** provide data back-up and records retention measures as required by Florida law;

xi. provide and/or allow display of a calendar, reservation request form, and newsletter, as applicable or necessary to the District;

xii. provide a “dashboard” accessible to the District Manager or his or her designee which allows the District to upload and remove content, manage documents to be remediated by Contractor, and review ADA compliance reports generated by Contractor. However, Contractor shall ensure that the District does not have the ability to alter any other aspect of the Website which may negatively impact the functionality or accessibility of the Website;

xiii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor’s expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

B. MAINTENANCE. Starting October 1, 2019, Contractor shall provide on-going maintenance of the Website, to ensure continued compliance with WCAG. Specifically, Contractor shall:

i. manage and maintain the Website;

ii. remediate new documents identified by the District to accessible formats for assistive technologies, up to seven hundred fifty (750) pages per year; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager’s submission for such request. If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in such document and provide contact information if anyone needs reasonable accommodations to access the full content within that document.

iii. provide assistive technical support via telephone and/or email, as reasonably needed, within regular business hours between 9 a.m. and 6 p.m. EST, Monday through Friday, exclusive of federal holidays, which shall include but not be limited to assistance in converting newly added documents and upgrading to new ADA recommended standards, if any, and regularly corresponding with the District staff on such items as updates, changes and recommendations;

iv. store and retain all District content, including files, texts, parameters, documents, and other types of data by backing up the same in a separate storage system and regularly backing up new content at regular intervals as it is submitted and uploaded to the Website;

v. ensure that the Website is “live” and “on-line” at all times, unless a scheduled maintenance or upgrades are required; for any scheduled maintenance or upgrades which would affect the functionality or accessibility of the Website for a prolonged time, Contractor shall provide reasonable advance notice to the District in writing, and post a disclaimer message on the Website during such maintenance

or upgrade;

vi. perform monthly comprehensive technological, and human (as needed), audits to ensure Website's compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. After each audit, Contractor shall remediate any deficiencies identified during such audit and provide a written report to the District summarizing the audit and remediations made, if any;

vii. continue to provide and update, as needed, those Services identified in Section 2(A)(iii), (v), (viii), (x), and (xii); and

viii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor's expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

C. ADDITIONAL SERVICES. In the event that the District desires additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiation regarding the terms of the additional work, including scope and compensation, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement prior to commencement of any such additional work. The following is a non-exhaustive list of possible additional services that the District may request of Contractor:

i. providing a point of contact to respond to requests for Website accommodation;

ii. converting documents for a public records requests received by the District;

iii. providing any other ADA recommended compliance services requested by the District that Contractor is capable of performing.

SECTION 3. COMPENSATION. As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

A. INITIAL WEBSITE REMEDIATION. For performance of the Services as provided in Section 2(A) of this Agreement, which shall include conversion of up to one thousand five hundred (1500) pages of PDF documents to accessible formats ("**Initial Max Pages**"), the District shall pay Contractor a one-time fee of Two Thousand Three Hundred Twenty-Five Dollars (\$2,325.00). The District shall pay Contractor fifty-percent (50%) of the fee upon execution of this Agreement by the Parties. The District shall pay Contractor the remaining fifty-percent (50%) upon substantial completion of the Services provided in Section 2(A).

B. MAINTENANCE. For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019, the District shall pay Contractor One Thousand Five Hundred Thirty-Seven Dollars and Fifty Cents (\$1,537.50) per year, payable in quarterly installments of Three Hundred Eighty-Four Dollars and Thirty-Eight Cents (\$384.38) per installment. The Parties understand and acknowledge that this includes (i) the annual fee for the

domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(ii) of up to seven-hundred fifty (750) pages per year ("**Annual Max Pages**").

C. ADDITIONAL CONVERSIONS. For remediating and converting any documents in excess of the Initial Max Pages included in the initial website remediation price, Contractor shall provide such services for an amount not to exceed Ninety-Eight Cents (\$0.98) per page. For remediating and converting any documents in excess of the Annual Max Pages included in the maintenance price, Contractor shall provide such services for an amount not to exceed One Dollar and Five Cents (\$1.05) per page, which pages may be purchased in bundles of one hundred (100) pages. Contractor shall perform remediation and conversion of additional documents only upon receipt of written authorization of the District approving the same.

D. INVOICES; PAYMENT. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et seq.*, *Florida Statutes*, the invoices shall be due and payable within forty-five (45) days of receipt by the District.

SECTION 4. TERM AND TERMINATION.

A. TERM. This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

B. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Contractor agrees that the District may terminate this Agreement without cause; provided that the District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall (i) be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination; (ii) be permitted to remove the Compliance Shield from the Website as of the effective date of the termination; (iii) provide the District, or its designee, all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the Website; and (iv) if the Contractor used proprietary and/or licensed software to provide the Services herein to the District, then Contractor shall coordinate with the District as to the terminated use of such software, including any migration of the Website that may be required pursuant to such termination.

SECTION 5. REPRESENTATIONS, WARRANTIES AND COVENANTS. Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided

in Section 2 herein and **Exhibit A**; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG 2.1 Level AA and other federally recommended guidelines, as may be amended, updated, or replaced from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

SECTION 6. INTELLECTUAL PROPERTY.

A. CONTRACTOR MATERIALS. Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "**Contractor Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable, worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

B. THE DISTRICT MATERIALS; PUBLICITY AND TRADEMARKS. The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content (including all remediated content provided by the Contractor), under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "**District Materials**") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and use such District Materials in connection with the provision of the Services as contemplated by this Agreement. Further, the District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for

such limited purposes).

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including without limitation content management systems and/or servers (collectively, “**System**”), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable and accepted security policies for accessing the District’s System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall, on its own or through coordination with the District’s Website provider, create a back-up copy of all data that may be affected by Contractor’s access to the System.

C. RIGHT TO DISPLAY CONTRACTOR’S COMPLIANCE SHIELD / ACCESSIBILITY POLICY. Pursuant to this Agreement, the Contractor shall provide the District a Compliance Shield and customized accessibility policy, which District shall display on its Website(s) and web applications. The District is expressly prohibited from using the Compliance Shield for any purpose not specifically authorized by this Agreement, and in no event may use such Compliance Shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

SECTION 7. PUBLIC RECORDS. Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Justin Croom (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE

DISTRICT'S PUBLIC RECORDS CUSTODIAN AT (813) 533-2950, JCROOM@RIZZETTA.COM, OR 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FL 33569.

SECTION 8. INDEMNITY.

A. Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, staff, employees, successors, assigns, members, affiliates, attorneys or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, including but not limited to an ADA website related claim by a third-party, arising out of, wholly or in part by, Contractor's willfully reckless or willfully negligent act(s) or omission(s). Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

SECTION 9. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 10. GENERAL PROVISIONS.

A. CONFLICTS. The terms of this Agreement and **Exhibit A** are intended to complement each other, and to the extent they conflict, the terms of **Exhibit A** shall control only to the extent that such provisions provide clarifications on Services and materials to be provided by Contractor pursuant to **Exhibit A**; in all other respects, the provisions of this Agreement shall control.

B. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an

employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

D. DISPUTE RESOLUTION. Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "**Dispute**") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

E. APPLICABLE LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in Lee County, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

F. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District 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.

G. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the

District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

H. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

I. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

If to Contractor: Innersync Studio, Ltd.,
d/b/a Campus Suite
752 Dunwoodie Drive
Cincinnati, Ohio 45230
Attn: Steven Williams

If to District: Harrison Ranch Community Development District
c/o Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, Florida 33569
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

J. ENTIRE AGREEMENT. This Agreement, together with **Exhibit A**, sets forth the entire agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof.

K. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

L. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

M. AMENDMENTS. This Agreement may be amended or modified only by a written instrument duly executed by both parties.

N. FORCE MAJEURE. If either party is prevented from performing any of its obligations under this Agreement due to any cause beyond the party's reasonable control, including, without limitations, an "act of God," fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

O. SURVIVAL. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

P. WAIVER. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

Q. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

R. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

S. DESCRIPTIVE HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Justin Croom
asst. Secretary

[Signature]
Chairperson, Board of Supervisors

WITNESS:

[Signature]

**INNERSYNC STUDIO, LTD., D/B/A
CAMPUS SUITE, an Ohio limited
liability company**

Ted Saul
Print Name:

[Signature]
By: Steven Williams, VP of Marketing(Title)

Exhibit A: Proposal for Services

Exhibit A Proposal for Service

Pricing

Effective date: 2019-08-15

Implementation	Quantity	Subtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$2,325.00
Ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly site reporting, monitoring and error corrections 	1	\$600.00
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	750*	\$937.50
Social Media Manager		Included
Total:		\$3,862.50

**Maximum PDF pages per 12 month period*

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time ("WCAG");
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be "mobile friendly" and offer a "mobile version" of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

3. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

4. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Tab 16

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES GOVERNING THE INSTALLATION OF IMPROVEMENTS WITHIN DISTRICT EASEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harrison Ranch Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, for the purpose of owning, operating, maintaining, and providing certain infrastructure improvements, including a stormwater management system; and

WHEREAS, on those certain plats of the District, there are expressly reserved easements along side and rear lot lines, and along front lot lines, for the express purpose of accommodating surface and underground drainage and underground utilities (“**District Easements**”); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper operation and maintenance of the District’s stormwater management system; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a policy governing the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Easement Improvements Policy**”), for immediate use and application; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policy contained in **Exhibit A**.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The attached Easement Improvements Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policy shall stay in full force and effect until such time as the Board may amend it. The Board reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of October, 2019.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Policy for Improvements within District Easements

EXHIBIT A

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

Policy for Improvements within District Easements

Effective: _____, 2019

1. If a resident wishes to request permission to install improvements within a District Easement, the resident must submit a written variance request to the District Manager. The request should contain, at a minimum, the following information:
 - a. The contact information of the person making the variance request;
 - b. The lot number or street address of the lot on which the improvement is to be installed;
 - c. A description of the improvement(s) to be installed; and
 - d. A diagram showing the proposed location of the improvement(s).
2. The District Engineer shall review the variance request to determine if the proposed improvement(s) would have a negative impact on any District improvements, including the stormwater management system. Such review may include, in the District Engineer's discretion, conducting an in-person site inspection.
3. After completing the review, the District Engineer shall recommend one of the following actions:
 - a. Approve the variance request;
 - b. Approve the variance request with conditions; or
 - c. Deny the variance request.
4. If the District Engineer recommends approving the request, unless other considerations necessitate denying the request, District staff shall coordinate execution of a variance agreement in substantially the form attached hereto as **Attachment A**. Upon execution of the agreement, District staff shall record the agreement in the Official Records of Manatee County.
5. If the District Engineer recommends denying the request, District staff shall notify the applicant that the variance request was denied and that the proposed improvements may not be installed within the District Easement(s).
6. There shall be no requirement to bring the variance request before the Board of Supervisors for approval.
7. The District's approval of a variance request constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals and authorizations, including but not limited to approvals from the HOA, Manatee County, and any other entities having an interest in the property, as applicable.
8. If improvements are constructed within a District Easement without prior approval, the District reserves the right to require the resident to remove, relocate, or modify the improvement(s) at the resident's sole expense.

Attachment A

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 _____, 20____, by and among _____ ("**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 _____, as per the plat ("**Plat**") of Harrison Ranch, Phase _____ recorded in Plat Book ____, Pages _____ et seq., of the Public Records of Manatee County, Florida ("**Property**"); and

WHEREAS, Owner desires to erect certain improvements described as _____ ("**Improvements**") within a CDD drainage easement ("**Drainage Easement**") located on Lot ____ ("**License Area**"), as shown on the Plat; and

WHEREAS, due to the CDD's legal interests in the Drainage Easement, among other reasons, Owner requires the CDD's consent before constructing improvements within any portion of the Surface Water Management System, including the Drainage Easement; 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 install and maintain 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 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 under the Drainage Easement, or with any rights under the Utility Easement. For example, if the Improvements include a fence, such fence shall be installed within the Drainage Easement 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 Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.
- f. Upon completion of the installation, 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 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]

[signatures continue on following page]

[end of signature pages]