



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Meeting
November 14, 2022**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Julianne Giella Victor Colombo Susan Walterick Thomas Benton Geoffery Cordes	Chairman Assistant Secretary Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Barbara McEvoy	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	KE Law Group
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

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

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

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

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

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

November 7, 2022

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, November 14, 2022 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. Call In number is 929-205-6099, Meeting ID: 477 154 8576. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. CONSENT AGENDA**
 - A.** Ratification of Emergency Meeting..... Tab 1
 - B.** Consideration of Landscape Proposals..... Tab 2
 - i. Consideration of Hurricane Remediation Invoices..... Tab 3
 - C.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on October 10, 2022 Tab 4
 - D.** Ratification of Operations & Maintenance
Expenditures for September 2022 Tab 5
- 4. STAFF REPORTS**
 - A.** Pond & Mitigation Maintenance Update
 - i. Presentation of Waterway Inspection Report Tab 6
 - B.** Landscape Maintenance Updates
 - i. Presentation of MQI Report Tab 7
 - C.** Presentation of Wildlife Report..... Tab 8
 - D.** District Counsel
 - i. Consideration of Marquee Sign Easement Agreement Tab 9
 - E.** District Engineer
 - i. Phase 1 Lake Bank Repairs..... Tab 10
 - F.** District Manager/Staff Reports
 - i. Management Report Tab 11
 - ii. Action Items List Tab 12
- 5. BUSINESS ITEMS**
 - A.** Consideration of Lighting Proposals..... Tab 13
 - B.** Consideration of Payment Plan for Light Pole at Erie Road
 - C.** Consideration of Pool Maintenance Proposals..... Tab 14
 - D.** Discussion Regarding Shell Replenishment on Trails Tab 15
 - E.** Consideration of Pool Heater Repair Proposal..... Tab 16
 - F.** Consideration of Camera Replacement Proposal..... Tab 17
 - G.** Consideration of Resolution 2022-02; Amended Budget
Fiscal Year 2021-2022..... Tab 18
 - H.** Discussion of Amenities Suspension

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Barbara McEvoy

Barbara McEvoy
District Manager

Tab 1



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
21450	342146	Print Legal Ad-IPL00966120 - IPL0096612		\$80.73	1	68 L

Attention: Bridget Murphy
HARRISON RANCH CDD
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

NOTICE OF EMERGENCY MEETING

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

An emergency meeting of the Board of Supervisors of Harrison Ranch Community Development District was held on **November 4, 2022 at 6:30 p.m. at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 ("Emergency Meeting")**. The Emergency Meeting was held to address the District's response to threats to the public safety within the Harrison Ranch community.

The meeting was open to the public and was conducted in accordance with the provisions of Florida Law for Community Development Districts. The District will ratify any actions taken at the Emergency Meeting at its regular meeting scheduled for Monday, November 14, 2022, at 6:30 p.m. at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. A copy of the agenda for the meetings listed above may be obtained from the District's manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578; 941-776-9725 Ext. 1 ("District Manager's Office"). The emergency meeting may be continued in progress without additional notice to a date, time, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Manager's Office at least two (2) days prior to the date of the meeting.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

District Manager
Barbara McEvoy
IPL0096612
Nov 2 2022

THE STATE OF TEXAS COUNTY OF DALLAS

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

No. of Insertions: 1
Beginning Issue of: 11/02/2022
Ending Issue of: 11/02/2022

THE STATE OF FLORIDA COUNTY OF MANATEE

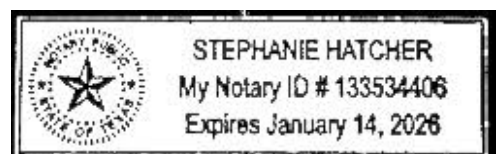
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office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

Ryan Dixon

Sworn to and subscribed before me this 2nd day of November in the year of 2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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

Tab 2



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	10/5/2022
Estimate #	79645
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
8 x 8 x 3 inch Harco service tee	1	347.45	347.45
8 inch coupling	1	50.42	50.42
8 inch sch 40 pvc pipe	1	422.00	422.00
Weld-On white seal lube gasket lubricant	1	61.70	61.70
Christy's gray heavy body pvc cement	1	93.52	93.52
Thrust blocks	3	10.00	30.00
820810 Harco ductile iron IPS fitting to pipe restraint style A 8 in	4	171.98	687.92
80840 8 Repair coupling Harco	1	203.33	203.33
Labor: 2 men @ \$ 90.00 per hour	24	90.00	2,160.00
Repair main line leak at 8 inch service tee.			
Thrust blocks to be installed for service tee.			

TERMS AND CONDITIONS:

TOTAL	\$4,056.34
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

Barbara McEvoy

DATE

10/18/22



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Controller B

Date	10/31/2022
Estimate #	80126
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
A2C75DPP Hunter ACC2 Decoder 75 Station with Plastic Pedestal	1	4,571.23	4,571.23
WSSSEN Hunter Solar Sync ET/Rain/Freeze Sensor Wireless	1	248.00	248.00
A2CLTE Hunter ACC2 Cellular Connection Module	1	836.12	836.12
SIM card (1 year)	1	253.50	253.50
Replace faulty irrigation controller.			

TERMS AND CONDITIONS:

TOTAL	\$5,908.85
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OWNER / AGENT

DATE

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Controller A - zone 5.

Date	10/11/2022
Estimate #	79749
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace 514T08 Matco Gate Valve Brass 2 in. FIPT with Wheel Handle	1	190.00	190.00
Replace broken 2 inch gate valve.			

TERMS AND CONDITIONS:

TOTAL	\$190.00
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OWNER / AGENT

DATE _____



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	9/14/2022
Estimate #	79435
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller F - zones 21, 22 and 77.

DESCRIPTION	QTY	COST	TOTAL
Replace / Install ICD100 Hunter 1 station decoder	3	200.00	600.00
ID1 Hunter 2-wire	20	1.40	28.00
14/1 14 gauge single strand wire	60	0.30	18.00
Labor: 2 men @ \$ 90.00 per hour (Wire repair)	2	90.00	180.00
Replace 3 faulty Hunter 1 station decoders that are no longer under warranty.			
Replace 20 ft. section of 2-wire.			
Replace 60 ft. of single strand wire.			

TERMS AND CONDITIONS:

TOTAL	\$826.00
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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

phase 1

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	4/29/2022
Estimate #	77186
LMP REPRESENTATIVE	
RE-SI	
PO #	
Work Order #	

Estimate is to grind Pepper trees 31 areas throughout Harrison Ranch. Attached map for detail

DESCRIPTION	QTY	COST	TOTAL
6. Forestry Mulching invasive vegetation on backside of pond. Ornamental Maiden grasses 10ft behind heavy vegetation. Conservation poles behind houses need tree limbs cut, tall grass trimming and selective vegetative tree removal. Total length of work 2,909ft.			
7. Forestry Mulching invasive vegetation 10ft in front of Conservation poles. can access 90% of perimeter. Total length of work 1,978ft.			
8. Forestry Mulching invasive vegetation on the backside of the pond 6ft to Ornamental Maiden grasses. Forestry Mulch 1 pile of Pepper trees hanging to pond edge. Other half of the conservation area planted grasses and conservation signs are on the edge. Total length of work 1,087ft.			
9. Forestry Mulching invasive vegetation 2ft back to planted Ornamental Maiden grasses. Trim overhanging branches. South side of conservation area planted grasses and conservation poles on edge. Total length of work 1,182ft.			

TERMS AND CONDITIONS:**TOTAL**

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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	4/29/2022
Estimate #	77186
LMP REPRESENTATIVE	
RE-SI	
PO #	
Work Order #	

Estimate is to grind Pepper trees 31 areas throughout Harrison Ranch. Attached map for detail

DESCRIPTION	QTY	COST	TOTAL
10. Forestry Mulching invasive vegetation and yard waste 3ft in front of planted Ornamental Maiden grasses. Conservation signs vary between 6ft-10ft behind vegetation. Trim overhanging limbs and hand cut vegetation by the road in planted grasses. Total length of work 1,809ft.			
11. Forestry Mulching invasive vegetation 6ft in front of Conservation Marker. On the side with lake forestry mulch along edge to clean up lakeside. Total length of work 2,038ft.			
12. Forestry Mulching invasive vegetation 3ft in from north tip of 12 to the east to walking trail. From tip of 12 going west it is cut back nicely and maintained no work needed. Total length of work 1,120ft.			
13. Forestry Mulching 1ft of light vegetation to conservation poles and a couple spots of heavier vegetation around pond bank. Total length of work 3,243ft.			
15. Forestry Mulching invasive vegetation 5ft in front of planted Ornamental Maiden grasses around pond. From pond to main road needs 2ft forestry mulched of light vegetation and tree limbs trimmed back. Total length of work 1,381ft.			

TERMS AND CONDITIONS:**TOTAL**

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Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	4/29/2022
Estimate #	77186
LMP REPRESENTATIVE	
RE-SI	
PO #	
Work Order #	

Estimate is to grind Pepper trees 31 areas throughout Harrison Ranch. Attached map for detail

DESCRIPTION	QTY	COST	TOTAL
16. Forestry Mulching invasive vegetation 2-5ft in front of conservation signs. Total length of work 959ft.			
17. Forestry Mulching invasive vegetation 2-5ft in front of conservation signs. Total length of work 619ft.			
21. Forestry Mulching heavy invasive Pepper tree vegetation 10ft back from pond. Cutting back 5ft from behind houses and utility center back up towards main road. Total length of work 1,856ft.			
25. Forestry Mulching heavy invasive pepper trees 5ft back off of pond and trimming low hanging tree branches. Following the ponds about half way down it turns into lighter vegetation cut it back 3-4ft with tree branch trimming. Total length of work 2,349ft.			
27. Forestry Mulching light/medium invasive vegetation 5ft back behind houses and behind the pond. Total length of work 1,450ft.			
28. Forestry Mulching heavy invasive pepper trees on pond side back 5ft to original location. House side only 1 Conservation maker and overgrown 8-10ft in spots. Ground seems to stay pretty saturated on house side. Total length of work 1,659ft.			

TERMS AND CONDITIONS:

TOTAL

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PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	4/29/2022
Estimate #	77186
LMP REPRESENTATIVE	
RE-SI	
PO #	
Work Order #	

Estimate is to grind Pepper trees 31 areas throughout Harrison Ranch. Attached map for detail

DESCRIPTION	QTY	COST	TOTAL
30. Forestry Mulching heavy invasive pepper trees coming along clubhouse back 5ft and trim tree banches all the way around the pond saving cabbage palms. Total length of work 948ft. 31. Forestry Mulching heavy invasive pepper trees back 5ft. No Conservation makers were able to be located. Total length of work 942ft. Bush Hog Service/Phase 1	1	32,670.00	32,670.00
Estimate is only good for 21 days from the date of the estimate			

TERMS AND CONDITIONS:

TOTAL	\$32,670.00
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OWNER / AGENT

DATE

Barbara McEvoy

From: Barbara McEvoy
Sent: Wednesday, April 27, 2022 7:38 PM
To: Christopher Berry
Subject: Conservation Areas

Importance: High

Hi Chris,

Per our conversation earlier today, the Board is interested in possibly splitting the conservation area work into two phases: Phase 1 would focus on the areas behind homes, and Phase 2 would be the rest.

I reviewed all of the maps and the individual areas and have created two phases (see below). I'm not sure if this makes any sense or if we would actually see a reduced cost based on the below, but I would appreciate receiving your feedback as well as Chad's opinion asap. I need to finish the draft budget by Monday, so time is a consideration (sorry!)

		<u>PHASE 1</u>	<u>PHASE 2</u>	
1	1295		1295	
2	2711		2711	
3	843		843	
4	655		655	
5	345		345	
6	2909	2909		
7	1978	1978		
8	2165	2165		
9	1411	1411		
10	1809	1809		
11	2028	2028		
12	2334	1167	1167	(HALF PHASE 1/HALF PHASE 2)
13	3243	3243		
14	2596		2596	
15	1381	1381		
16	959	959		
17	619	619		
18	1245		1245	
19	164		164	
20	243		243	
21	1856	1856		
22	282		282	
23	1591		1591	
24	1388		1388	
25	2349	2349		
26	2065		2065	
27	1450	1450		
28	1659	830	830	(HALF PHASE 1/HALF PHASE 2)
29	4641		4641	
TOTAL	48214	26154	22061	

Tab 3

HARRISON RANCH - LMP HURRICANE INVOICES

<u>Invoice Date</u>	<u>Invoice #</u>	<u>Amount</u>
10/1/2022	170492	\$ 1,100.00
10/2/2022	170498	\$ 6,792.50
10/3/2022	170516	\$ 3,637.50
10/3/2022	170521	\$ 1,512.50
10/4/2022	170575	\$ 260.00
10/6/2022	170631	\$ 1,700.00
10/7/2022	170642	\$ 1,955.00
10/9/2022	170654	\$ 1,500.00
10/12/2022	170753	\$ 2,020.00
10/13/2022	170779	\$ 2,020.00
10/14/2022	170799	\$ 2,612.50
10/15/2022	170804	\$ 2,475.00
10/17/2022	170866	\$ 2,750.00
TOTAL		\$ 30,335.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/1/2022	170492

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-1-22			
Equipment/Supplies/Fuel	4	10.00	40.00
Supervisor	4	55.00	220.00
Laborers (6)	24	35.00	840.00
			<div> <div>RECEIVED</div> <div>10/14/2022</div> </div>
Total			\$1,100.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/31/2022	Balance Due
			\$0.00
			\$1,100.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/3/2022	170516

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-3-2022			
Equipment/Supplies/Fuel	10.5	10.00	105.00
Supervisor	10.5	55.00	577.50
Laborers (6)	63	35.00	2,205.00
Dump	1	750.00	750.00
			<div> <div>RECEIVED</div> <div>10/14/2022</div> </div>
Total			\$3,637.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/2/2022	Balance Due
			\$0.00
			\$3,637.50



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/3/2022	170521

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal. 10-3-2022 Equipment/Supplies/Fuel Supervisor Laborers (6)			
	5.5	10.00	55.00
	5.5	55.00	302.50
	33	35.00	1,155.00
<div> <div>RECEIVED</div> <div>10/14/2022</div> </div>			
Total			\$1,512.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/2/2022	Balance Due
			\$0.00
			\$1,512.50



Invoice

Date	Invoice #
10/4/2022	170575

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-4-22			
Labor	1	110.00	110.00
Dump Fee		150.00	150.00

RECEIVED
10/07/2022

			Total	\$260.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	11/3/2022	Balance Due	\$260.00

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/6/2022	170631

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-6-22			
Equipment/Supplies/Fuel	10	10.00	100.00
Supervisor	10	55.00	550.00
Laborers (3)	30	35.00	1,050.00
		Total	\$1,700.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	11/5/2022
		Payments/Credits	\$0.00
		Balance Due	\$1,700.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/9/2022	170654

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-9-22 Hazardous palm taken down off power lines blocking the trail. Palm Removal	1	1,500.00	1,500.00

RECEIVED
10/10/2022

			Total	\$1,500.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	11/8/2022	Balance Due	\$1,500.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/12/2022	170753

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-12-22			
Chipper/Chipper Truck	1	500.00	500.00
Supervisor	9.5	55.00	522.50
Laborers (3)	28.5	35.00	997.50
Total			\$2,020.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/11/2022	Balance Due
			\$0.00
			\$2,020.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/13/2022	170779

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-13-22			
Chipper/Chipper Truck	1	500.00	500.00
Supervisor	9.5	55.00	522.50
Laborers (3)	28.5	35.00	997.50
Total			\$2,020.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/12/2022	Balance Due
			\$0.00
			\$2,020.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/14/2022	170799

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-14-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers (6)	57	35.00	1,995.00
Total			\$2,612.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	11/13/2022
Payments/Credits			\$0.00
Balance Due			\$2,612.50



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/15/2022	170804

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-15-22			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	9	55.00	495.00
Laborers(6)	54	35.00	1,890.00
Total			\$2,475.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.			
Terms	Due Date	Payments/Credits	
Net 30	11/14/2022	Balance Due	\$2,475.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/17/2022	170866

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-17-22			
Equipment/Supplies/Fuel	10	10.00	100.00
Supervisor	10	55.00	550.00
Laborers (6)	60	35.00	2,100.00
Total			\$2,750.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/16/2022	Balance Due
			\$0.00
			\$2,750.00

HARRISON RANCH CDD SUMMARY OF INVOICES TO DATE THROUGH 10/9/2022 - HURRICANE IAN

SATURDAY, OCTOBER 1, 2022

HARRISON RANCH CDD

RYAN EBERLY - SUPERVISOR Hours - 1130am-330pm

Criceria Estrada-Olvera

Azael Soto Delgado SUPERVISOR 1 X \$55 x 4= \$220

Francisco DeLeon LABORERS 6 X \$45 x 4 = \$1,080

Moises Roblero Garcia

Daniel Nava Hernandez TOTAL = \$1,300

SUNDAY, OCTOBER 2, 2022

HARRISON RANCH CDD

Hours - 630am-400pm

Andres Lopez - SUPERVISOR

Orlando Jacinto SUPERVISOR 2 X \$55 x 9.5 = \$2,612.50

Yolanda Jimenez LABORERS 17 X \$45 x 9.5 = \$7,267.50

Jesus Perez TOTAL = \$9,879.50

Maria Chaman

Maria Felix

Lidubina Pena

Andrea Perez

Manual Perez

Felix Tomas

Cornelio Garcia

Nelson Calderon

Randy Bessinger

Juan Lopez

Gabriel Torres

Alvaro Balderrama

Hector Hernandez

Pablo Martin

Scott Murray (CHIPPER) - SUPERVISOR

MONDAY, OCTOBER 3, 2022

HARRISON RANCH DUMP REMOVAL AND STANDING UP OF TREES

Roberto Centeno Hours - 630am - 5pm

Omar Angel Torres DUMP = \$750.00

Luis Valero SUPERVISOR 1 X \$55 x 10.5=\$577.50

Scott Murray (chipper) LABORERS 6 X \$45 x10.5 =\$2,835.00

Mark Sterling (Grapple) TOTAL = \$4,162.50

Chris Holt

SUPERVISOR - BILL MAXWELL

HARRISON RANCH

Hours - 10.30am - 4pm

Criceria Estrada-Olvera

Daniel Nava Hernandez SUPERVISOR 1 X \$55 x 5.5 =\$302.50

Moises Roblero Garcia LABORERS 6 X \$45 x 5.5 =\$1,485.00

Francisco Deleon
Carmen Ventura San Juan
Azael Soto Delgado
SUPERVISOR - RYAN EBERLY

TOTAL = \$1,787.50

TUESDAY, OCTOBER 4, 2022

HARRISON RANCH
SUPERVISOR -Mark Sterling (Grapple)
Hours - 630am - 830am
DUMP =\$150.00
SUPERVISOR 1 X \$55 x 2 = \$110.00
TOTAL = \$260.00

THURSDAY, OCTOBER 6, 2022

HARRISON RANCH
Roberto Centeno
Luis Valero
Omar Angel Torres
SUPERVISOR - RYAN EBERLY
Hours - 630am - 430pm
SUPERVISOR 1 X \$55 x 10 = \$550.00
LABORERS 3 X \$45 x 10 = \$1,350.00
TOTAL = \$1,900.00

FRIDAY, OCTOBER 7, 2022

HARRISON RANCH
Roberto Centeno
Luis Valero
Omar Angel Torres
SUPERVISOR - RYAN EBERLY
Hours - 630am - 6pm
SUPERVISOR 1 X \$55 x 11.5 = \$632.50
LABORERS 3 X \$45 x 11.5 = \$1,552.50
TOTAL = \$2,185.00

SUNDAY, OCTOBER 9, 2022

HARRISON RANCH - TREE - HAZARDOUS PALM TAKEN DOWN OFF POWER LINES BLOCKING THE TRAIL
Victor Alvarado
Felix Laporte
SUPERVISOR - TYREE BROWN
TOTAL= \$1,500.00

From: [Scott Carlson](#)
To: [Barbara McEvoy](#); [Christopher Berry](#)
Cc: [Ryan Eberly](#)
Subject: [EXTERNAL]RE: Harrison Ranch - Billing
Date: Monday, October 10, 2022 4:25:18 PM
Attachments: [image001.png](#)
[image003.png](#)
[20221010152006.pdf](#)

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Barb,

We've been adding \$10 to the hourly rate for equipment usage including any materials for tree strapping.. You have not seen any invoicing for the bucket truck or the lift which is why I have been staying consistent with just regular hourly rates of \$55 for Supervisor and \$45 for laborers.

Respectfully,

Scott A. Carlson

From: Barbara McEvoy <BMcEvoy@rizzetta.com>
Sent: Thursday, October 6, 2022 6:37 PM
To: Christopher Berry <Christopher.Berry@Imppro.com>; Scott Carlson <Scott.Carlson@Imppro.com>
Subject: Harrison Ranch - Billing

CAUTION: This email originated from outside of the organization. Be Suspicious of Attachments, Links, and Request for Login Information

Hi,

I reviewed the hurricane invoices with Julianne earlier today and we are requesting some additional information to properly document the expenses incurred:

1. Some of the fees on the Emergency Plan that Ryan emailed me don't match the fees in the contract. Attached are copies of both.
2. Can you please provide a more itemized breakdown to support the totals on the invoices based on the agreed hourly fees? **See attached**
3. There are two invoices for work done on 10/3/22 (Invoices #170521 & 170516). I'm sure it's for separate work performed, but we need the detail. **See attached**
4. Is it possible to provide a map or some detail showing which trees were removed, which need to be replaced, which were staked, etc.? (I'm imagining this will be very

difficult, but she wanted me to ask) at some point we can do an inventory but were still consumed with recovery at other sites.

5. Do you have an approximate estimate of the remaining expenses that we can expect? Only expenses that should remain are tree/palm related and for tree//palm removals of stumps and for standing up trees.

We are extremely thankful for all of the work LMP has done to take care of Harrison Ranch. We just need to have documentation for the District's records.

Thanks so much!

Sincerely,

Barbara McEvoy, LCAM/CMCA
General Manager

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish, FL 34219

941.776.9725 ext 1
bmcevoy@rizzetta.com

rizzetta.com

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Tab 4

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, October 10, 2022 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Julianne Giella	Board Supervisor, Chair
Sue Walterick	Board Supervisor, Vice Chair
Victor Colombo	Board Supervisor, Asst. Secretary
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	General Manager, Rizzetta & Company
Lauren Gentry	KE Law Group, PLLC
Rick Schappacher	District Engineer
Matt Kramer	Representative, Solitude
Chris Berry	Representative, LMP
Scott Carlson	Representative, LMP

Audience	Present
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FIRST ORDER OF BUSINESS	Call to Order
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SECOND ORDER OF BUSINESS	Audience Comments
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Audience members addressed the Board and thanked all for the excellent work during hurricane and requested details regarding the oak tree trimming in 2023.

THIRD ORDER OF BUSINESS	Staff Reports
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A. Pond & Mitigation Maintenance Update

i. Presentation of Waterway Inspection Report

The focus this month was ponds 26, 49, 28, 25, 45, 46, 22 and 21. Some floating weed on ponds 26 and 49 which is being targeted as part of ongoing maintenance.

ii. Presentation of Service History Report

Ms. Walterick observed that algae seems to improve after a storm. Mr. Kramer stated that the algae sinks to bottom with rain, then floats back up in the sun.

B. Landscape Maintenance Update

i. Consideration of Landscape Proposals

The Board and Ms. McEvoy acknowledged LMP for outstanding service post Hurricane.

On a motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors ratified LMP proposals #79545 in the amount of \$315.00 for repair of decoder; #79550 in the amount of \$949.74 for Controller F repair; and #29645 in the amount of amount of \$3,615.09 for main line break; and approved #97547 in the amount of \$1,335.00 for irrigation and #79711 in the amount of \$11,108.80 for annuals, for the Harrison Ranch Community Development District.

Mr. Carlson explained the contract cost for the annuals were \$2.25 each for a total of \$15,621.75 and was discounted due to damage from storm to \$1.60 each for a total of \$11,108.80.

Mr. Benton asked what caused the main line to break. Mr. Carlson stated that the cause was age and/or poor installation.

Mr. Carlson also presented and explained the storm billing breakdown. The rate stated in the contract was increased by \$10.00 per hour to account for equipment and fuel. There is no separate billing for equipment.

Mr. Carlson also stated that in the next few weeks, LMP will be cutting back the paths with a chipper truck.

Mr. Cordes requested that a discussion regarding the annual plants be added to the next meeting agenda.

C. District Counsel

No report. Ms. Gentry is available for questions/comments. Mr. Benton requested information on Bingo Laws. Ms. McEvoy stated it was received from Ms. Gentry and will forward tomorrow.

D. District Engineer

Mr. Schappacher stated that the clubhouse drainage issue has been resolved, with the exception of the sidewalk to the pool, which will need to be cut and repaired, possibly install sawcut expansion joint.

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved a not-to-exceed of \$500 for sidewalk remediation as soon as possible and authorized the District Engineer to get bids for Phase 1 pond bank repairs for November meeting, for the Harrison Ranch Community Development District.

i. Parking Lot Issues

Mr. Schappacher stated that he has followed up with the vendor, with no response, and questioned whether the issue could be caused by runoff.

E. District Manager/ Staff

i. Management Report

The next CDD Board Meeting will be November 14, 2022 at 6:30 p.m.

The next CDD Board Workshop will be November 16, 2022 at 6:30 p.m.

Ms. McEvoy reported as follows:

- Pressure washing is scheduled for 10/20/22 and 10/21/22.
- The playground expansion is complete. The toddler playset and the new fencing has been installed. It looks great!
- There has been an interest in text communication to residents, staff is looking into options.
- The Manatee County Community Enhancement Grant has been renewed for the 2022/23 fiscal year, and Ms. McEvoy has been in contact with the County to resubmit for the benches on Harrison Ranch Boulevard.
- There has been no additional communication with the owner of the commercial lot at 301. Ms. McEvoy recommends that legal counsel reach out for updated information.
- We sustained some minor fence damage at pool and Erie Road fences from the hurricane. Repairs are scheduled for week of 10/27/22.
- Ms. McEvoy has received the quote for additional cameras and surveillance equipment. Will present to HOA Board to consider funding the expense of approximately \$14,000.
- The tennis court continues to deteriorate. LMP will verify that there is no irrigation leak in the area which may be contributing to the issue.

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors authorized Legal Counsel to prepare a follow-up letter to vendor demanding repair and authorized the Chair to sign said demand letter, for the Harrison Ranch Community Development District.

ii. Action Items List

The Action Items List was reviewed.

Ms. McEvoy reported on activities as follows:

- We will be preparing and sending an eblast to get volunteers to serve on the activities advisory club.
- We have five trunks for the Trunk or Treat
- The Harrison Ranch Hoedown is Saturday 10/15/22. It's a big event and we expect great participation.
- Breakfast with Santa is back after a two-year hiatus.
- The newsletter has been reformatted and it looks great!

Mr. Benton expressed concerns about our current pool maintenance contractor and the state of the pool, including an increasing algae situation. Barbara shared her concerns about lack of communication surrounding preparing the pool for the hurricane. Ms. Giella requested that Ms. McEvoy investigate alternative maintenance companies as well as an update to the 2017 engineer's report regarding the pool.

Mr. Benton also expressed concern that the District is subsidizing activities for children but not for adults.

FOURTH ORDER OF BUSINESS

**Consideration of RFP – Aquatics
Maintenance Services**

Ms. Gentry reminded the Board that this was an informal bid process, which provides some flexibility to the Board in making their decision, and does not require a formal ranking process. The Board heard from Solitude and Sitex regarding their proposals.

Sitex: Joe Craig and Tony Smith explained the history of their company and presented the following information:

- Staffing will include:
 - General Manager, Tony Smith (prepares all reports)
 - Field Operations Manager – directly supervises all technicians
 - Two technicians
- Account will be serviced 8x each month, with all ponds being visited once each month. General Manager will be on site 1x per month.
- 48-hour response time to issues and emergencies
- Monthly reports including photos will be issued

The following questions were raised by the Board:

- Ms. Walterick asked exactly what will be done during their 8 visits each month. Response was that the ponds are not currently in good shape. Sitex will do quality

work each time they are here, dividing the ponds by priority, but each pond will be visited each month.

- Ms. Walterick asked how algae is treated? Preventive maintenance is critical, alum treatments are recommended.
- Ms. Walterick asked about detailed testing? Can be performed as requested by Board.
- Ms. Giella stated that we need a professional company. It is required that a representative attend each meeting, and consistent communication with Ms. McEvoy is critical.
- Mr. Cordes questioned the cost of aeration. The cost varies based on the pond. Sitex installs approximately 40 aerators each year.
- Mr. Cordes requested proactive solutions and recommendations to future maintenance, including planting, aeration, fish stocking, etc. Assurances were made that this will be the case once Sitex has had 90 days to evaluate.
- Ms. Giella asked the largest district that Sitex serves? Their niche client is between 20-70 ponds, which allows them to properly serve the district.
- Ms. Walterick asked about their approach to getting started? Joe & Tony will assist with the first treatment so they are fully aware of the current situation so when the field manager takes over, he is familiar with the property. It is important for the General Manager to know the property, and he will be involved in every major application.
- Mr. Benton questioned the recommended approach to the plecos? They are hard to deal with but Sitex has had success at other locations with several options for remediation.

Solitude: Matt Kramer presented the following information:

- The proposal is basically the same as the current contract with some minor adjustments (water testing, etc.)
- 1 technician and 1 project manager are assigned to the account
- Account is serviced 5x each month, with all ponds being visited once each month

The following questions were raised by the Board:

- Ms. Walterick asked if they were dealing with algae at other communities. Yes, they are.
- Mr. Benton stated that he was disappointed that there was no acknowledgment of the current status of the ponds, nor was a plan presented to correct the issues. In response, Mr. Kramer recommended additional water testing.
- Ms. Giella asked if the current condition of our ponds is acceptable to Solitude. No, but fluctuations are expected as a function of the environment.

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved to issue a thirty (30) day termination notice to Solitude and prepare contract with Sitex, for the Harrison Ranch Community Development District.

Ms. McEvoy will sent eblast update to all residents regarding the change in pond maintenance vendors and asking the residents to be patient during the transition.

The Board also asked Ms. McEvoy and Ms. Gentry to quantify the damage amounts and issue a notice to Solitude of same.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Curbing Proposal

On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved Quality Curbing proposal in the amount of \$1,906.50, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01;
Ratification of Surplus Property –
Soccer Goals**

On a motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved Resolution 2023-01; Ratification of Surplus Property – Soccer Goals, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
September 12, 2022**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the meeting minutes from the Board of Supervisors' regular meeting held on September 12, 2022 for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of O&M Board
Expenditures for August 2022**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors ratified the O&M Board expenditures for August 2022 (\$114,370.79) for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Giella asked for clarification from Ryan Construction Agreement regarding signs.

Ms. Giella requested an additional sign to be installed at the Normande East Trail.

Mr. Benton asked what the timeframe is for cutting back conservation areas.

Mr. Benton asked for an update on the firepit.

Ms. Walterick is concerned about the delay in financials.

Mr. Cordes asked about the county's plan for trimming trees on Harrison Ranch Boulevard.

Mr. Cordes requested that the hog trapper provide a monthly report.

Mr. Cordes requested that we add consent agenda to future meeting agendas.

Ms. Giella requested we get a new Engineer's report regarding the pool and equipment.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:14 p.m. for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 5

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures September 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$

102,756.41

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barbara McEvoy	100062	092222 McEvoy	Employee Compensation for Additional Services 09/22	\$ 203.50
David Cope	100044	082122 Cope	Trap and Remove Wild Hogs 07/22 & 08/22	\$ 2,000.00
Florida Department of Revenue	100045	51-8015668220-6 08/22	Sales Tax 08/22	\$ 115.48
Florida Power & Light Company	100061	FPL #2 Summary 09/22	FPL #2 Summary 09/22	\$ 195.71
Frontier Florida, LLC	100046	090719-5 09/22	941-776-3095-090719-5 09/22	\$ 501.14
Geoffery Cordes	100052	GC091222	Board of Supervisors Meeting 09/12/22	\$ 200.00
Gulf Business Systems	100038	312788	Toner 09/22	\$ 8.00
Harrison Ranch CDD	DC 090822	DC 090822	Debit Card Replenishment	\$ 2,929.34
Jan-Pro of Manasota	100063	73152	Janitorial Services 09/22	\$ 850.00
Julianne Giella	100053	JG091222	Board of Supervisors Meeting 09/12/22	\$ 200.00
KE Law Group, LLC	100047	3914	Legal Services 08/22	\$ 2,317.70
Lance Biddle	100064	090122 Biddle	Band Entertainment - Final Payment	\$ 625.00
Landscape Maintenance Professionals, Inc.	100041	169669	Aircard Fee	\$ 225.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100041	169670	Irrigation Repairs 08/22	\$ 990.00
Landscape Maintenance Professionals, Inc.	100048	169985	Pest Control 08/22	\$ 725.00
Landscape Maintenance Professionals, Inc.	100048	169999	Irrigation Repairs 08/22	\$ 439.90
Landscape Maintenance Professionals, Inc.	100065	169841	Monthly Maintenance 09/22	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100065	169842	Fuel Surcharge 09/22	\$ 301.23
Landscape Maintenance Professionals, Inc.	100065	170047	Tree Removal 09/22	\$ 1,606.00
Landscape Maintenance Professionals, Inc.	100065	170048	Plant Removal and Irrigation Repairs 09/22	\$ 4,879.77
Landscape Maintenance Professionals, Inc.	100065	170085	Irrigation Repairs 09/22	\$ 445.00
Landscape Maintenance Professionals, Inc.	100065	170086	Irrigation Repairs 09/22	\$ 445.00
Landscape Maintenance Professionals, Inc.	100065	170087	Irrigation Repairs 09/22	\$ 445.00
Landscape Maintenance Professionals, Inc.	100065	170092	Irrigation Repairs 09/22	\$ 1,019.04
Manatee County Utilities Department	20220920-01	Water Summary Bill 08/22 ACH 09/23/22	MCUD Water Summary 08/22	\$ 2,420.07
Marlin Business Bank	100054	20072945	Copystar Copier - Account # 1613410 09/22	\$ 354.25

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Parrish Heating and Cooling	100040	070722 Parrish	Service Call 07/22	\$ 109.00
Presidential Electrical Services, Inc	100055	2486 Deposit	Holiday Lighting Deposit 09/22	\$ 3,738.60
RB Owens Electric, Inc.	100039	20226727	Service Call 08/22	\$ 396.00
RB Owens Electric, Inc.	100042	20226764	Monthly Inspection 08/22	\$ 390.00
RB Owens Electric, Inc.	100043	20226200	Install New Parking Lot Lighting - Balance - 08/22	\$ 4,470.00
RB Owens Electric, Inc.	100043	20226201	Install New Clubhouse Lighting - Balance - 08/22	\$ 7,387.50
RB Owens Electric, Inc.	100049	20226765	Monthly Repairs 08/22	\$ 6,235.10
RB Owens Electric, Inc.	100049	20226808	Service Call 08/22	\$ 931.40
RB Owens Electric, Inc.	100049	20226861	Monthly Repairs 08/22	\$ 256.51
RB Owens Electric, Inc.	100066	20226936	September 2022 Inspection	\$ 390.00
Rizzetta & Company, Inc.	100037	INV0000071164	District Management Fees 09/22	\$ 5,493.75
Rizzetta & Company, Inc.	100050	INV0000071234	Personnel Reimbursement 09/22	\$ 5,130.07
Rizzetta & Company, Inc.	100067	INV0000071701	Personnel Reimbursement 09/22	\$ 5,130.07

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Roxanne Winstead	100051	090122 Winstead	Line Dance Instructors for 10/15/22 Event	\$ 150.00
S & G Pools, LLC	100068	09122	Monthly Pool Service - Three Times Weekly 09/22	\$ 1,633.00
Schappacher Engineering, LLC	100056	2226	Engineering Services 08/22	\$ 1,400.00
Signarama	100069	INV-3075	Balance Due for #EST-3075 - Signs 07/22	\$ 4,198.50
Spectrum	20220906-01	088053901081922	0050880539-01 - Gym 09/22	\$ 152.78
Susan Walterick	100057	ACH SW091222	Board of Supervisors Meeting 09/12/22	\$ 200.00
Thomas Benton	100058	TB091222	Board of Supervisors Meeting 09/12/22	\$ 200.00
Victor G Colombo	100059	VC091222	Board of Supervisors Meeting 09/12/22	\$ <u>200.00</u>
Report Total				<u>\$ 102,756.41</u>

Invoice

Bill to:

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

Pay to the order of:

Barbara McEvoy
c/o Harrison Ranch
5755 Harrison Ranch Blvd
Parrish, FL 34219

RECEIVED
09/22/2022

Compensation for additional services rendered as a result of clubhouse vandalism, full amount paid to District by responsible resident.

5.5 hours @ \$37.00 per hour

\$203.50

Approved by:



Julianne Giella, Board Chair

8/31/22

Cope Wildlife Removal

David Cope
FWC Registered
Nuisance Wildlife
Trapper

(941) 744-6851

Registration #: NWT-13784

10 Harrison Ranch
5755 Harrison Ranch Blvd
Parrish FL 34219

08212022

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

Type of Animal and Job Description	Amount
Aug 21st 2022	
TRAPPING & Removal of wild Hogs from Harrison Ranch Community Development Under Contract and verbal agreement.	
* July:	\$1000.00
* August:	\$1000.00
PLEASE SEND CHECK TO: HARRISON RANCH CLUBHOUSE 5755 HARRISON RANCH BLVD PARRISH, FL 34219	
Thank You David Cope	
Total	\$2000.00

RECEIVED
08/23/2022

Customer Signature _____



Sales and Use Tax Return

DR-15EZ
R. 01/20
Rule 12A-1.097, F.A.C.
Effective 01/20
Page 1 of 2

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZ), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at floridarevenue.com/forms.

RECEIVED
09/15/2022

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Certificate Number: 51-8015668220-6

Reporting Period
AUGUST 2022

T

HD/PM DATE:

09/15/22

Surtax Rate: 0.0100

Name
Address
City/St
ZIP

Harrison Ranch Community Development District
5755 Harrison Ranch Boulevard
Parrish, FL 34219-4401

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Amount Due From Line 9
On Reverse Side

115.48

Due: September 01 2022

Late After: September 20 2022

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Certificate Number: 51-8015668220-6

Reporting Period
AUGUST 2022

T

HD/PM DATE:

09/15/22

Surtax Rate: .0100

Name
Address
City/St
ZIP

Harrison Ranch Community Development District
5755 Harrison Ranch Boulevard
Parrish, FL 34219-4401

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Amount Due From Line 9
On Reverse Side

115.48

Due: September 01 2022

Late After: September 20 2022

0500 0 20220331 0001003043 4 4000001566 8220 2

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at floridarevenue.com.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period.

A return must be filed for each reporting period, even if no tax is due. If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)				1,649	74	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)				1,649	74	Signature of Taxpayer _____ Date _____ Telephone # _____
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				115	48	Signature of Preparer _____ Date _____ Telephone # _____
5. Less Lawful Deductions						Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX _____ B. Total Discretionary Sales Surtax Due _____
6. Less DOR Credit Memo						
7. Net Tax Due				115	48	
8. Less Collection Allowance or Plus Penalty and Interest						E-file / E-pay to Receive Collection Allowance
9. Amount Due With Return (Enter this amount on front)				115	48	Please do not fold or staple.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)				1,649	74	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)				1,649	74	Signature of Taxpayer _____ Date _____ Telephone # _____
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				115	48	Signature of Preparer <i>Chammy</i> Date <i>9/15/22</i> Telephone # _____
5. Less Lawful Deductions						Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX _____ B. Total Discretionary Sales Surtax Due _____
6. Less DOR Credit Memo						
7. Net Tax Due				115	48	
8. Less Collection Allowance or Plus Penalty and Interest						E-file / E-pay to Receive Collection Allowance
9. Amount Due With Return (Enter this amount on front)				115	48	Please do not fold or staple.

Harrison Ranch CDD FPL Electric Summary 09/22

08/15/2022 - 09/14/2022

Invoice Date: 09/14/2022

Due: 10/05/2022

<u>Account</u>	<u>Service</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
23843-37065	UTILITY SERVICES	11049 58th Street Cir E	001 53100 4301	\$ 33.07
29090-55432	UTILITY SERVICES	10402 55th Ln E # Sign	001 53100 4301	\$ 26.82
29678-78196	UTILITY SERVICES	10202 57th Ct E	001 53100 4301	\$ 29.11
30037-27066	UTILITY SERVICES	11131 58th Street Cir E #Unit 1	001 53100 4301	\$ 50.92
30797-37064	UTILITY SERVICES	5808 110th Ave E	001 53100 4301	\$ 25.66
77871-91514	UTILITY SERVICES	10609 48th St E	001 53100 4301	\$ 30.13

UTILITY SERVICES

Summary

001 53100 4301 \$ 195.71

Total \$ 195.71

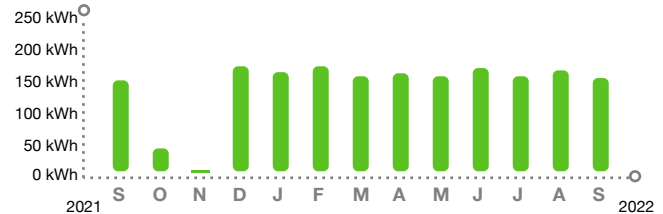
RECEIVED
09/23/2022

**Electric Bill Statement****For:** Aug 15, 2022 to Sep 14, 2022 (30 days)**Statement Date:** Sep 14, 2022**Account Number:** 23843-37065**Service Address:**11049 58TH STREET CIR E
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$33.07**

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

Pay \$28.82 instead
of \$33.07 by your
due date. Enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	33.70
Payments received	-33.70
Balance before new charges	0.00
Total new charges	33.07
Total amount you owe	\$33.07

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$28.82 by your due date instead of \$33.07. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after December 05, 2022 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

2882 5210238433706507033000000

HARRISON RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

23843-37065

ACCOUNT NUMBER

\$33.07

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	33.70
Payment received - Thank you	-33.70
Balance before new charges	\$0.00

New Charges

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

Base charge: \$11.91

Minimum base bill charge: \$2.37

Non-fuel: (\$0.074820 per kWh) \$11.89

Fuel: (\$0.038060 per kWh) \$6.05

Electric service amount 32.22

Gross rec. tax/Regulatory fee 0.85

Taxes and charges 0.85

Total new charges \$33.07

Total amount you owe \$33.07

METER SUMMARY

Meter reading - Meter ACD5445. Next meter reading Oct 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	03564		03405		159

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 14, 2022	Aug 15, 2022	Sep 15, 2021
kWh Used	159	172	155
Service days	30	32	30
kWh/day	5	5	5
Amount	\$33.07	\$33.70	\$25.82

KEEP IN MIND

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

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

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

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

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

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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

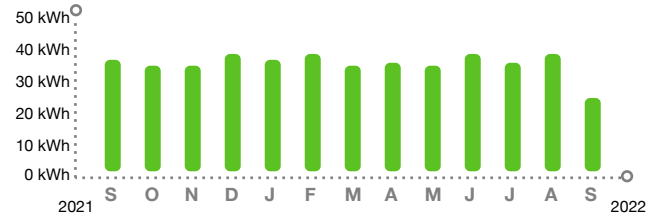
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 15, 2022 to Sep 14, 2022 (30 days)**Statement Date:** Sep 14, 2022**Account Number:** 29090-55432**Service Address:**10402 55TH LN E # SIGN
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$26.82**

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

Pay \$19.61 instead
of \$26.82 by your
due date. Enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.52
Payments received	-27.52
Balance before new charges	0.00
Total new charges	26.82
Total amount you owe	\$26.82

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$19.61 by your due date instead of \$26.82. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
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- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27 1961 5210290905543222862000000

The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:HARRISON RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

29090-55432

ACCOUNT NUMBER

\$26.82

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	27.52
Payment received - Thank you	-27.52
Balance before new charges	\$0.00

New Charges

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

Base charge: \$11.91

Minimum base bill charge: \$11.40

Non-fuel: (\$0.074820 per kWh) \$1.87

Fuel: (\$0.038060 per kWh) \$0.95

Electric service amount 26.13

Gross rec. tax/Regulatory fee 0.69

Taxes and charges 0.69

Total new charges \$26.82

Total amount you owe \$26.82

METER SUMMARY

Meter reading - Meter ACD4023. Next meter reading Oct 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	08267		08242		25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 14, 2022	Aug 15, 2022	Sep 15, 2021
kWh Used	25	40	38
Service days	30	32	30
kWh/day	1	1	1
Amount	\$26.82	\$27.52	\$14.55

KEEP IN MIND

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

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

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

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

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

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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

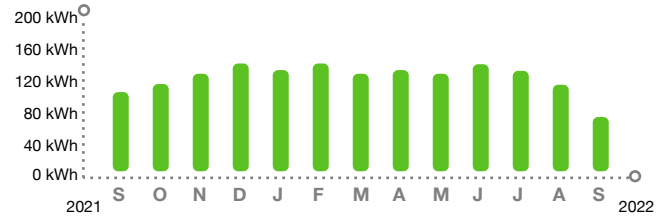
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 15, 2022 to Sep 14, 2022 (30 days)**Statement Date:** Sep 14, 2022**Account Number:** 29678-78196**Service Address:**10202 57TH CT E
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$29.11**

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1.76
Payments received	-1.76
Balance before new charges	0.00
Total new charges	29.11
Total amount you owe	\$29.11

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

5210296787819621192000000

HARRISON RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

29678-78196

ACCOUNT NUMBER

\$29.11

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1.76
Payment received - Thank you	-1.76
Balance before new charges	\$0.00

New Charges

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

Base charge: \$11.91

Minimum base bill charge: \$8.10

Non-fuel: (\$0.074820 per kWh) \$5.53

Fuel: (\$0.038060 per kWh) \$2.82

Electric service amount 28.36

Gross rec. tax/Regulatory fee 0.75

Taxes and charges 0.75

Total new charges \$29.11

Total amount you owe \$29.11

METER SUMMARY

Meter reading - Meter ACD0427. Next meter reading Oct 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	15824		15750		74

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 14, 2022	Aug 15, 2022	Sep 15, 2021
kWh Used	74	118	108
Service days	30	32	30
kWh/day	2	4	4
Amount	\$29.11	\$31.15	\$21.28

KEEP IN MIND

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

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

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

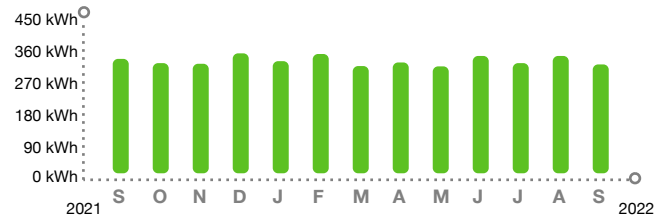
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 15, 2022 to Sep 14, 2022 (30 days)**Statement Date:** Sep 14, 2022**Account Number:** 30037-27066**Service Address:**11131 58TH STREET CIR E #UNIT 1
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$50.92**

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	53.92
Payments received	-53.92
Balance before new charges	0.00
Total new charges	50.92
Total amount you owe	\$50.92

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 05, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

52103003727066 2905000000

HARRISON RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
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this coupon to:FPL
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

30037-27066

ACCOUNT NUMBER

\$50.92

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	53.92
Payment received - Thank you	-53.92
Balance before new charges	\$0.00

New Charges

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

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$24.99

Fuel: (\$0.038060 per kWh) \$12.71

Electric service amount 49.61

Gross rec. tax/Regulatory fee 1.31

Taxes and charges 1.31

Total new charges \$50.92

Total amount you owe \$50.92

METER SUMMARY

Meter reading - Meter ACD5378. Next meter reading Oct 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	10256		09922		334

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 14, 2022	Aug 15, 2022	Sep 15, 2021
kWh Used	334	360	351
Service days	30	32	30
kWh/day	11	11	12
Amount	\$50.92	\$53.92	\$44.70

KEEP IN MIND

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

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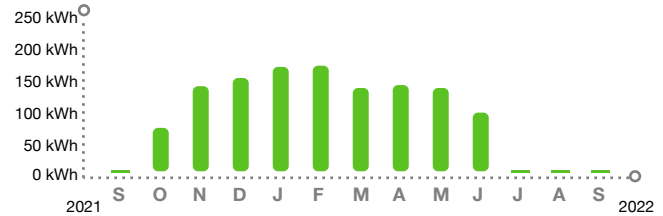
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 15, 2022 to Sep 14, 2022 (30 days)**Statement Date:** Sep 14, 2022**Account Number:** 30797-37064**Service Address:**5808 110TH AVE E
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

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

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 05, 2022 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

5210307973706416652000000

HARRISON RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
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this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

30797-37064

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
Balance before new charges	\$0.00

New Charges

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

Base charge: \$11.91

Minimum base bill charge: \$13.09

Non-fuel energy charge: \$0.074820 per kWh

Fuel charge: \$0.038060 per kWh

Electric service amount 25.00

Gross rec. tax/Regulatory fee 0.66

Taxes and charges 0.66

Total new charges \$25.66

Total amount you owe \$25.66

METER SUMMARY

Meter reading - Meter ACD1469. Next meter reading Oct 14, 2022.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 14, 2022	Aug 15, 2022	Sep 15, 2021
kWh Used	0	0	0
Service days	30	32	30
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$10.88

KEEP IN MIND

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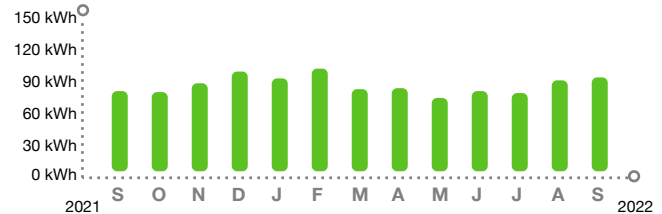
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 15, 2022 to Sep 14, 2022 (30 days)**Statement Date:** Sep 14, 2022**Account Number:** 77871-91514**Service Address:**10609 48TH ST E
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$30.13**

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

Pay \$24.21 instead
of \$30.13 by your
due date. Enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	30.00
Payments received	-30.00
Balance before new charges	0.00
Total new charges	30.13
Total amount you owe	\$30.13

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$24.21 by your due date instead of \$30.13. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after December 05, 2022 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27 2421 5210778719151453103000000

The amount enclosed includes
the following donation:
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in U.S. funds and mail along with
this coupon to:HARRISON RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

77871-91514

ACCOUNT NUMBER

\$30.13

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	30.00
Payment received - Thank you	-30.00
Balance before new charges	\$0.00

New Charges

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

Base charge: \$11.91

Minimum base bill charge: \$6.62

Non-fuel: (\$0.074820 per kWh) \$7.18

Fuel: (\$0.038060 per kWh) \$3.65

Electric service amount 29.36

Gross rec. tax/Regulatory fee 0.77

Taxes and charges 0.77

Total new charges \$30.13

Total amount you owe \$30.13

METER SUMMARY

Meter reading - Meter ACD3197. Next meter reading Oct 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	03466		03370		96

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 14, 2022	Aug 15, 2022	Sep 15, 2021
kWh Used	96	93	82
Service days	30	32	30
kWh/day	3	3	3
Amount	\$30.13	\$30.00	\$18.78

KEEP IN MIND

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

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HARRISON RANCH CDD OFFICE
Your Monthly Invoice

Page 1 of 3

Account Summary

New Charges Due Date	10/03/22
Billing Date	9/07/22
Account Number	941-776-3095-090719-5
PIN	
Previous Balance	498.28
Payments Received Thru 8/24/22	-498.28
Thank you for your payment!	
Balance Forward	.00
New Charges	501.14
Total Amount Due	\$501.14

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Keep customers content with their favorite channels. With DISH TV, we make it easy:

- One choice: dozens of popular channels
- One bill: bundle with internet & voice
- One price: 2-year price guarantee

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WAYS TO PAY YOUR BILL



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frontier.com/pay



800-801-6652

11



P.O. Box 709, South Windsor, CT 06074-9998

----- manifest line -----



HARRISON RANCH CDD OFFICE
C/O RIZZETTA & CO.
3434 COLWELL AVE, SUITE 200
TAMPA, FL 33614

PAYMENT STUB Total Amount Due

\$501.14

New Charges Due Date 10/03/22

Account Number 941-776-3095-090719-5

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

Amount Enclosed \$.

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

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



27300894177630950907190000000000000501145



Date of Bill
Account Number

Page 2 of 3
9/07/22
941-776-3095-090719-5

NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system
One simple app for phone, video,
messaging, SMS and fax
Includes video meetings at no
added cost*

Frontier® + RingCentral starting at

\$24.99

/mo. when bundled with Frontier Fiber

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*Standard package

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

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**CURRENT BILLING SUMMARY**

Local Service from 09/07/22 to 10/06/22

Qty Description	941/776-3095.0	Charge
Basic Charges		
2 OneVoice Nationwide		129.98
2 OneVoice Long Distance Intra		
2 OneVoice Long Distance Inter		
2 OneVoice Features		
2 Multi-Line Federal Subscriber Line Charge		17.24
2 Access Recovery Charge Multi-Line Business		6.94
FL State Communications Services Tax		8.30
Federal USF Recovery Charge		7.98
FCA Long Distance - Federal USF Surcharge		6.60
County Communications Services Tax		4.08
FL State Gross Receipts Tax		3.26
2 Manatee Co 911 Surcharge		.80
Federal Excise Tax		.73
FL State Gross Receipts Tax		.26
2 FL Telecommunications Relay Service		.20
Total Basic Charges		186.37
Non Basic Charges		
2 FiberOptic Internet 300 Dynamic IP		269.98
2 WiFi Router Lease		20.00
Federal Primary Carrier Multi Line Charge		7.99
Other Charges-Detailed Below		11.98
FCA Long Distance - Federal USF Surcharge		2.64
FL State Sales Tax		1.20
FL State Communications Services Tax		.52
County Communications Services Tax		.26
County Sales Tax		.20
Total Non Basic Charges		314.77

TOTAL 501.14**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
2 Business High Speed Internet Fee	AUTOCH	9/07	11.98
941/776-3095		Subtotal	11.98
		Subtotal	11.98

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 \$197.78 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 this bill, your Federal Primary Carrier Multi Line Charge has increased to \$7.99 per month, per line.



HARRISON RANCH CDD
Meeting Date: September 12, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Tom Benton	<input checked="" type="checkbox"/>	TB091222
Susan Walterick	<input checked="" type="checkbox"/>	SW091222
Julianne Giella	<input checked="" type="checkbox"/>	JG091222
Geoffrey Cordes	<input checked="" type="checkbox"/>	GC091222
Victor Colombo	<input checked="" type="checkbox"/>	VC091222

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	9:05 pm
Total Meeting Time:	2h 35 min

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

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.585
Mileage to Charge	\$0.00

DM Signature: _____

Tom Benton

RECEIVED
09/15/22

Sales Invoice

INVOICE #:

312788

Page 1 of 1

Gulf Business Systems

5961 Cattlemen Lane

Sarasota, FL, 34232

Phone: 941-379-0111

Fax: 941-955-3307

Requester: Jodie

Phone:

Bill To: HARRISONRANCH
Harrison Ranch Community Dev.
5755 Harrison Ranch Blvd
Parrish, FL, 34219
(941) 776-9725

Ship To: HARRISONRANCH
Harrison Ranch Community Dev.
5755 Harrison Ranch Blvd
Parrish, FL, 34219
(941) 776-9725

INVOICE DATE	CUST. ORDER #	PAYMENT TERMS	SALESPERSON			SHIPPED VIA	
09/01/2022		Due Upon Receipt	JM			UPS Ground	
Invoice Line Items							
Item Number	Description	Serial Number	Qty Ordered	Qty Shipped	Unit of Measure ment	Unit Price	Amount
1T02R40CS0	TK-5199K CS 306ci/307ci Toner		1	1	Each	\$0.00	\$0.00
1T02R4ACS0	TK-5199Y Toner CS 306i		1	1	Each	\$0.00	\$0.00
1T02R4BCS0	TK-5199M Toner CS 306ci		1	1	Each	\$0.00	\$0.00
1T02R4CCS0	TK-5199C Toner CS 306i		1	1	Each	\$0.00	\$0.00
Other Charges							
Shipping							\$8.00
Tax Summary							
No Tax							\$0.00

RECEIVED
08/31/2022

<div>Invoice Comments:</div>	<div>Full set of TK5199 toner and 1-WT5190sent for AAG037 (TK5199/1T02R; WT5190/1902).</div>	SUBTOTAL: \$0.00	
		DISCOUNT: \$0.00	
		OTHER CHARGES: \$8.00	
		TAX: \$0.00	
		TOTAL: \$8.00	
Customer Signature			

Harrison Ranch CDD Debit Card
Account Ending in #9935
9/8/2022

Date	Vendor	Description	GL Code	Amount
8/3/2022	Truist	Overdraft Fee	51300-4901	\$ (36.00)
8/8/2022	Constant Contact	Recurring	57200-4714	\$ (70.00)
8/9/2022	e-Bay	Operating Supplies	57200-4714	\$ (160.50)
8/10/2022	Easy Badges	Operating Supplies	57200-4714	\$ (489.00)
8/10/2022	Sp Pool Web	Operating Supplies	57200-4714	\$ (304.50)
8/10/2022	Anderson Technologies	Computer Support	57200-4757	\$ (220.00)
8/15/2022	Costco Warehouse	Activities - Blind Wine & Pickleball	57200-4714	\$ (123.94)
8/15/2022	Amazon	Operating Supplies	57200-4714	\$ (28.59)
8/15/2022	Publix	Activities - Blind Wine	57200-4714	\$ (8.97)
8/17/2022	Ace Hardware	Operating Supplies	57200-4714	\$ (17.08)
8/17/2022	pirntsonthecheap	Activities - 1st Responders	57200-4714	\$ (76.39)
8/18/2022	Amazon	Janitorial Supplies	57200-4706	\$ (70.60)
8/19/2022	Publix	Activities - Comedy Night	57200-4714	\$ (19.99)
8/23/2022	Amazon	Operating Supplies	57200-4714	\$ (231.87)
8/23/2022	Amazon	Activities - Potluck & Hoedown	57200-4714	\$ (89.63)
8/23/2022	Nextiva	Phone-Recurring	57200-4714	\$ (114.52)
8/23/2022	Amazon	Activities Supplies	57200-4714	\$ (36.99)
8/23/2022	Sp Pool Web	Operating Supplies	57200-4714	\$ (576.05)
8/24/2022	Amazon	Office Supplies	57200-4705	\$ (27.98)
8/25/2022	Amazon	Operating Supplies	57200-4714	\$ 28.59
8/25/2022	Walgreens	Activities - 1st Responders	57200-4714	\$ (31.98)
8/26/2022	Tennis Supply	Tennis Court Supplies	57200-4760	\$ (66.02)
8/26/2022	Publix	Activities - Pickleball	57200-4714	\$ (53.85)
8/30/2022	Bob's Busy Bee	Operating Supplies	57200-4714	\$ (103.48)

Total debit card expenses to be replenished

001-10123

\$

2,929.34

District Manager


Date

Debit card limit is \$2,500

Harrison Ranch CDD Debit Card
Account Ending in #8917
8/9/2022

Date	Vendor	Description	GL Code	Amount
8/8/2022	Easy Badges	Operating Supplies	57200-4714	\$489.00
8/8/2022	Ebay	Operating Supplies	57200-4714	\$160.50
8/9/2022	PoolWeb	Operating Supplies	57200-4714	\$304.50
8/9/2022	Anderson Technology	Computer Support	57200-4757	\$220.00


Total debit card expenses to be replenished	001-10123	\$1,174.00
--	------------------	-------------------



Signature

8/9/22

Date



Manager Signature

8/9/2022

Date

Debit card limit is \$2,500

Jodi Miller

From: Barbara McEvoy
Sent: Monday, August 8, 2022 3:21 PM
To: Jodi Miller
Subject: FW: [EXTERNAL]Your EasyBadges order confirmation from August 8, 2022

Sincerely,

Barbara McEvoy, LCAM/CMCA
General Manager

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish, FL 34219

941.776.9725 ext 1
bmcevoy@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

From: Easy Badges <sales@easybadges.com>
Sent: Monday, August 8, 2022 3:20 PM
To: Barbara McEvoy <BMcEvoy@rizzetta.com>
Subject: [EXTERNAL]Your EasyBadges order confirmation from August 8, 2022



Thank you for your order! It will be on the way shortly.

Hi Robin,

Just to let you know — we've received your order #24200, and it is now being processed:

[Order #24200] (August 8, 2022)

Product	Quantity	Price
HID 2100PGGMN iClass Composite Smart Card - Pack of 100 <ul style="list-style-type: none">Programming: Format: 26 Bit H10301 Facility Code: 11 ID Range: 2100 – 2199	1	\$ 499.00
Subtotal:		\$ 499.00
Discount:		-\$ 10.00
Shipping:		Free Ground Shipping
Tax:		\$ 0.00
Payment method:		Credit Card
Total:		\$ 489.00

Billing address

Robin Emanuel
Harrison Ranch CDD
12750 CITRUS PARK LN STE 115
TAMPA, FL 33614
[9417769725](tel:9417769725)
bmcevoy@rizzetta.com

Shipping address

Barbara McEvoy
Harrison Ranch CDD/HOA
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

Jodi Miller

From: eBay <ebay@ebay.com>
Sent: Monday, August 8, 2022 4:00 PM
To: Jodi Miller
Subject: [EXTERNAL]✓ ORDER CONFIRMED: SR Smith Lift-Operator Battery - 1001495



Thanks for your first purchase, Barbara!
Your order is confirmed.

We'll let you know when it's on the way. In the meantime, if you have questions about your order or how returns work, check out our Help Center.

[View order details](#)

[Visit Help Center](#)

Order summary



SR Smith Lift-Operator Battery - 1001495

Total: \$160.50

Order number: 24-08970-34361

Item ID: 254789435151

Order details



Estimated delivery:

Thu, Aug 11 - Mon, Aug 15



Your order will ship to:

Barbara McEvoy
5755 Harrison Ranch Blvd
Parrish, FL 34219-4401
United States




Seller: [poolweb \(57\)](#)

[More from this seller](#) →



Order total:

Price	\$150.00
Shipping	Free
Sales tax	\$10.50
Total charged to  x -8917	\$160.50

Shop anywhere with the eBay app



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Email reference id: [#ea65bf041492426790666a987563ec0b#]

We don't check this mailbox, so please don't reply to this message. If you have a question, go to [Help & Contact](#).

eBay sent this message to Barbara McEvoy (jmi897). Learn more about [account protection](#). eBay is committed to your privacy. Learn more about our [privacy notice](#) and [user agreement](#).

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Jodi Miller

From: Poolweb <helpdesk@poolweb.com>
Sent: Tuesday, August 9, 2022 11:45 AM
To: Jodi Miller
Subject: [EXTERNAL]Order 1393388719 confirmed



ORDER 1393388719

Thank you for your purchase!

Hi Barbara, we're getting your order ready to be shipped. We will notify you when it has been sent.

[View your order](#)

or [Visit our store](#)

Order summary



SR Smith Lift-Operator Battery - 1001495 × 1

\$304.50

Subtotal **\$304.50**

Shipping **\$0.00**

Taxes **\$0.00**

Total **\$304.50 USD**

Visa (ending in 8917) **\$304.50**

Customer information

Shipping address

Barbara McEvoy

Harrison Ranch CDD

5755 Harrison Ranch Blvd

Parrish FL 34219

United States

Billing address

Robin Emanuel

Harrison Ranch CDD

12750 Citrus Park Ln Ste 115


Tampa FL 33614

United States

Shipping method

2nd Day (Backordered items may not ship immediately. See cart for details.)

Payment method

 ending with 8917 — **\$304.50**

If you have any questions, reply to this email or contact us at helpdesk@poolweb.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Invoice To: Harrison Ranch CDD
Invoice Number: Aug 08, 2022
Invoice Date: Aug 12, 2022
Payment Due:

220.00 USD

▲ Hide invoice details

On Site Tech Visit	2 × 110.00 USD
Subtotal	220.00 USD
TOTAL	220.00 USD

DESCRIPTION:

Usera were unable to log into laptop and needed to reset the password to log on for use in club house at HR

Harrison Ranch CDD Debit Card
Account Ending in #8917
8/19/2022

Date	Vendor	Description	GL Code	Amount
8/12/2022	Amazon	Operating Supplies	57200-4731	\$28.59
8/12/2022	Publix	Activities - Blind Wine	57200-4731	\$8.97
8/12/2022	Costco	Activities - Blind Wine & Pickleball	57200-4731	\$123.94
8/16/2022	Amazon	Janitorial Supplies	57200-4707	\$70.60
8/16/2022	ACE	Operating Supplies	57200-4731	\$17.08
8/16/2022	Crazy Cheap Signs	Activities - 1st Responders	57200-4731	\$76.39
8/18/2022	Publix	Activities - Comedy Night	57200-4731	\$19.99
8/19/2022	Amazon	Operating Supplies	57200-4731	\$231.87
8/19/2022	Amazon	Activities - Potluck & Hoedown	57200-4731	\$89.63
8/19/2022	Amazon	Activities Supplies	57200-4731	\$36.99

Total debit card expenses to be replenished

001-10123

\$704.05

Signature

Date

Manager Signature

Date

Debit card limit is \$2,500

**Final Details for Order #112-9920268-3825033**[Print this page for your records.](#)**Order Placed:** August 12, 2022**Amazon.com order number:** 112-9920268-3825033**Order Total:** \$28.59**Shipped on August 13, 2022****Items Ordered****Price**

1 of: *RostiKong Clear Desk Pad Protector 24" x 36" Large Transparent Office Desk Mat Blotter on Top of Desks Laptop Computer Keyboard PVC Vinyl Desk Pad Waterproof Desktop Writing Mat Cover with Mouse Pad* \$28.59

Sold by: RostiKong ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 8917

Item(s) Subtotal: \$28.59
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$28.59
Estimated tax to be collected: \$0.00

Grand Total: \$28.59**Credit Card transactions**

Visa ending in 8917: August 13, 2022: \$28.59

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates

* participar en un sorteo mensual
* para ganar \$1000 en tarjetas de
* regalo de Publix.

* NO SE REQUIERE COMPRA. Debe ser
* mayor de edad. Se aplican otras
* restricciones. Para conocer los
* requisitos de elegibilidad, los
* plazos de vencimiento, las fechas
* de los sorteos, el metodo
* de participacion gratuito por
* correo, el maximo numero de
* boletas de entrada permitido,
* las limitaciones de premios,
* las probabilidades de ganar y
* otros detalles, lea las
* Reglas Oficiales en
* www.PublixSurvey.com

* Store Number 1152
* Survey Code 0812115261029768
*

Receipt ID: 1152 BCM 029 768

PRESTO!
Trace #: 025366
Reference #: 0289548064
Acct #: XXXXXXXXXXXX8917
Purchase VISA
Amount: \$8.97
Auth #: 003292

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

Your cashier was Reyna

08/12/2022 13:24 S1152 R102 9768 C0259

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Publix Super Markets, Inc.

Publix

Silver Leaf Plaza
11245 US Highway 301 N
Parish, FL 34219
Store Manager: Sean Pettey
941-776-8326



1152 BCM 029 768

MEZZETTA OLIVES 6.09 F
LEMONS 0.89 F
CARROTS BABY CUT 1.99 F

Order Total 8.97
Sales Tax 0.00
Grand Total 8.97
Credit Payment 8.97
Change 0.00

* IN THE MARKET *
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* www.PublixSurvey.com and you can *
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* deadlines, drawing dates, *
* free mail-in entry method, *
* entry/prize limits, odds of winning *
* and other details, see Official *
* Rules at www.PublixSurvey.com. *

* Conserve este comprobante y visite *
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THANK YOU FOR SHOPPING WITH
ACE HARDWARE
(941) 729-6062

ACE HARDWARE ELLENTON
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

08/16/22 11:25AM LYNDIA 555 SALE

70677 1 EA \$4.99 EA
KILLR ANT TERRO LIQ 1 OZ \$4.99
30204 1 EA \$10.99 EA
BATTERY ALKALINE 9V 2PK \$10.99

SUB-TOTAL:\$ 15.98 TAX:\$ 1.10
TOTAL:\$ 17.08
BC AMT:\$ 17.08

BK CARD#: XXXXXXXXXXXX8917
MID:*****9887 TID:***3124
AUTH: 024522 AMT:\$ 17.08
Host reference #:912406 Bat#

Authorizing Network: VISA

Contactless
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0000000000
IAD : 06011203A00000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : VISA DEBIT
ATC :0034
AC : 3E04502F952C7568
TxnID/ValCode: 953720

Bank card USD\$ 17.08



==>> JRNL#J12406 <<==
CUST NO:*5

THANK YOU VISA CARDHOLDER
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy

30 DAY RETURN POLICY W/ RECEIPT UN-USED
HURRICANE RELATED ITEMS NOT RE- TURNABLE



Bradenton #1364
805 Lighthouse Drive
Bradenton, FL 34212

D5 Member 111825231349
E 1667669 ROOTS HUMMUS 5.99
E 1162148 SPIRELA MINI 16.79
E 47825 GREEN GRAPES 5.69
E 1501579 PIMENTO DIP 6.79
E 574174 VTY SALAME 11.49
E 1041440 CHENEL 3 PK 9.99
E 406340 SLCD HAVARTI 9.89
E 1629488 ALMONDLOVERS 12.99 A
E 0000283797 / 1629488 3.00-A
E 27003 STRAWBERRIES 4.99
E 637598 KS CAGE FREE *chicken* 4.99
E 450201 LINDT GOLD 9.97 A
E 1484855 CHEESE TRAY 12.99
E 1433996 NAAN DIPPERS 6.49
E 1433996 NAAN DIPPERS 6.49
SUBTOTAL 122.54
TAX 1.40
**** TOTAL **123.94**

XXXXXXXXXXXX8917 CHIP Read
AID: A0000000980840
Seq# 5545 App#: 092942
VISA Resp: APPROVED
Tran ID#: 222400005545....

APPROVED - Purchase
AMOUNT: \$123.94
08/12/2022 12:31 1364 5 132 14

Visa 123.94
CHANGE 0.00

A 7.000% TAX 1.40
TOTAL TAX 1.40
TOTAL NUMBER OF ITEMS SOLD = 14
INSTANT SAVINGS \$ 3.00
~~08/12/2022~~ 12:31 1364 5 132 14



21136400501322208121231
OP#: 14 Name: Jamie W.
Thank You!
Please Come Again
Whse:1364 Trm:5 Trn:132 OP:14

Items Sold: 14
D5 08/12/2022 12:31

**Final Details for Order #112-6384707-5143410**[Print this page for your records.](#)**Order Placed:** August 16, 2022**Amazon.com order number:** 112-6384707-5143410**Order Total:** \$70.60**Shipped on August 17, 2022****Items Ordered****Price**

1 of: *Dawn Dish Soap Ultra Dishwashing Liquid, Dish Soap Refill, Original Scent, 56 Fl Oz* \$15.48
(Pack of 2) - Packaging May Vary

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on August 17, 2022**Items Ordered****Price**

1 of: *Take Aim Urinal Cakes Deodorizer Orange Scented [10 Pack] | Anti-Splash & Odor* \$27.99
Freshener Urinal Deodorizer | Urinal Screen for Offices, Restaurants, & Schools | Urinal
Screens | Urinal Cake | Urinal Pads

Sold by: Gilbert and Marie ([seller profile](#))

Condition: New

1 of: *Fresh Products Eco-Air Refill, Air Freshener, Dry Fragrance Refill, Natural Oils, No* \$27.13
Acetone or Propellants, Lasts 30 Days, Eco-Friendly, Powerful Fragrance — Mango, 6
Pack

Sold by: FP Trading Company ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 8917

Item(s) Subtotal: \$70.60

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$70.60

Estimated tax to be collected: \$0.00

Grand Total: \$70.60**Credit Card transactions**

Visa ending in 8917: August 17, 2022: \$70.60

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates

Barbara McEvoy

From: Crazy Cheap Political Signs <service@crazycheappoliticalsigns.com>
Sent: Tuesday, August 16, 2022 2:58 PM
To: Barbara McEvoy
Subject: [EXTERNAL]Thank you for ordering from Crazy Cheap Political Signs! Your Order Number is 90423580

NOTICE: This email originated from outside of the organization.

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For more information, please contact us at
855-487-6771

All Political Signs

Federal Political Signs

State Political Signs

Contact Us

Thank you for ordering from Crazy Cheap Political Signs!
Your Order Number is 90423580

Make sure to print out this page or write down your order number for your records.
Here is a summary of the order you placed on 8/16/2022:

Billing & Shipping Information

Bill To:

Harrison Ranch
12750 Citrus Park Lane Suite 115
TAMPA, FL, 33614
United States

Contact Info:

bmcevoy@rizzetta.com
9417769725

Ship To:

Barbara McEvoy
5755 harrison ranch boulevard
Parrish, FL, 34219
United States

Shipping Method:

Ground

Your order should arrive by:
8/23/2022

Order Item Information

Item Description	Material	Size	Unit Price	Qty	Total
------------------	----------	------	------------	-----	-------



Custom Sign
(ID: 887209835)

Corrugated Plastic 36" x 24" \$69.02 2 \$138.04

Sides: Single Sided

Payment Information

Payment Status:

Complete

Unknown: 8917

This email is your receipt, so please print out a copy for your records. We'll email you a shipping notification as soon as your order is carefully packaged and on its way. If necessary, we'll send you additional shipping updates about your order.

Summary of Charges:

Subtotal: \$138.04

Promotion: (\$86.64)

Shipping: \$19.99

Tax: \$5.00

Total: \$76.39

Questions or concerns? Contact us at: service@crazycheappolitical.com or 855-487-6771

This email was sent by: **CrazyCheapPoliticalSigns.com**
11525A Stonehollow Dr., Suite 100 Austin, TX, 78758, USA

Publix

Parkwood Square
9009 US HWY 301 N
Parrish, FL 34219
Store Manager: Kim Taylor
941-776-8084



1305 8IM 092 621

FL MP CLASSIC 42CT	19.99	F
Order Total	19.99	
Sales Tax	0.00	
Grand Total	19.99	
Credit	Payment	19.99
Change	0.00	

Receipt ID: 1305 8IM 092 621

PRESTO!

Trace #: 098607

Reference #: 0298068880

Acct #: XXXXXXXXXXXX8917

Purchase VISA

Amount: \$19.99

Auth #: 058314

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

Your cashier was Emily

08/18/2022 14:09 S1305 R109 2621 C0263

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Publix Super Markets, Inc.



Details for Order #112-6658878-5844223

[Print this page for your records.](#)

Order Placed: August 19, 2022

Amazon.com order number: 112-6658878-5844223

Order Total: \$321.50

Not Yet Shipped

Items Ordered

2 of: *Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes*

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Vingkool 36 X 24 Black Desk Mat Mousepad, Leather Top of Desk Protector, Writing Mat Waterproof Computer Keyboard Pad Computer Desk Accessories for Men Gamers*

Sold by: Vingkool ([seller profile](#))

Condition: New

1 of: *Grandipity Plastic Tablecloth Roll - 54" x100' Red Gingham Checkered Plastic Table Cloths for Parties | Disposable with Cutter Box - Cut to Size Disposable Plastic Tablecloth for Rectangle & Round*

Sold by: Grandipity Tableware ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *Disposable Red Plastic Plates for All Occasions, Pack of 120 - 9-Inch Round Plastic Plates Special Events, Party, Dinner, Picnic, or Travel - Bulk Pack Party Supplies Plastic Plates - Microwaveable*

Sold by: Framo USA ([seller profile](#))

Condition: New

1 of: *Beistle 53674 Italian Cut Outs 14 Piece Italy Decorations International Around The World Party Supplies, 12"-16", Red/White/Green/Black*

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Red White Green Hanging Paper Party Decorations, Round Paper Fans Set Paper Pom Poms Flowers for Christmas Birthday Wedding Graduation Baby Shower*

Sold by: ADLKGK ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Price

\$103.49

\$24.89

\$35.99

\$23.95

\$14.70

\$14.99

Operating
Supplies
\$231.87

Activities
\$89.63

Payment information

Payment Method:

Visa | Last digits: 8917

Item(s) Subtotal: \$321.50

Shipping & Handling: \$0.00

Billing address

Total before tax: \$321.50

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

Estimated tax to be collected: \$0.00

Grand Total: \$321.50

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

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**Details for Order #112-3483406-9757019**[Print this page for your records.](#)**Order Placed:** August 19, 2022**Amazon.com order number:** 112-3483406-9757019**Order Total: \$36.99****Not Yet Shipped****Items Ordered****Price**

1 of: *500 Pieces Paper Popcorn Bags, 1 oz Popcorn Bags Individual Servings for Popcorn Machine Party, Pop Corn Bag Bulk* \$36.99

Sold by: YYS-STORE ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 8917

Item(s) Subtotal: \$36.99
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$36.99
Estimated tax to be collected: \$0.00

Grand Total: \$36.99

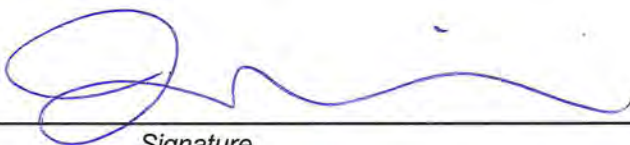
To view the status of your order, return to [Order Summary](#).

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Harrison Ranch CDD Debit Card
Account Ending in #8917
8/26/2022

Date	Vendor	Description	GL Code	Amount
8/19/2022	10-S Tennis Supply	Tennis Court Supplies	57200-4763	\$66.02
8/22/2022	Poolweb	Operating Supplies	57200-4731	\$576.05
8/23/2022	Amazon	Office Supplies	57200-5101	\$27.98
8/24/2022	Walgreens	Activities - 1st Responders	57200-4731	\$31.98
8/24/2022	Amazon	Refund: Operating Supplies	57200-4731	(\$28.59)
8/25/2022	Publix	Activities - Pickleball	57200-4731	\$53.85

Total debit card expenses to be replenished	001-10123	\$727.29
---	-----------	----------



 Signature

8/26/22
 Date



 Manager Signature

8/26/2022
 Date

Debit card limit is \$2,500



10-S Tennis Supply & Dinkshot Pickleball
1400 NW 13th Avenue
Pompano Beach, FL 33069
Toll-Free: (800) 247-3907
Local: (954) 969-5440
www.10-S.com / www.dinkshot.com

Invoice

#155821

Date: 8/19/2022

Bill To

Barbara McEvoy
Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd
Parrish FL 34219
United States

Ship To

Barbara McEvoy
Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd
Parrish FL 34219
United States

Terms	Due Date	PO #	Sales Rep	Ship Via
	8/19/2022	Barbara	Beatrix Tunyoghi	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
1	AP2520 Standard Portable Pickleball Replacement Net Only		On back order	\$45.95	\$45.95

Subtotal	\$45.95
Shipping Costs (FedEx Ground®)	\$20.07
Tax (0%)	\$0.00
Total	\$66.02
Amount Paid	\$0.00
Amount Due	\$66.02

pd 8/24/22



155821



Departments

The Web's



Support

Account

Cart

Free Shipping Over \$50

Hassle-Free Returns

Poolweb → [My Account](#) → Order #1393390331

Order 1393390331

Placed on August 22, 2022 at 2:28 pm

Product	SKU	Price	Quantity	Total
Motor Assembly for Splash, PAL2, and PAL Fulfilled on August 22, 2022 Track shipment USPS #9405511899561738511103	120-1000	\$576.05	1	\$576.05
Subtotal:				\$576.05
Shipping (2nd Day):				\$0.00
Total:				\$576.05 USD

Billing Address

Payment Status: Paid
Robin Emanuel
Harrison Ranch CDD
12750 Citrus Park Ln Ste 115
Tampa FL 33614
United States

Shipping Address

Fulfillment Status: Fulfilled
Barbara McEvoy
Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parrish FL 34219
United States

**Final Details for Order #112-7863171-3373806**[Print this page for your records.](#)**Order Placed:** August 23, 2022**Amazon.com order number:** 112-7863171-3373806**Order Total:** \$27.98**Shipped on August 23, 2022****Items Ordered**

2 of: *Lined File Folders, 24 Pack, Notes Tabbed File Folders, 1/3 Cut Tabs, 8 Vibrant Colors, Heavyweight, Letter Size Folders, 9.5" x 11.5", Left/Center/Right Set Per Color, by Better Office Products*

Sold by: BOP Co ([seller profile](#))

Condition: New

Price

\$13.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 8917

Item(s) Subtotal: \$27.98

Shipping & Handling: \$0.00

Total before tax: \$27.98

Estimated tax to be collected: \$0.00

Grand Total: \$27.98**Billing address**

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

Credit Card transactions

Visa ending in 8917: August 23, 2022: \$27.98

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

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Walgreens

#06515 5945 US HIGHWAY 301 N
ELLENTON, FL 34222
941-722-2884

125 7269 0071 08/24/2022 1:06 PM

INTERNET PHOTO 517918 31.98
RETURN VALUE 31.98

TOTAL 31.98
VISA ACCT 8917 31.98
AUTH CODE 036188
CHANGE .00

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE EARNED AN ADDITIONAL
WALGREENS CASH REWARDS BY USING YOUR
MYWALGREENS MEMBERSHIP TODAY.
RESTRICTIONS APPLY, FOR TERMS AND
CONDITIONS, VISIT MYWALGREENS.COM.

NOT A MEMBER? JOIN NOW AT ANY REGISTER,
OR GO TO MYWALGREENS.COM. ENROLLING IS
QUICK, EASY AND FREE! REDEEM WALGREENS
CASH REWARDS OFF FUTURE PURCHASES.

RFN# 0651-5717-2692-2208-2403



NOW GET REIMBURSED FOR AT-HOME COVID-19
TESTS. REMEMBER TO SAVE YOUR RECEIPT AND
SUBMIT TO YOUR INSURANCE.

How are we doing?
Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WALGREENSLISTENS.COM
or scan this code with your mobile device



or call toll free
1-800-875-4028
within 72 hours to take a short
survey about this Walgreens visit

SURVEY#
0651-5717-269

PASSWORD
2220-8240-326

For contest rules, see store or
WWW.WALGREENSLISTENS.COM

Jodi Miller

From: Barbara McEvoy
Sent: Wednesday, August 24, 2022 6:12 PM
To: Jodi Miller
Subject: FW: [EXTERNAL]Your refund for RostiKong Clear Desk Pad....

For debit card report

Sincerely,

Barbara McEvoy, LCAM/CMCA
General Manager

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish, FL 34219

941.776.9725 ext 1
bmcevoy@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

From: return@amazon.com <return@amazon.com>
Sent: Wednesday, August 24, 2022 5:03 PM
To: Barbara McEvoy <BMcEvoy@rizzetta.com>
Subject: [EXTERNAL]Your refund for RostiKong Clear Desk Pad....

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.



Refund Confirmation

Hello Harrison,

We've issued your refund for the item below. Your return is now complete*.

[View return & refund status](#)



RostiKong Clear Desk Pad...

Refund total: \$28.59**

Refund will appear on your Visa in 3-5 business days.

* This is an advanced refund. If we don't receive the item listed above, we may charge your original payment method.

** Learn more [about refunds](#)

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Publix

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



1152 8QM 030 364

Pickle ball

RUBY KIST ORG JCE	3.49	F
ENT MINI BRWNIE CR	5.49	F
ENT PWDR DONUT .6PK	5.49	F
Promotion	-5.49	F
LIBBYS PINEAP JUIC	3.85	F
PUBLIX MILK WHOLE	3.47	F
NAVEL ORANGES		
0.64 lb @ 1.49/ lb	0.95	F
You Saved	0.45	
PUBLIX MUSHROOMS	1.99	F
MT OLIVE RED PEPPR	2.19	F
You Saved	0.30	
PUBLIX HALF&HALF	1.99	F
STRAWBERRIES PREM	3.99	F
FRUIT SALAD SMALL	4.51	F
GRAPES WHT SDLS		
1.54 lb @ 1.99/ lb	3.06	F
You Saved	2.34	
ONIONS SWEET		
0.88 lb @ 1.29/ lb	1.14	F
You Saved	0.40	
PB PINEAPL CHNK NJ	1.15	F
SMTHFLD HICKRY HAM	3.99	F
PBX SHRP CHED SHRD		
1 @ 2 FOR 5.00	2.50	F
You Saved	1.39	
PBX SHRP CHED SHRD		
1 @ 2 FOR 5.00	2.50	F
You Saved	1.39	
PBX SHRP CHED SHRD		
1 @ 2 FOR 5.00	2.50	F
You Saved	1.39	
PBX SHRP CHED SHRD		
1 @ 2 FOR 5.00	2.50	F
You Saved	1.39	
PUB OLD FASHN BRD	2.59	F

Order Total	53.85
Sales Tax	0.00
Grand Total	53.85
Credit	Payment
Change	0.00

Savings Summary

Special Price Savings	14.54

* Your Savings at Publix	*
* 14.54	*

Receipt ID: 1152 8QM 030 364

PRESTO!
Trace #: 032119
Reference #: 0197934845
Acct #: XXXXXXXXXXXX8917
Purchase VISA
Amount: \$53.85
Auth #: 009112

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

Your cashier was Trudy

08/25/2022 15:08 S1152 R103 0364 C0207

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Harrison Ranch CDD Debit Card
Account Ending in #8917
8/31/2022

Date	Vendor	Description	GL Code	Amount
8/26/2022	Busy Bee Printing	Operating Supplies	57200-4731	\$103.48
8/31/2022	Amazon	Operating Supplies	57200-4731	\$48.87
8/31/2022	Amazon	Activities - Scarecrow Craft	57200-4731	\$167.56
8/31/2022	Amazon	Fitness Equipment	57200-4914	\$11.23


Total debit card expenses to be replenished	001-10123	\$331.14
---	-----------	----------



 Signature

8/31/22

 Date



 Manager Signature

8/31/2022

 Date

Debit card limit is \$2,500



7211 North Dale Mabry Hwy. • Suite 104
Tampa, FL 33614
(813) 933-2434 • Fax (813) 932-9332

Barbara McEvoy
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Invoice

No: **69776**

Date: **8/26/22**

Customer PO:

Thank You For Your Business!
Proudly Serving The Tampa Bay
Area Since 1976.

Quantity	Description	Amount
250	Business Cards - Harrison Ranch, Jodi Miller, 14 PT Cover, Printed 4/4, Matte Finish, Rounded Corners- 4, 1/8 Inch Typesetting and Layout Shipping from Factory	\$ 75.45
	Ship - FEDEX Ground to Parrish	\$ 22.37
Account Type: Charge TERMS: NET 30 DAYS - Charge Accounts Only. INVOICES OVER 30 DAYS WILL ACCRUE INTEREST AT A RATE OF 1 1/2% PER MONTH SIGNATURE _____ DATE _____		SUBTOTAL \$ 97.82 TAX \$ 5.66 SHIPPING \$ 0.00 DEPOSITS \$ 0.00 TOTAL \$ 103.48 AMOUNT DUE \$ 103.48



TFR Cleaning Services Inc dba Jan-Pro of
Manasota

7361 International Place #408
Sarasota, FL 34240

Invoice

9/1/2022

73152

Harrison Ranch CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 10	9/10/2022	138GF

FEES FOR

850.00

JANITORIAL SERVICES; Monthly Cleaning per Agreement - September
2022

LOCATION: 5755 Harrison Ranch Blvd Parrish, FL 34219

RECEIVED
09/01/2022

Sales Tax (0.0%) \$0.00

Total \$850.00

Balance Due \$850.00

Phone #	Fax #
941-907-8141	941-907-8142



INVOICE

Invoice # 3914
Date: 09/08/2022
Due On: 10/08/2022

KE Law Group, PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Harrison Ranch CDD
9428 Camden Field Parkway
Riverview, Florida 33578

HRCDD-01

Harrison Ranch CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	08/08/2022	Review agenda; confer with District Manager regarding hearing procedures.	0.50	\$255.00	\$127.50
Service	LG	08/08/2022	Travel to and attend Board meeting.	3.70	\$255.00	\$943.50
Service	LG	08/09/2022	Review tennis court warranty information.	0.20	\$255.00	\$51.00
Service	LG	08/11/2022	Prepare suspension and damages letter; update street light repayment agreement.	0.60	\$255.00	\$153.00
Service	LG	08/15/2022	Provide edits to addendum to management agreement.	0.30	\$255.00	\$76.50
Service	LG	08/16/2022	Review status of meeting follow-up items.	0.20	\$255.00	\$51.00
Service	LG	08/23/2022	Review and revise website addendum.	0.30	\$255.00	\$76.50
Service	GK	08/24/2022	Review aquatic maintenance agreements regarding scope of services in preparation for drafting bid package for aquatic services.	0.80	\$255.00	\$204.00
Service	LG	08/25/2022	Provide comments to August minutes.	0.30	\$255.00	\$76.50
Service	LG	08/26/2022	Analyze aquatic services scope; revise aquatic services RFP.	0.80	\$255.00	\$204.00
Service	LG	08/29/2022	Confer with district manager regarding clubhouse use; review draft agenda.	0.40	\$255.00	\$102.00
Expense	AL	08/31/2022	Mileage: Mileage for meeting -LG	53.19	\$0.625	\$33.24
Expense	AL	08/31/2022	Hotel: Meeting-LG	1.00	\$40.46	\$40.46

Service	LG	08/31/2022	Revise aquatic services RFP.	0.30	\$255.00	\$76.50
Service	GK	08/31/2022	Review revisions by Vice Chairman for Request for Proposals for Aquatic Maintenance Services.	0.40	\$255.00	\$102.00

Total \$2,317.70

RECEIVED
09/12/2022

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3914	10/08/2022	\$2,317.70	\$0.00	\$2,317.70
Outstanding Balance				\$2,317.70
Total Amount Outstanding				\$2,317.70

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$625.00

Date: 9/01/22

Payable to: Lance Biddle

Address: Please, Do Not Mail to this Address – see below instructions.
406 25th Dr. E
Ellenton, FL 34222

Please have check mailed check directly to Robin Emanuel at Harrison Ranch,
5755 Harrison Ranch Blvd. Parrish, FL 34219 by arrive by Thursday 10/15/22

Description: Band Entertainment for 10/15/22 Event – Final Payment

G/L Code: 4731

Requestor: Robin Emanuel

RECEIVED
09/01/2022

Approved by:

6 McEroy 8/31/2022

Lance Biddle
406 25th Dr. E
Ellenton, FL. 34222
941-209-8525

INVOICE NO.

DATE

BILL TO

EVENT LOCATION

INSTRUCTIONS

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

Same as recipient

DATE

DESCRIPTION

DUE

10/15/22

Country Rock Show Band 7-10pm

\$1,250 Full Payment

Deposit Due by
8/1/22

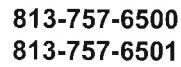
\$625.00

Final Payment
10/15/22 day of
performance

\$625.00

TOTAL DUE BY DATE

Thank you for your business!



Date	Invoice #
8/24/2022	169669

Property Information

PO / PA #

Description		Qty	Rate	Amount
Aircard fee		1	225.00	225.00
Aircard fee per proposal # 78613				
Controller F			Total	\$225.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	9/23/2022	Balance Due	\$225.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
8/24/2022	169670

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #
78613

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Install / Replace Hunter Solar Sync ET/Rain/Freeze Sensor Wired	1	150.00	150.00
Install A2CLTE Hunter ACC2 cellular connection module	1	840.00	840.00
Replace Hunter rain / freeze sensor. Install Hunter communication module for irrigation controller.			
NOTE: There will be a yearly aircard renewal fee of \$ 225.00.			
Controller F		Total	\$990.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/23/2022	Balance Due
			\$990.00

RECEIVED
09/02/2022



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Controller F

Date	7/20/2022
Estimate #	78613
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Install / Replace Hunter Solar Sync ET/Rain/Freeze Sensor Wired	1	150.00	150.00
Install A2CLTE Hunter ACC2 cellular connection module	1	840.00	840.00
Replace Hunter rain / freeze sensor. Install Hunter communication module for irrigation controller.			
NOTE: There will be a yearly aircard renewal fee of \$ 225.00.			

TERMS AND CONDITIONS:

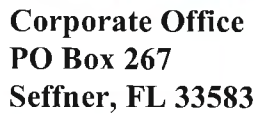
TOTAL	\$990.00
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



813-757-6500
813-757-6501

Date	Invoice #
8/31/2022	169985

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Information

Work Order #**PO / PA #**[illegible]



Location

HARRISON RANCH

Date

8/31/22

Veh#

Tr#

TECHNICIAN Scott Richardson

HELPER: Rigaud Lafortune

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE:

700AM

DEPART:

330PM

INSTRUCTIONS/ TECHNICIAN NOTE(S):

Complete

TREATED BED WEEDS
THROUGHOUT THE PROPERTY
SPRAYED PLANT MATERIAL
TO RID OF WEEDS

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow R
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow R
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow R
AVENUE SOUTH FUSILADE		20		BED WEEDS	BP	
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow R
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow R
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow R

CHECKLIST: Label Book SDS Book Spill Kit Cones Safety Glasses + VEST Face Shield Boots
Nitrile Gloves Respirator First Aid Kit Posting Signs Marker Irrigation Flags (Pink)
ISR?

DAILY: Vehicle: Oil Chk Water Level Chk Cleaned EQUIPMENT: Oil Chk Hydro Oil Chk Cleaned

*S = Selective; NS = non-selective
ISR - Irrigation Service Request

Bus. Lic. # JB136721
COI Lic. # JF5986

Location HARZISEN RANCHDate 8/4/22Veh# Trk#

TECHNICIAN: Scott Richardson

HELPER: Rigaud Lafortune

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE: 700AMDEPART: 330PM

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Complete

TREATED BED WEEDS
THROUGHOUT THE PROPERTY
PULLING LARGE WEEDS IF
NEEDED

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rat
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rat
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rat
<u>AVENUE SOUTH</u>		<u>63</u>		<u>BED WEEDS</u>	<u>BP</u>	
<u>FUSILADE</u>						
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rat
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rat
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rat

CHECKLIST: Label Book SDS Book Spill Kit Cones Safety Glasses + VEST Face Shield Boots
Nitrile Gloves Respirator First Aid Kit Posting Signs Marker Irrigation Flags (Pink)
ISR?

DAILY: Vehicle: Oil Chk Water Level Chk Cleaned EQUIPMENT: Oil Chk Hydro Oil Chk Cleaned

*S = Selective; NS = non-selective
ISR - Irrigation Service Request

Bus. Lic. # JB136721
COI Lic. # JF5986

Location HARRISON RANCHDate 8/19/22Veh # FLTECHNICIAN Scott Richardson

AIR TEMP

WIND SPEED/DIRECTION

PRECIP%

ARRIVE

1200 PMHELPER Rigaud Lafortune

DEPART

300 PM

INSTRUCTIONS/ TECHNICIAN NOTE(S)

Comp 3.2

TREATED WEEDS ALONG
SHELL PATHS AND TREE RINGS
ALONG BLVD.

TREATED JASMINE AREAS AT NORMANDE
EAST ENTRANCE

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow
<u>ROUND UP</u>		<u>60</u>		<u>WEED KILLER</u>	<u>Z</u>	
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow

CHECKLIST	Label Book	SDS Book	Spill Kit	Cones	Safety Glasses + VEST	Face Shield	Boots
	Nitrile Gloves	Respirator	First Aid Kit		Posting Signs	Marker	Irrigation Flags (Pink)
	ISR?						
DAILY	Vehicle	Oil Chk	Water Level Chk	Cleaned	EQUIPMENT	Oil Chk	Hydro Oil Chk
							Cleaned

*S = Selective; NS = non-selective

ISR - Irrigation Service Request

Bus. Lic. # JB136721

CGI Lic. # JF5986



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/31/2022	169999

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #
78612

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ID-1 Hunter 2-wire	30	1.40	42.00
DBR/Y splice kit	4	2.60	10.40
ICD200 Hunter 2 station decoder	1	285.00	285.00
Hunter 24V solenoid	2	40.00	80.00
Labor: 1 man @ \$ 45.00 per hour (wire repair)	0.5	45.00	22.50
Replace 30 ft. section of damaged 2-wire.			
Replace Hunter 2 station decoder that is no longer under warranty.			
Replace 2 faulty Hunter 24V solenoids.			

RECEIVED
09/12/2022

Controller A - clubhouse - zones 11 and 12.		Total	\$439.90
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/30/2022	Balance Due

\$439.90

Completed



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	7/20/2022
Estimate #	78612
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller A - clubhouse - zones 11 and 12.

DESCRIPTION	QTY	COST	TOTAL
ID-1 Hunter 2-wire	30	1.40	42.00
DBR/Y splice kit	4	2.60	10.40
ICD200 Hunter 2 station decoder	1	285.00	285.00
Hunter 24V solenoid	2	40.00	80.00
Labor: 1 man @ \$ 45.00 per hour (wire repair)	0.5	45.00	22.50
Replace 30 ft. section of damaged 2-wire.			
Replace Hunter 2 station decoder that is no longer under warranty.			
Replace 2 faulty Hunter 24V solenoids.			

TERMS AND CONDITIONS:

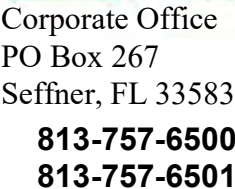
TOTAL \$439.90

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE



Corporate Office
PO Box 267
Seffner, FL 33583

Date	Invoice #
9/1/2022	169841

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

[illegible]

			Total	\$30,123.00
Questions regarding this invoice? Please e-mail arpayments@lmpapro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/1/2022	Balance Due	\$30,123.00



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/1/2022	169842

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Fuel surcharge for September-8/15/22 Avg Price \$3.63/gal	1	301.23	301.23
		Total	\$301.23
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/1/2022	Balance Due
			\$0.00
			\$301.23

RECEIVED
08/29/2022

Description		Qty	Rate	Amount
Remove and replace two sabal palms that are dead in front of the pool area entry monument and exit side of normande east.				
Palm - Sabal		2	500.50	1,001.00
Loader		1	605.00	605.00
Estimate is only good for 21 days from the date of the estimate.				
			RECEIVED 09/12/2022	
			Total	\$1,606.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date	Payments/Credits
		Net 30	10/12/2022	Balance Due
				\$0.00
				\$1,606.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/12/2022	170048

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #
77909

Work Order #

PO / PA #
95587

Description	Qty	Rate	Amount
Remove and replace jasmin with sod at strip tips for entry/exit sides of normande east. Irrigation modification needed for this location.			
Sod - St. Aug/ Floratam SF	1,600	1.50	2,400.00
Removal of jasmin	16	44.99	719.84
Irrigation parts	1	800.25	800.25
Irrigation labor	16	59.98	959.68
Estimate is only good for 21 days from the date of the estimate.			
		Total	\$4,879.77
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/12/2022	Balance Due
			\$0.00
			\$4,879.77

RECEIVED
09/12/2022

RECEIVED
09/19/22



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/14/2022	170085

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #
78546

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 2 inch scrubber valve	1	445.00	445.00
Replace faulty 2 inch irrigation control valve.			
Controller F - zone 66.		Total	\$445.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/14/2022	\$0.00
Balance Due			\$445.00

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Controller F - zone 66.

Date	7/14/2022
Estimate #	78546
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

[illegible]

TERMS AND CONDITIONS:

TOTAL	\$445.00
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE _____



RECEIVED
09/19/22

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/14/2022	170086

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #
79161

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 2 inch scrubber valve Replace faulty 2 inch irrigation control valve that is failing to open or close.	1	445.00	445.00
Controller F - zone 61		Total	\$445.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/14/2022	Balance Due

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Controller F - zone 61

Date	8/24/2022
Estimate #	79161
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

[illegible]

TERMS AND CONDITIONS:

TOTAL

\$445.00

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OWNER / AGENT

DATE _____

RECEIVED
09/19/22



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/14/2022	170087

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #
79162

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 2 inch scrubber valve	1	445.00	445.00
Replace faulty 2 inch irrigation control valve that is failing to open or close.			
Controller G - zone 1		Total	\$445.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/14/2022	Balance Due

\$445.00

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Controller G - zone 1

Date	8/24/2022
Estimate #	79162
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

[illegible]

TERMS AND CONDITIONS:

TOTAL	\$445.00
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OWNER / AGENT

DATE _____



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

RECEIVED
09/19/22

Invoice

Date	Invoice #
9/14/2022	170092

Bill To:
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #
79243

Work Order #

PO / PA #

Description	Qty	Rate	Amount
DBR/Y splice kit	20	2.60	52.00
ID1 Hunter 2-wire decoder wire	30	1.40	42.00
ICD100 Hunter 1 station decoder	2	190.00	380.00
Pro-Trade wire connector blue	4	1.26	5.04
Labor: 2 men @ \$ 90.00 per hour (Tracking, troubleshooting and wire repair)	6	90.00	540.00
Controller indicating fault. Tracking and troubleshooting to diagnose issue. Replace 30 ft. section of 2-wire and replace 2 faulty 1 station decoders that are no longer under warranty.			
Controller F - zones 61 and 66.		Total	\$1,019.04
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/14/2022	Balance Due



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	8/31/2022
Estimate #	79243
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller F - zones 61 and 66.

DESCRIPTION	QTY	COST	TOTAL
DBR/Y splice kit	20	2.60	52.00
ID1 Hunter 2-wire decoder wire	30	1.40	42.00
ICD100 Hunter 1 station decoder	2	190.00	380.00
Pro-Trade wire connector blue	4	1.26	5.04
Labor: 2 men @ \$ 90.00 per hour (Tracking, troubleshooting and wire repair)	6	90.00	540.00
Controller indicating fault. Tracking and troubleshooting to diagnose issue. Replace 30 ft. section of 2-wire and replace 2 faulty 1 station decoders that are no longer under warranty.			

TERMS AND CONDITIONS:

TOTAL	\$1,019.04
--------------	-------------------

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OWNER / AGENT

DATE

Manatee County Utilities		Invoice #: 08/29/22 Harrison Ranch	
		Service Dates: 07/22/2022 - 08/22/2022	
Account No.:	Amount	Due	Address:
183054 131413	\$ -	9/19/2022	5755 Harrison Ranch Blvd-Fire Hydrant
183054 131498	\$ 24.30	9/19/2022	5755 Harrison Ranch Blvd
183054 133802	\$ 2,385.10	9/19/2022	5755 Harrison Ranch Blvd-Reclaimed
183054 136685	\$ 10.67	9/19/2022	10402 55th Lane East
183054 133803	\$ -	9/19/2022	4902 100th Dr E
183054 133804	\$ -	9/19/2022	9810 47th St E
183054 133805	\$ -	9/19/2022	9798 50th Street Cir E
183054 133806	\$ -	9/19/2022	5314 98th Ave E
183054 133807	\$ -	9/19/2022	9957 50th Street Cir E
183054 136681	\$ -	9/19/2022	10704 58th Ave E-Reclaimed
183054 138336	\$ -	9/19/2022	5936 106th Terr E-Reclaimed
183054 139763	\$ -	9/19/2022	9715 54th Ct E
183054 142107	\$ -	9/19/2022	5305 105th Ter E
183054 142108	\$ -	9/19/2022	10720 55th Ct E
183054 145806	\$ -	9/19/2022	11220 58th Street Cir E- Reclaimed
Grand Total	\$ 2,420.07		GL Code 001-53600-4301

\$2,420.07 Paid ACH 09/23/2022

RECEIVED
09/23/2022

MCUD

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-2022
DUE DATE: 19-SEP-2022

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:				529.58
			Payments Received:				1,162.03
			Balance Forward:				-632.45
07/22	08/22	31	Wtr Com. Master Mtr	61190	61325	135	
			Water Usage				31.73
			Cost Of Basic Service				58.12
			Swr Com. Master Mtr			135	
			Sewer Usage				70.20
			Cost Of Basic Service				164.33
			F2_Com. Solid Waste				
			Gate Service				19.14
			F1_Com. Solid Waste				
			4Yd Rented Dumpster 1X Wk				197.39
			Total New Charges				540.91
			Total Amount Due:				\$-91.54

COMM. MM WATER HISTORY
Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131413
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$-91.54

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000158 4/8

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



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

000183054200000-91540131413

MCUD

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

ACCOUNT NUMBER: 183054-131498
HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

BILLING DATE: 31-AUG-2022
DUE DATE: 21-SEP-2022

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
07/29	08/31	33	Wtr Fireline/Non Metered Fireline Charge 6"			
Cost Of Basic Service						24.30
Total New Charges						24.30
Total Amount Due:						\$24.30

All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

\$24.30 Paid 09/23/2022 ACH

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	183054-131498
BILLING DATE	31-AUG-2022
DUE DATE	21-SEP-2022
TOTAL AMOUNT NOW DUE:	\$24.30

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0831A 7000000803 00.0004.0116 719/1 719 1 MB 0.515



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



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

000183054200000024300131498

MCUD

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

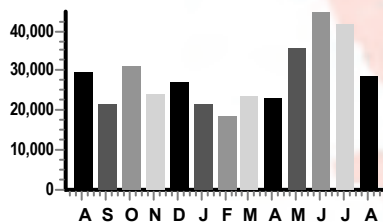
BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						3,862.44
Payments Received:						4,121.97
Balance Forward:						-259.53
Reclaim Wtr Non-WasteWtr Cust			951415	980161	28746	
Reclaimed Water Usage						2,644.63
Total New Charges						2,644.63
Total Amount Due:						\$2,385.10

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

\$2,385.10 Paid 09/23/22 ACH

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	183054-133802
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$2,385.10

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000157 4/7

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



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

000183054200002385100133802

MCUD

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

ACCOUNT NUMBER: 183054-136685
HARRISON RANCH CDD
10402 55TH LN E

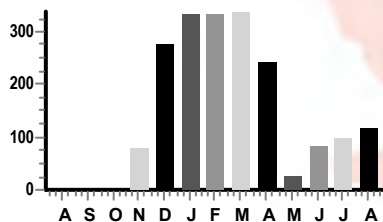
BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

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:						9.11
Payments Received:						9.11
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			19008	19124	116	
Reclaimed Water Usage						10.67
Total New Charges						10.67
Total Amount Due:						\$10.67

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

\$10.67 Paid 09/23/2022 ACH

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	10402 55TH LN E
ACCOUNT NUMBER	183054-136685
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$10.67

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000162 4/12

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



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

000183054200000010670136685

MCUD

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

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

BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

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
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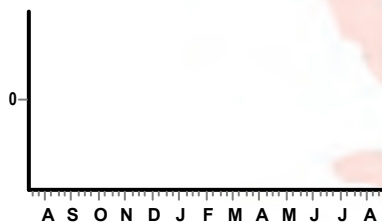
Previous Balance: 0.00
Payments Received: 0.00
Balance Forward: 0.00

Reclaim Wtr Non-WasteWtr Cust 0 0
Reclaimed Water Usage
Total New Charges

Total Amount Due: \$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	183054-133803
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000156 4/6

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



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

000183054200000000000133803

MCUD

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-2022
DUE DATE: 19-SEP-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

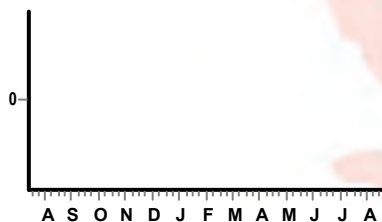
FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
--------------	------------	------	---------------------	--------------------	-----------------------	--------

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

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	183054-133804
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000155 4/5

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



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.mymanatee.org/utilities

ACCOUNT NUMBER: 183054-133805
HARRISON RANCH CDD
9798 50TH STREET CIR E

BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

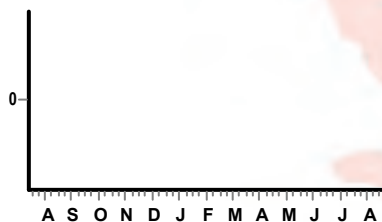
FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
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Previous Balance: 0.00
Payments Received: 0.00
Balance Forward: 0.00

Reclaim Wtr Non-WasteWtr Cust 0 0
Reclaimed Water Usage
Total New Charges

Total Amount Due: \$0.00

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

☐ **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-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000154 4/4

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



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

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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

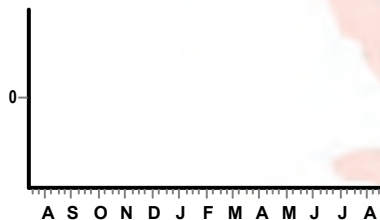
BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

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			3	3		
Reclaimed Water Usage						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	183054-133806
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000153 4/3

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



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

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MCUD

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-2022
DUE DATE: 19-SEP-2022

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
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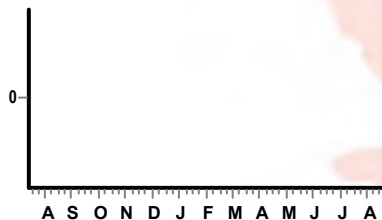
Previous Balance:	0.00
Payments Received:	0.00
Balance Forward:	0.00

Reclaim Wtr Non-WasteWtr Cust	0	0
Reclaimed Water Usage		
Total New Charges		

Total Amount Due: \$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	183054-133807
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000152 4/2

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



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

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
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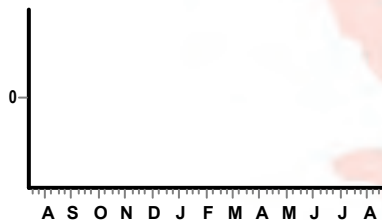
ACCOUNT NUMBER: 183054-136681
HARRISON RANCH CDD
10704 58TH ST E UNIT RECLM

BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

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:						-0.10
Payments Received:						0.00
Balance Forward:						-0.10
Reclaim Wtr Non-WasteWtr Cust			2617	2617		
Reclaimed Water Usage						
Total New Charges						
Total Amount Due:						\$-0.10

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	183054-136681
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$-0.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000163 4/13

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



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

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MCUD

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

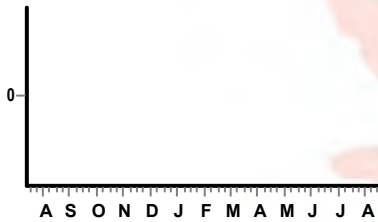
ACCOUNT NUMBER: 183054-138336
HARRISON RANCH CDD
5936 106TH TER E

BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

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			9523	9523		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	5936 106TH TER E
ACCOUNT NUMBER	183054-138336
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000165 4/15

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



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

000183054200000000000138336

MCUD

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

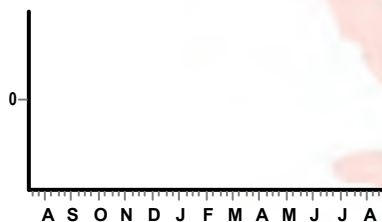
ACCOUNT NUMBER: 183054-139763
HARRISON RANCH CDD
9715 54TH CT E

BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

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			651	651		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	9715 54TH CT E
ACCOUNT NUMBER	183054-139763
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000159 4/9

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



MANATEE COUNTY UTILITIES DEPARTMENT
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000183054200000000000139763

MCUD

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

ACCOUNT NUMBER: 183054-142107
HARRISON RANCH CDD
5305 105TH TER E

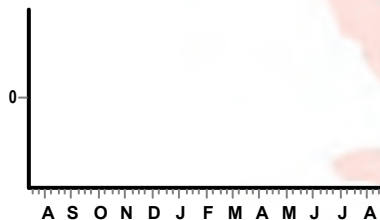
BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						-3.42
Payments Received:						0.00
Balance Forward:						-3.42
Reclaim Wtr Non-WasteWtr Cust			0	0		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$-3.42

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	5305 105TH TER E
ACCOUNT NUMBER	183054-142107
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$-3.42

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000161 4/11

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



MANATEE COUNTY UTILITIES DEPARTMENT
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0001830542000000-3420142107

MCUD

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-2022
DUE DATE: 19-SEP-2022

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
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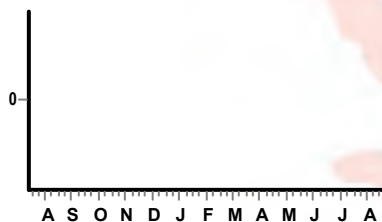
Previous Balance:	-3.26
Payments Received:	0.00
Balance Forward:	-3.26

Reclaim Wtr Non-WasteWtr Cust	2020	2020
Reclaim Water Common Area		
Total New Charges		

Total Amount Due: \$-3.26

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	183054-142108
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$-3.26

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000160 4/10

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



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

0001830542000000-3260142108

MCUD

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

ACCOUNT NUMBER: 183054-145806
HARRISON RANCH CDD
11220 58TH STREET CIR E

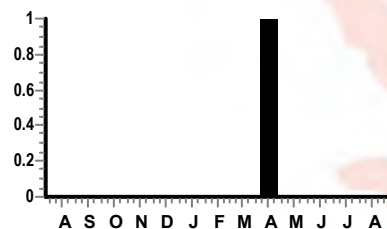
BILLING DATE: 29-AUG-2022
DUE DATE: 19-SEP-2022

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			16474	16474		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



All garbage, yard waste, and recycling services are being collected per the normal schedules with no changes. Please leave out until 7pm on the normal collection day. If not collected by then, return and put it back out before 6am the next morning.

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

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

SERVICE ADDRESS	11220 58TH STREET CIR E
ACCOUNT NUMBER	183054-145806
BILLING DATE	29-AUG-2022
DUE DATE	19-SEP-2022
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0829A 2000000164 4/14

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



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

000183054200000000000145806

INVOICE

Address Service Requested

RECEIVED
SEP 15 2022

0752001361 PRESORT PBPS004


 ATTN: ACCOUNTS PAYABLE
 HARRISON RANCH COMMUNITY DEVELOPMENT D
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390

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

Remittance Section

Customer Account Number:	1613410
Invoice Number:	20072945
Invoice Date:	09/09/2022
Invoice Due Date:	10/01/2022
Total Due:	\$354.25

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORPORATION
 PO BOX 13604
 PHILADELPHIA PA 19101-3604

09001002007294570000003542584

 For faster processing, please remove the check skirt.
 Keep lower portion for your records - Please return upper portion with your payment

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- Now accepting Visa® and Mastercard® for your contract payments*

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account.marlincapital.com
**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1613410	09/09/2022	20072945	10/01/2022	08/22/2022 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1613410-002	Copystar CS 308cl Copier sn#RNH0Y01224						
	CONTRACT PAYMENT	311.00					311.00
	SALES/USE TAX	21.77					21.77
	INSURANCE FEE	20.08					20.08
	TAX ON INSURANCE FEE	1.40					1.40
	BALANCE DUE:	354.25					354.25

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



Sales * Service * Maintenance

941-720-9452

3004 97th Ave East

Parrish, FL 34219

jonwilson@tampabay.rr.com

parrishheatingcooling.com

Submitted To: Harrison Bonch CDD	Date: 7.7.22
----------------------------------	--------------

Job Location: 5755 Harrison Bonch Biv.
--

City, State, Zip: Parrish, FL. 34219	Phone: 776.9725
--------------------------------------	-----------------

Air Handler Make _____ Mfg Date _____	Condenser or Make _____ Mfg Date _____
Section: Model _____	Package Unit Model _____
Serial No: _____	Section: Serial No: _____

Qty.	Description	Price	Maintenance: Air Handler Section
1	Service Call	109	<input type="checkbox"/> VOLT CHECK
			<input type="checkbox"/> CHECKED MOTOR AMPS
			_____ RATED _____ ACTUAL
			<input type="checkbox"/> CHECK/CHANGED FILTER
			<input type="checkbox"/> CLEANED DRAIN LINE
			<input type="checkbox"/> RELAYS CHECKED
			<input type="checkbox"/> CHECKED ELECTRIC HEAT _____ AMPS
			<input type="checkbox"/> CHECKED THERMOSTAT
			<input type="checkbox"/> CHECKED COIL <input type="checkbox"/> CLEAN <input type="checkbox"/> DIRTY
			<input type="checkbox"/> UNIT RUSTED <input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> ELECTRICAL CONNECTIONS
			<input type="checkbox"/> CHECKED BELTS _____
			<input type="checkbox"/> CHECKED SAFETY CONTROLS
			Maintenance: Condenser Section
			<input type="checkbox"/> SUCTION PRESSURE
			<input type="checkbox"/> DISCHARGE PRESSURE
			<input type="checkbox"/> REFRIGERANT R410-R R-22
			<input type="checkbox"/> CHECKED COMPRESSOR AMPS
			<input type="checkbox"/> RLA _____ ACTUAL _____
			<input type="checkbox"/> CHECKED FAN AMPS
			<input type="checkbox"/> UNIT RUSTED <input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> CAPACITORS <input type="checkbox"/> WEAK <input type="checkbox"/> OK
			<input type="checkbox"/> CONTACTOR _____
			<input type="checkbox"/> FREON ADDED _____ LBS
			<input type="checkbox"/> CLEAN CONDENSER COIL
			<input type="checkbox"/> CHECKED ELECTRICAL CONNECTIONS
			<input type="checkbox"/> ANY SIGN OF FREON LEAK _____

ALL WORK IS COD Please pay technician	\$ 109
FORM OF PAYMENT Cash Check No: _____	\$ _____
Credit Card Visa MC Discover Other	\$ _____
Authorization Code: _____	\$ _____
Card No: _____ AMOUNT DUE	\$ _____
Name on Card: _____ Exp: _____	
THANK YOU! All of us at Parrish Heating and Cooling value this opportunity to serve you!	
Technician Signature	Customer Signature

Presidential Electrical Services Inc.
EC13007633
8374 Market Street #170
Bradenton, FL 34202
(941)238-8675
andrew@presidentialelectric.com
www.PresidentialElectric.com



INVOICE

BILL TO

Harrison Ranch Community
Development District
5755 Harrison Ranch Blvd
Parrish, FL 342194401 USA

INVOICE # 2486

DATE 09/14/2022

DUE DATE 09/14/2022

DESCRIPTION

QTY

4- 36" Deluxe Oregon Fir Wreath With LED Lights at 301 entrance mounted on monuments next to Harrison Ranch lettering on (2) on each side

1

2- 36" Deluxe Oregon Fir Wreath With LED Lights at Erie Rd. entrance on monument next to Harrison Ranch lettering

2- 36" Deluxe Oregon Fir Wreath With LED Lights at Clubhouse entrance on monuments

10- Wrap Warm White LED Lights on Palm Tree and Fronds at 301 entrance (5) on each side

1- Wrap Warm White LED Lights on Palm Tree and Fronds at Clubhouse island

1- Installation and removal of pre lit LED Garland at Erie Rd. entrance on monument

1- 48" Deluxe Oregon Fir Wreath With LED Lights at Clubhouse

10- LED Snowflake Warm White- 42" at 301 entrance (5) on each side

1- Installation and removal of fully decorated 12' Christmas Tree in clubhouse for the Holiday season.

Installation & Removal Included

RECEIVED
09/15/2022

50% Deposit Invoice, the Final 50% Invoice will be due upon completion of installation.

SUBTOTAL	8,308.00
DISCOUNT 10%	-830.80
TAX	0.00
TOTAL	7,477.20
BALANCE DUE	\$7,477.20



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

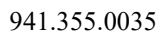
Invoice

Date	Invoice #
8/31/22	20226727

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

	DISPATCH	TERMS	P.O. NUMBER
	222275	COD	
Description	Qty	Rate	Amount
Date of Service: 8/8/2022 Location: Pool Area Service Performed: Called due to pole light in the pool area that fell down. Removed pole and fixture and safed off wires. Checked (5) pole that have not been replaced. Found (3) with rusted bases. Recommend base be replaced. Made all necessary connections and tested for proper operation. Passed by Tech: Casey BT Service Agreement Labor BT Miscellaneous Sales Tax	2 1	0.00 195.00 6.00 0.00%	0.00 390.00 6.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$396.00
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$396.00

RECEIVED
08/31/2022



Date	Invoice #
9/4/22	20226764

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

	DISPATCH	TERMS	P.O. NUMBER
	220180	COD	
Description	Qty	Rate	Amount
Date of Service: 8/17/2022 Location: August 2022 Inspection Service Performed: Completed monthly inspection throughout property. 92 140 (Warranty) 159 164 190 202 (Warranty) 221 314 (Exit) 322 (Ent) 329 (Exit) 399 Passed by Tech: Casey BT Service Agreements Sales Tax	1	0.00 390.00 0.00%	0.00 390.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$390.00
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.		Payments/Credits	\$0.00
		Balance Due	\$390.00



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
8/31/22	20226200

Bill To

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219

Description	Qty	DISPATCH	TERMS	P.O. NUMBER
			COD	2022-5209
Description	Qty	Rate	Amount	
Proposal #: 2022-5209 Remove and Replace Parking Lot Light Fixtures with New Integrated LED Fixtures: Utilizing aerial bucket truck, remove (12) single head metal halide fixtures from existing poles throughout clubhouse parking lot and playground area. Install (12) new integrated LED 5000k 100w bronze fixtures on each pole that fixture was removed. Install new in-line fuses at the base of each pole to protect new LED fixture. Make all connections, check for proper operation. (New integrated LED fixtures include a 5-year warranty on fixture)		0.00	0.00	
Total Proposal: \$8,940				
Due Upon Acceptance - (Paid)	1	4,470.00	4,470.00	
Due Upon Completion - August 2022	1	4,470.00	4,470.00	
Sales Tax		0.00%	0.00	
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total \$8,940.00		
		Payments/Credits -\$4,470.00		
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due \$4,470.00		

RECEIVED
09/12/2022



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
8/31/22	20226201

Bill To

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219

Description	Qty	DISPATCH	TERMS	P.O. NUMBER
			COD	2022-5227
Description	Qty	Rate	Amount	
Proposal #: 2022-5227 Remove and Replace Clubhouse Recessed Can Lighting with new Adjustable Integrated LED Wafer Fixtures: Remove existing compact fluorescent lamps from (121) existing recessed can light fixtures. Remove existing ballast from each fixture, install (113) LED drivers using new electrical whip to wire into lighting circuitry. Modify each existing can housing to mount new integrated LED wafer fixture. New LED wafer has a built-in kelvin temperature adjustment switch (3000k – 5000k). Installation of (3) new 600w LED compatible dimmers switches for new wafer lights. Make all connections, check for proper operation. (Integrated LED wafer fixture includes a 5-year manufacturer warranty. Please allow 10 -12 days for fixtures to arrive once order is placed) Total Proposal: \$14,775.00 Due Upon Acceptance - (Paid) 1 7,387.50 7,387.50 Due Upon Completion - (August 2022) 1 7,387.50 7,387.50 Sales Tax 0.00% 0.00			0.00	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total		\$14,775.00
		Payments/Credits		-\$7,387.50
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due		\$7,387.50

RECEIVED
09/12/2022



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
9/4/22	20226765

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

Description	Qty	DISPATCH	TERMS	P.O. NUMBER
			COD	
		Rate		Amount
Date of Service:		0.00		0.00
Location: August 2022 Repairs				
Service Performed: Completed monthly repairs based on inspection report.				
92 - Removed and replaced bad lamp, ballast, and (2) fuses.				
140 (Warranty) - Removed and replaced bad fuse and fuse holder				
159 - Removed and replaced bad amp, ballast and photocell				
164 - Removed and replaced bad lamp and ballast				
190 - Remove and replaced bad lamp, ballast, and photocell				
202 (Warranty) - removed and replaced bad photocell				
221 - Removed and replaced bad photocell				
289 Removed and replaced bad photocell				
291 - Removed and replaced bad photocell				
303 - Remove and replaced bad lamp and ballast				
314 (Exit) - Removed and replaced bad lamp and ballast				
322 (Ent) - Removed and replaced bad lamp and ballast				
329 (Exit) - removed and replaced bad lam and ballast				
399 - Removed and replaced bad lamp, ballast, and wiring going up the pole.				
Clubhouse Entrance - Removed and replace (7) bad photocells.				
Found (6) lights out - removed and replaced				
Made all necessary connections and tested for proper operation.				
Passed by Tech: Casey & John				
150W HPS Lamp	6	115.00		690.00
150W HPS Ballast	6	205.00		1,230.00
250W HPS Lamps	3	120.00		360.00
250W HPS Ballast	3	290.00		870.00
10A Fuse	3	18.70		56.10
Fuse Holders	1	65.00		65.00
Photocells	13	62.00		806.00
#12 THHN	60	0.80		48.00
		Total		
		Payments/Credits		
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due		



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
9/4/22	20226765

Bill To

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219

DISPATCH**TERMS****P.O. NUMBER****COD****Description****Qty****Rate****Amount**

120 Kichler	6	350.00	2,100.00
BT Miscellaneous	1	10.00	10.00
Sales Tax		0.00%	0.00

RECEIVED
09/12/2022

Owens Electric is "Plugged In To All Your Electrical Needs!"
Thank you for your business! EC13002293 EC13009131

Total \$6,235.10

Payments/Credits \$0.00

Balance Due \$6,235.10

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 #
9/10/22	20226808

Bill To

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219

	DISPATCH	TERMS	P.O. NUMBER
	222406	COD	
Description	Qty	Rate	Amount
Date of Service: 8/22/202		0.00	0.00
Location: Pole 69			
Service Performed: Called to troubleshoot pole #69 that caught first. Removed and replaced bad lamp, ballast, fuse, fuse holder and wire in pole. Made all necessary connections and tested for proper operation.			
Passed by Tech: Casey & John			
BT Labor Hours	2	195.00	390.00
150W HPS Lamp	1	115.00	115.00
150W HPS Ballast	1	205.00	205.00
#12 THHN	60	0.80	48.00
10A fuse	2	18.70	37.40
Fuse Holders	2	65.00	130.00
BT Miscellaneous	1	6.00	6.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$931.40
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$931.40

RECEIVED
09/12/2022



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

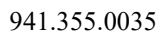
Invoice

Date	Invoice #
9/11/22	20226861

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

	DISPATCH	TERMS	P.O. NUMBER
	220181	COD	
Description	Qty	Rate	Amount
Date of Service: 9/6/2022 Location: August Repairs Addition Service Performed: Called to troubleshoot light pole at 52nd Ct E. Removed and replaced bad lamp and ballast. Made all necessary connections and tested for proper operation. Passed by Tech: John		0.00	0.00
Lamp	1	43.11	43.11
Ballast	1	213.40	213.40
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$256.51
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$256.51

RECEIVED
09/12/2022



Date	Invoice #
9/17/22	20226936

Bill To
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL 34219

[illegible]

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

Invoice

Date	Invoice #
9/1/2022	INV0000071164

Bill To:

HARRISON RANCH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

[illegible]

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

Invoice

Date	Invoice #
9/9/2022	INV0000071234

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
Personnel Reimbursement	1.00	\$5,130.07	\$5,130.07
Subtotal			\$5,130.07
Total			\$5,130.07

RECEIVED
09/09/2022

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

Invoice

Date	Invoice #
9/23/2022	INV0000071701

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
Personnel Reimbursement	1.00	\$5,130.07	\$5,130.07
Subtotal			\$5,130.07
Total			\$5,130.07

RECEIVED
09/23/2022

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$150.00

Date: 9/01/22

Payable to: Roxanne Winstead

Address: Please, Do Not Mail to this Address – see below instructions.
4608 56th Street W.
Bradenton, FL 34210

Please have check mailed check directly to Robin Emanuel at Harrison Ranch,
5755 Harrison Ranch Blvd. Parrish, FL 34219 by arrive by Thursday 10/15/22

Description: Line Dance Instructors for 10/15/22 Event

G/L Code: 4731

Requestor: Robin Emanuel

RECEIVED
09/02/2022

Approved by:

Tom McEwen 8/31/2022

Roxanne Winstead

Address: 4608 56th Street W. Bradenton, FL. 34210

Phone: 941-465-3123

INVOICE NO.

DATE

BILL TO

Harrison Ranch CDD
5755 Harrison Ranch CDD
Parrish, FL 34219

INSTRUCTIONS

Line Dancing at 10/15/22 Event 7-10pm

DATE	DESCRIPTION	UNIT PRICE	TOTAL
10/15/22	Line Dance Instructions	\$150	\$150.00

SUBTOTAL \$150

SALES TAX Tax Exempt

TOTAL DUE ON 10/15/22 \$150

Thank you for your business!

S & G POOLS LLC

P.O Box 52124
Sarasota, FL 34232

941-447-6839

sgpools1@gmail.com

INVOICE #09122

DATE: 9/1/22

Bill To: Harrison Ranch CDD

5755 Harrison Ranch Blvd

Parrish, FL 34219

Description	Total
Service of commercial pool three times a week, which includes balancing chemicals, cleaning tiles, brushing and netting pool, empty the skimmer basket, lower water level when needed and vacuum as needed. Keeping the equipment up to code and functioning properly for September	1,633.00
Total	1,633.00

RECEIVED
09/06/2022

PO Box 21256
Bradenton, FL 34204
941-251-7613

Date	Invoice #
9/13/2022	2226

Bill To
Harrison Ranch CDD Attn: Barbara McEvoy 3434 Colwell Ave, Suite 200 Tampa, FL 33614

[illegible]

www.bradentonsigns.com

Created Date: 7/5/2022

DESCRIPTION: parking permit, no trespassing, pool entrance etc**Bill To:** Harrison Ranch CDD
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
US**Pickup At:** Signarama
4259 14th Street West
Bradenton, FL 34205
US**Ordered By:** Barbara McEvoy
Email: BMcEvoy@Rizzetta.com
Work Phone: (941) 776-9725

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	overnight parking permit signs	5	\$47.00	\$0.00	\$235.00
1.1	Aluminum White .080" - Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1				
2	Uchannel posts and stainless hardware	5	\$54.00	\$0.00	\$270.00
2.1	Misc (on the fly) - Part Qty: 1 Text: 8' Uchannels with stainless hardware				
3	No trespassing Large	14	\$125.00	\$0.00	\$1,750.00
3.1	MaxMetal 3mm - Part Qty: 1 Width: 30.00" Height: 30.00" Text: 6 standard, 8 for pond areas				
4	No trespassing Small	6	\$47.00	\$0.00	\$282.00
4.1	Aluminum White .080" - Part Qty: 1 Width: 18.00" Height: 12.00" Sides: 1				
5	White PVC post and cap	29	\$75.00	\$0.00	\$2,175.00

5.1	Misc (on the fly) - Part Qty: 1 Text: 4x4x8 pvc posts 2 posts per large trespassing signs, 1 post for small sign				
6	pool gate entrance signs	3	\$125.00	\$0.00	\$375.00
6.1	MaxMetal 3mm - Part Qty: 1 Width: 18.00" Height: 31.00"				
7	Installation	1	\$1,650.00	\$0.00	\$1,650.00
7.1	Installation - Text: install parking posts in soft ground (Q5) (\$35 each) (not through concrete, gravel or other solid ground) Install 12 large No Trespassing signs (2 posts each) (\$100/each) Install 1 small No Trespassing sign (1 post) (\$50) Install 3 signs on pool gate (\$25 each) Install 2 Sandhill Crane Signs on square posts (\$75 each)				
8	Hardware for installed No trespassing, pool and sandhill	20	\$2.00	\$0.00	\$40.00
8.1	Misc (on the fly) - Part Qty: 1 Text: stainless hardware				
9	Sandhill Crane Signs	2	\$245.00	\$0.00	\$490.00
9.1	Aluminum White .080" - Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Text: Sandhill Crane 3M HIP Reflective .080 aluminum 1.5" radius corners				
10	square sign post 10'	2	\$130.00	\$0.00	\$260.00
10.1	Misc (on the fly) - Part Qty: 1				
11	ADDITIONAL*** Move, Remove and Disposal	1	\$360.00	\$0.00	\$360.00
11.1	Misc (on the fly) - Part Qty: 1 Text: Move Pond sign, remove and dispose of 2 pond signs and posts, Remove and dispose of several large trail signs				
12	ADDITIONAL*** 4X4X8 POST	1	\$75.00	\$0.00	\$75.00

12.1	Misc (on the fly) - Part Qty: 1 Text: 4X4X8 POST for pond on 100th
------	--

We appreciate the opportunity to serve you.

Subtotal:	\$7,962.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$7,962.00
Amount Paid:	\$3,763.50
BALANCE DUE:	\$4,198.50

RECEIVED
09/22/2022



August 19, 2022
Invoice Number: 088053901081922
Account Number: 0050880539-01
Security Code:
Service At: 5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary

Services from 08/18/22 through 09/17/22
details on following pages

Previous Balance	307.85
Payments Received - Thank You	-307.85
Remaining Balance	\$0.00
Spectrum Business™ TV	119.91
Other Charges	21.00
Taxes, Fees and Charges	11.87
Current Charges	\$152.78
YOUR AUTO PAY WILL BE PROCESSED 09/04/22	
Total Due by Auto Pay	\$152.78

NEWS AND INFORMATION

NEW! We just increased our starting speeds to 300 Mbps.
Call 1-866-634-1154 to find out how your business can benefit from faster internet speeds for the same great price!

Call 1-877-787-1657 to get the best mobile service at the best price for your business. Ask how you can save up to 60% on two mobile lines!



RECEIVED
08/22/22

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 19 08192022 NNNNNN 01 000141 0001

HARRISON RANCH
C/O ROSETTE AND COMPANY
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

August 19, 2022

HARRISON RANCH

Invoice Number: 088053901081922
Account Number: 0050880539-01
Service At: 5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

Total Due by Auto Pay \$152.78



CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001200100508805390195015278

Invoice Number: 088053901081922
 Account Number: 0050880539-01
 Security Code:

HARRISON RANCH

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 19 08192022 NNNNNN 01 000141 0001

Charge Details

Previous Balance		307.85
Payments Received - Thank You	07/25	-152.78
Payments Received - Thank You	08/09	-155.07
Remaining Balance		\$0.00

Payments received after 08/19/22 will appear on your next bill.

Services from 08/18/22 through 09/17/22

Spectrum Business™ TV

Spectrum Business TV	39.99
Spectrum Receiver	79.92
8 Spectrum Receiver at \$9.99 each	
	\$119.91

Spectrum Business™ TV Total **\$119.91**

Other Charges

Broadcast TV Surcharge	21.00
Other Charges Total	\$21.00

Taxes, Fees and Charges

State Communications Tax	5.14
State And Local Sales Tax	5.04
Local Communications Services Tax	1.69
Taxes, Fees and Charges Total	\$11.87

Current Charges **\$152.78**
Total Due by Auto Pay **\$152.78**

Billing Information

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

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

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

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

Spectrum Receiver \$9.99 - Charges include \$8.99 for Receiver Rental and \$1.00 for Secure Connection.

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

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

Authorization to Convert your Check to an Electronic Funds Transfer Debit

- For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



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 (My Services login required)

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Invoice Number: 088053901081922
Account Number: 0050880539-01
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 19 08192022 NNNNNN 01 000141 0001

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email closedcaptioningissues@charter.com.



Invoice Number:
Account Number:
Security Code:

HARRISON RANCH
088053901081922
0050880539-01

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BAP-2208-BP2
SA7MF002

Invoice Number:
 Account Number:
 Security Code:

HARRISON RANCH
 088053901081922
 0050880539-01

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BAP-2208-MB3
 SA7MF007

August 19, 2022



Invoice Number:
Account Number:
Security Code:

HARRISON RANCH
088053901081922
0050880539-01

Contact Us

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Or, call us at 1-877-824-6249

7635 1610 NO RP 19 08192022 NNNNNN 01 000141 0001



Tab 6

Service Report



Work Order

Work Order Number

00024419

Created Date 10/11/2022

Account

Harrison Ranch CDD

Contact

Barbara McEvoy

Address

5755 Harrison Ranch Blvd
Parrish, FL 34219

Work Details

Specialist
Comments to
Customer

Assigned
Resource

JACOB M. ADAMS

Work Order Assets

Asset	Status	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	Treated		Ponds treated for shoreline weeds, floating weeds, and algae.

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated
Harrison Ranch Cdd-Lake-ALL	LITTORAL SHELF	
Harrison Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	Treated
Harrison Ranch Cdd-Lake-ALL	ALGAE CONTROL	Treated

Service Report



Work Order

Work Order Number
00022416
Created Date
10/18/2022

Account

Harrison Ranch CDD

Contact

Barbara McEvoy

Address

5755 Harrison Ranch Blvd
Parrish, FL 34219

Work Details

Specialist
Comments to
Customer

Assigned
Resource

JACOB M. ADAMS

Work Order Assets

Asset	Status	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Mt-Lake-ALL	Treated		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Mt-Lake-ALL	LITTORAL SHELF	

Service Report



Work Order

Work Order Number

00044177

Created Date

10/18/2022

Account

Harrison Ranch CDD

Contact

Barbara McEvoy

Address

5755 Harrison Ranch Blvd
Parrish, FL 34219

Work Details

Specialist
Comments to
Customer

Assigned
Resource

JACOB M. ADAMS

Work Order Assets

Asset	Status	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Mt-Lake-ALL	Treated		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Mt-Lake-ALL	LITTORAL SHELF	

Service Report



Work Order

Work Order Number

00029243

Created Date

10/24/2022

Account

Harrison Ranch CDD

Contact

Barbara McEvoy

Address

5755 Harrison Ranch Blvd
Parrish, FL 34219

Work Details

Specialist
Comments to
Customer

October Plecostomus removal on pond 37

Assigned
Resource

MICHAEL C. RHODES

Work Order Assets

Asset	Status	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	Inspected		Removal of invasive plecostomus from pond 37.

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	FISH REMOVAL	
Harrison Ranch Cdd-Lake-ALL		Removal of invasive plecostomus from pond 37.

Solitude Lake Management Pleco Removal Data Sheet

Property/Lake #: Harrison Ranch Pond #37 Pond Size: 2.74 Date: 10/20/2022

SLM District: W2/790 Total Feet Of Shoreline: 1679

Labor Time: 5 hrs # Of Burrows Plugged: 0

Number of Inflow Culverts: 2

Plecos Observed While Setting Nets: 0 Cast Net Used (Y/N): N

Gill Net Length: 160' Gill Net Height: 4' Mesh Size: 2"

Gradient of Shoreline (gradual, moderate, steep): Steep

Water level (high, medium, low): Medium

Water Temp: 72° Air Temp: 60° Weather: Clear / Cold

D.O: 4 Water Level (high, normal, low): Normal

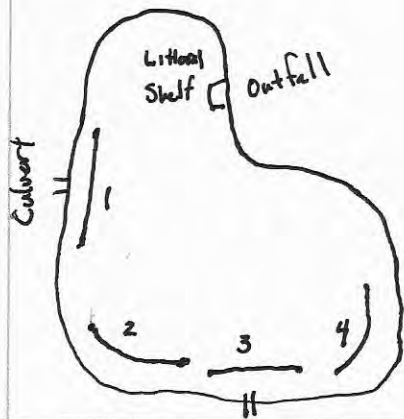
Draw map with net location and number in comments section. Mark culvert locations on map

VCF=Vermiculated Sailfin Catfish LMB= Largemouth Bass RDE= Red Ear Sunfish

BLG= Bluegill TIL= Tilapia

[illegible]

Notes:



All fish were harvested.

All fish were alive
in net.

No fish were eaten
in net.

Depth	DO	Temp
5	4	72°
2		
4		
6		
8		
10		
12		
14		
16		
18		

Service Report



Work Order

Work Order Number

00060774

Created Date

10/25/2022

Account

Harrison Ranch CDD

Contact

Barbara McEvoy

Address

5755 Harrison Ranch Blvd
Parrish, FL 34219

Work Details

Specialist
Comments to
Customer

Assigned
Resource

JACOB M. ADAMS

Work Order Assets

Asset	Status	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	Treated		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	Shoreline weeds treated
Harrison Ranch Cdd-Lake-ALL	LITTORAL SHELF	
Harrison Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	Floating weeds treated
Harrison Ranch Cdd-Lake-ALL	ALGAE CONTROL	

Service Report



Work Order

Work Order Number

00060775

Created Date

10/31/2022

Account

Harrison Ranch CDD

Contact

Barbara McEvoy

Address

5755 Harrison Ranch Blvd
Parrish, FL 34219

Work Details

Specialist
Comments to
Customer

Assigned
Resource

JACOB M. ADAMS

Work Order Assets

Asset	Status	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	Treated		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated
Harrison Ranch Cdd-Lake-ALL	LITTORAL SHELF	
Harrison Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	Treated
Harrison Ranch Cdd-Lake-ALL	ALGAE CONTROL	Treated
Harrison Ranch Cdd-Lake-ALL		

Service Report



Work Order

Work Order Number

00060775

Created Date 10/31/2022

Account

Harrison Ranch CDD

Contact

Barbara McEvoy

Address

5755 Harrison Ranch Blvd
Parrish, FL 34219

Work Details

Specialist
Comments to
Customer

Assigned
Resource

JACOB M. ADAMS

Work Order Assets

Asset	Status	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	Treated		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Harrison Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated
Harrison Ranch Cdd-Lake-ALL	LITTORAL SHELF	
Harrison Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	Treated
Harrison Ranch Cdd-Lake-ALL	ALGAE CONTROL	Treated

Tab 7

Reference Number:**Form Name:****Submitter Name:****Submission Date:****Location:**

20221025-18274200128

Maintenance Quality Inspection (MQI) NEW 8-2022

Christopher Berry (christopher.berry@lmppro.com) |

christopher.berry@lmppro.com

Oct 25, 2022 10:43:25 AM EDT

11303 63rd St E, Parrish, FL 34219, USA

Oct 25, 2022 10:33:50 AM EDT [[View Map](#)]

GENERAL INFORMATION

Section 1

PROPERTY NAME	Harrison Ranch CDD
LOCATION	SARASOTA
Supervisor Email	ryan.eberly@lmppro.com
Branch Manager	christopher.berry@lmppro.com
Supervisor First Name	Ryan
Supervisor Last Name	Eberly
DATE OF INSPECTION	Oct 25, 2022
Attendees	Christopher Berry
Next Inspection Date	Nov 25, 2022

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS	10
1 DETAILS NOTES	Overall given the storm this property looks great. The fast actions following the storm have remedied most issues and left Harrison with no sod damage which is a very good thing.
1 DETAILS PHOTOS	



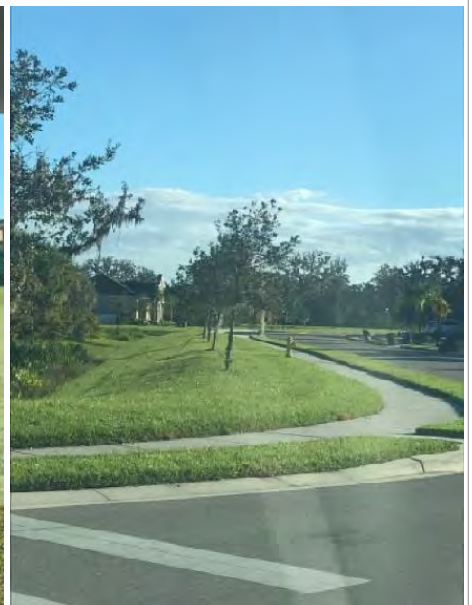
**2 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW**

10

**2.1 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW NOTES**

Mowing looks great with all areas being done.
Leaving a really sharp look throughout property

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



3 SHRUB PRUNING

8

3 SHRUB PRUNING NOTES

Shrubs currently being trimmed throughout property leaving a beautiful tight look throughout property

3 SHRUB PRUNING PHOTOS**4 TREES/PALMS UP TO 15' TRIMMING**

4

4 TREES/PALMS UP TO 15' TRIMMING NOTES

Palms look good, trees look good. A few with small dead branches that need removed due to storm. Still one tree down that needs stakes.

5 OVERALL CLEANLINESS

5

5 OVERALL CLEANLINESS NOTES

Property is very clean

6 TURF INSECT/DISEASE CONTROL

5

6 TURF INSECT/DISEASE CONTROL NOTES

None found

7 TURF WEED CONTROL – TURF AREAS

5

7 TURF WEED CONTROL – TURF AREAS NOTES

Recently treated

8 PLANT INSECT/DISEASE CONTROL

5

8 PLANT INSECT/DISEASE CONTROL NOTES

None found

9 WEED CONTROL – BED AREAS

16

9 WEED CONTROL – BED AREAS NOTES

Overall all weeds treated. A couple areas, the lift stations the spray team will follow up on

10 TURF FERTILITY

10

10 TURF FERTILITY NOTES

Recently done. Grass has good color

11 PLANT FERTILITY

10

11 PLANT FERTILITY NOTES

Plants look good

12 CARRYOVERS

5

Deductions

7

OVERALL MONTHLY MAINTENANCE SCORE 93%**Additional Services****PALM PRUNING**

10

MULCHING

10

WATER/IRRIGATION MANAGEMENT

10

WATER/IRRIGATION MANAGEMENT NOTES

Large mainline recently repaired. Water back on. Repair holding up well.

ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)

10

ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES	Annuals ordered and scheduled. Beds recently soiled and ready.

Tab 8

COPE WILDLIFE

11/01/2022

Report: Activity in Normandy East and West is way down. I've been trapping and dog hunting those areas heavy, 6 hogs out in the last 4-5 weeks. I have noticed more activity in the back preserve by the power lines and have been actively hunting that area and resetting traps in that area. The last two hogs I caught were pregnant so I working on keeping on top of the issue so we don't have 50 piglets running around like we did a few months back. I just put in a large order for corn so I will be out several times this week. I encourage home owners to reach out as they see pigs or damage. Thanks.

Tab 9

Prepared by and Return to:
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File: 25241.080

SECOND AMENDMENT TO EASEMENT AGREEMENT

This **Second Amendment to Easement Agreement** (this “Amendment”) is made and entered into this ____ day of _____, 2022, by **HC Properties, LLC, a Florida limited liability company** (“HC Properties”), and **Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190 of the Florida Statutes** (“Harrison Ranch CDD”), and is acknowledged for purposes of assignment by **Pulte Home Corporation, a Michigan corporation** (“Pulte”).

WITNESSETH:

WHEREAS, HC Properties and Pulte Home Company, LLC, a Michigan limited liability company f/k/a Pulte Home Corporation, a Michigan corporation (“Pulte”), the predecessor in interest to Harrison Ranch CDD, entered into that certain Easement Agreement dated February 2, 2005 and recorded on March 9, 2005, in Book 2000, Page 1195 of the Public Records of Manatee County, Florida (the “Original Easement”);

WHEREAS, HC Properties and Pulte entered into that certain First Amendment to Easement Agreement dated April 21, 2006 and recorded on June 16, 2006, in Book 2133, Page 1701 of the Public Records of Manatee County, Florida (the “First Amendment”); and

WHEREAS, HC Properties and Harrison Ranch CDD desire to (i) terminate the First Amendment in its entirety and (ii) amend the Original Easement, as more fully set forth in this Amendment.

NOW THEREFORE, in consideration of HC Properties’ and Harrison Ranch CDD’s execution of this Amendment and in other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HC Properties and Harrison Ranch CDD, intending to be legally bound, hereby (i) terminate the First Amendment in its entirety and (ii) amend the Original Easement, as follows:

1. Recitals. The recitals set forth above are true and correct and are hereby incorporated in their entirety.
2. Conflict. In the event of any conflict between this Amendment, the Original Easement, and/or the First Amendment, the terms of this Amendment shall apply.
3. Termination of First Amendment. HC Properties and Harrison Ranch CDD acknowledge and agree that the First Amendment is hereby terminated in its entirety, thereby restoring the Easements (as defined in the Original Easement) to the original location of the Easements, as further identified in the Original Easement.
4. Marquee Signage Easement. HC Properties hereby grants to Harrison Ranch CDD a perpetual, non-exclusive easement (the “Marquee Sign Easement”) upon, over, and across the property described in Exhibit “A” attached hereto and made part hereof (the “Property”). The location of the Marquee Sign Easement on the Property is identified on Exhibit “B” attached hereto and made part hereof and the Marquee Sign Easement shall be for ingress, egress, and replacement and maintenance of the existing marquee sign on the Property. Any replacement of and/or maintenance to the existing marquee sign on the Property shall be consistent with the current makeup of the existing marquee sign on the Property and shall

be done in accordance with the Original Easement, provided that the existing marquee sign on the Property may be upgraded to a digital marquee sign as depicted on Exhibit "C" attached hereto and made part hereof. The Marque Sign Easement shall be deemed a "Sign Easement" and an "Easement" for purposes of the Original Easement. Any use by HC Properties or its heirs and assigns of the Easement shall not be inconsistent with Harrison Ranch CDD's use of the Easement for the stated purposes, and shall not unreasonably obstruct sight of the sign(s) located within said Easement.

5. Consent to Assignment. Pulte hereby assigns its rights and responsibilities under the Original Easement to Harrison Ranch CDD. Harrison Ranch CDD accepts such assignment, and HC Properties consents to such assignment. Harrison Ranch CDD's address for purposes of any notice required related to the Easement shall be 9428 Camden Field Parkway, Riverview, FL 33578.

6. Sovereign Immunity. Nothing in the Original Easement, this Amendment, or any further amendment or modification of the Easement shall be construed as a waiver of any sovereign immunity or limitations of liability available to the Harrison Ranch CDD under Section 768.28, *Florida Statutes*, or any other applicable law.

7. Ratification. Except as amended by the terms of this Amendment, all other terms, covenants, and conditions of the Original Easement, and the rights and obligations of HC Properties and Harrison Ranch CDD shall remain in full force and effect and are hereby ratified and confirmed.

8. Warranty of Authority. Each of the individuals signing below for the respective parties represents and warrants to the other that (i) it has the full power and authority to execute and carry out the terms of this Amendment, and (ii) the person executing this Amendment on behalf of a party represents and warrants to the other that he/she has the authority to enter into this Amendment on behalf of such party, and to bind such party.

9. Counterparts. This Amendment may be executed in any number of counterparts and by each of the undersigned on separate counterparts, and each such counterpart shall be deemed to be an original, but all such counterparts put together shall constitute but one and the same Amendment.

[Signature Pages to Follow]

IN WITNESS WHEREOF, HC Properties and Harrison Ranch CDD have executed, or caused to be executed, this Amendment as of the day, month, and year first above written.

Signed, sealed, and delivered in our presence:

**HC Properties, LLC,
a Florida limited liability company**

Print Name: _____

By: _____
Name: _____
Its: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022, by _____, as _____ of HC Properties, LLC, a Florida limited liability company, on behalf of the limited liability company,
☐ who is personally known to me,
☐ who has produced _____ as identification,
and who has acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission Expires:

Signature

Print Name

NOTARY PUBLIC - STATE OF FLORIDA

Signed, sealed, and delivered in our presence:

Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190 of the Florida Statutes

Print Name: _____

By: _____
Name: _____
Its: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022, by _____, as _____ of Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190 of the Florida Statutes, on behalf of the community development district,
☐ who is personally known to me,
☐ who has produced _____ as identification,
and who has acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission Expires:

Signature

Print Name

NOTARY PUBLIC - STATE OF FLORIDA

IN WITNESS WHEREOF, Pulte Home Corporation has acknowledged, or caused to be acknowledged, this Amendment as of the day, month, and year first above written for purposes of assignment of the Original Easement.

Signed, sealed, and delivered in our presence:

Pulte Home Corporation, a Michigan Corporation

By: _____

Name: _____

Its: _____

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022, by _____, as _____ of Pulte Home Company, a Michigan Corporation, on behalf of said company,
☐ who is personally known to me,
☐ who has produced _____ as identification,
and who has acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission Expires:

Signature

Print Name

NOTARY PUBLIC - STATE OF FLORIDA

EXHIBIT "A"
Legal Description of Property

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF HARRISON RANCH BOULEVARD PER PLAT BOOK 49, PAGE 76, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HARRISON RANCH BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301 (STATE ROAD No. 43, SECTION 1302-104-202), SAID POINT BEING A POINT ON A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS S68°29'01"W, 1,522.00 FEET AND HAVING A CENTRAL ANGLE OF 16°58'41"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE EASTERLY LINE OF TRACT "LS2" OF SAID PLAT BOOK 49, PAGE 76, AND THE ARC OF SAID CURVE, 451.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,522.00 FEET AND A CENTRAL ANGLE OF 01°07'46"; A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID EASTERLY LINE OF TRACT "LS2", N50°56'33"E, 30.01 FEET; THENCE S39°03'27"E, 30.00 FEET; THENCE S50°56'33"W, 30.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 899 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

EXHIBIT "B" **Identification of Marquee Sign Easement**

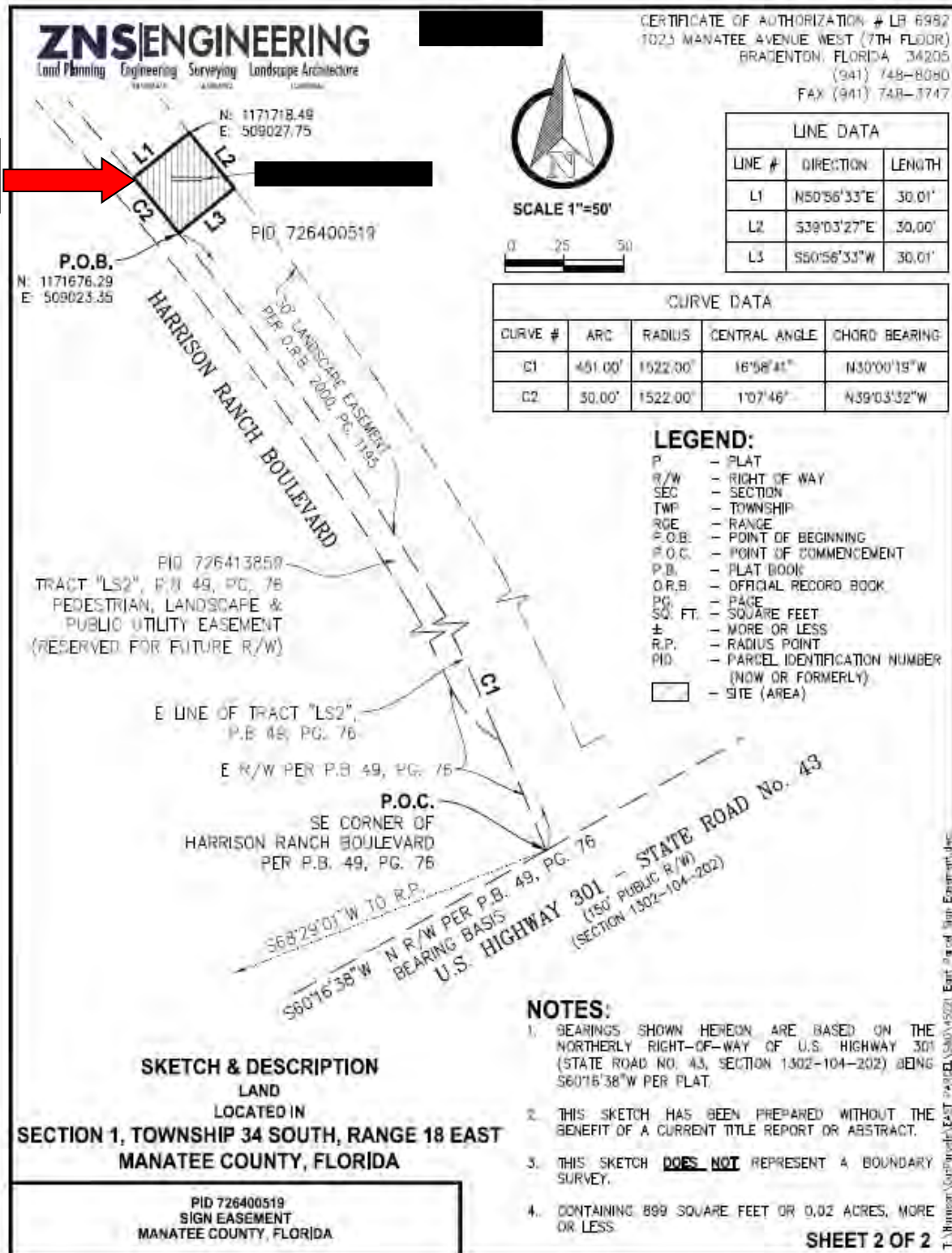


EXHIBIT "C"

Depiction of Marquee Sign



OVERALL POLYARMOUR 4'8" x 8'10"
LED MODEL INF MOD #10MM 120x168 RGB
4'x 5'6" LED CABINET

Reference #: **140253**

Sketch #: **5**

Date: **September 24, 2020**

SPECIFICATIONS

POLYARMOUR: TBD

LED Cabinet: Black

LED: Full Color

SIGN CAPABILITIES

10	120	168
# of Lines	Character Size (in)	# of characters per Line
15	2.8	28
14	2.8	28
13	3.1	24
12	3.5	21
11	3.8	21
10	4.3	16
9	4.7	16
8	5.5	14
7	6.3	12
6	7.5	10
5	9.1	8
4	11.4	7
3	15.4	5
2	23.2	3
1	46.9	1

➔ 5 Year Warranty on LED Sign!



APPROVAL

DATE

PRINT NAME

SIGNATURE

A FAX SIGNATURE IS BINDING UPON BOTH PARTIES



NEW IDEAS-NEW TECHNOLOGY, INC.

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This colored sketch is provided as an example of color. There is no exact match between ink and paint. Signs Plus does not guarantee such. © COPYRIGHT 2020. ALL RIGHTS RESERVED. REPRODUCTION EXPRESSLY PROHIBITED

Prepared by and return to:
William C. Robinson, Jr., Esq.
Blalock, Walters, Held & Johnson, P.A.
802 11th Street West
Bradenton, Florida 34205

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made as of the 2nd day of FEBRUARY, 2005 by and between **PULTE HOME CORPORATION**, a Michigan corporation ("Pulte") and **HC Properties, LLC**, a Florida limited liability company ("HCP") (Pulte and HCP collectively referred to as the "Parties" or individually as a "Party").

RECITALS

WHEREAS, Pulte is the fee simple owner of certain real property described on **Exhibit "A"** which is attached hereto and incorporated herein (the "Pulte Property"); and

WHEREAS, HCP is the fee simple title owner of certain real property as described on **Exhibit "B"** which is attached hereto and incorporated herein (the "HCP Property"), which abuts the Pulte Property; and

WHEREAS, HCP has agreed to grant to Pulte non-exclusive landscaping and sign easements, as more fully described herein;

NOW, THEREFORE, in consideration of ten dollars (\$10.00) and other good and valuable consideration as set forth herein, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Grant of Easements. HCP hereby grants to Pulte the following: (a) a perpetual non-exclusive easement for ingress, egress, landscaping and installation of a three (3) rail ranch-style fence and maintenance of the fence, which is located north of U.S. 301 and west of the proposed Harrison Ranch Boulevard (the "Western Landscaping Easement"); (b) a perpetual non-exclusive easement for ingress, egress, landscaping and installation of a three (3) rail ranch-style fence and maintenance of the fence, which is located north of U.S. 301 and east of the proposed Harrison Ranch Boulevard. Such easement is legally described on **Exhibit "D"**, which is attached hereto and incorporated herein (the "Eastern Landscaping Easement") (collectively the Western Landscaping Easement and the Eastern Landscaping Easement shall be referred to as the "Landscaping Easements"); (c) a perpetual non-exclusive easement for ingress, egress, installation of a sign inclusive of landscaping and lighting and maintenance of a sign to indicate entrance to the Pulte Property. (the "Western Sign Easement"); and (d) a perpetual non-exclusive easement for ingress, egress, installation of a sign and maintenance of a sign inclusive of landscaping and lighting to indicate entrance to the Pulte Property. (the "Eastern Sign Easement") (collectively the Western Sign Easement and the Eastern Sign Easement shall be referred to as the "Sign Easements"). The easements described above are legally and graphically described on **Exhibits "C" and "D"**, respectively, which are attached hereto and incorporated herein. Collectively, all the easements described above shall be referred to as, the "Easements."

3. Scope; Amendment. HCP has granted and conveyed the Easements to Pulte for the benefit of Pulte's Property. This Agreement shall be deemed to run with the land, and shall be binding upon and the benefits inure to the Parties hereto and their respective heirs, devisees, personal representatives, successors or assigns. This Agreement may be amended, modified or terminated at any time by a declaration in writing, executed and acknowledged by the Parties hereto, or their successors or assigns, and recorded in the Public Records of Manatee County, Florida.

4. Term. This Agreement and the Easements and restrictions created hereby shall be perpetual to the extent permitted by law and shall run with the land.

5. Maintenance of Easements. The cost of creating and maintaining the Easements shall be exclusively born by Pulte, its heirs or assigns. However, when HCP completes its commercial improvements on the HCP Property, HCP, its heirs and assigns, shall share in the cost of maintaining the Landscaping Easements with Pulte. The cost sharing does not include the maintenance of the Sign Easements. Until HCP has completed its commercial improvements of the HCP Property, it shall share in the cost of maintaining the Landscaping Easements based upon the percentage of the HCP Property that has been improved. For example, if HCP has improved fifty percent (50%) of the HCP Property, it shall be responsible for twenty-five percent (25%), or half of its maximum cost in maintaining the Landscaping Easements. After HCP has completed its commercial improvements on the HCP Property, it shall share equally with Pulte in the cost to maintain the Landscaping Easements. Maintenance of the Easements shall be in a first-class condition and shall include the right to repair and/or replace, as necessary, any signs, fencing or other improvements in the Easements. HCP reserves the right to remove and replace any landscaping in the Easements, which in HCP's sole discretion overburdens the HCP Property. If HCP replaces or removes the landscaping, that cost shall be split equally between Pulte, its heirs or assigns and HCP. If Pulte fails to maintain the Easements, thereby requiring HCP to maintain the same, HCP shall notify Pulte in writing of the failure to maintain and allow Pulte fifteen (15) days from receipt of the notification by HCP to cure the failure. If Pulte fails to cure the failure within the herein described time period, causing HCP to expend money to maintain the Easements, Pulte shall remit payment to HCP of the invoice sent by HCP within thirty (30) days of receipt for the cost of the failure to maintain by Pulte.

6. Approval by HCP of Landscaping. Renderings of the fence, landscaping and signs installed in the Landscaping Easements and Sign Easements shall be subject to the reasonable approval of HCP. Such approval shall be made within ten (10) business days after receipt of said renderings by HCP.

7. HCP Access to Easements. HCP shall retain all rights to install and maintain, utilities drainage facilities in the Easements. Such installation and use shall not be inconsistent with Pulte's use of the Easements in maintaining the fence, landscaping and signs. HCP shall also(a) retain access over the Easements to maintain its facilities placed in the Easements; (b) retain the ability to place signs for advertisement of its commercial tenants. Such signage shall be reasonable in height and shall comply with Manatee County standards; and (c) retain for its tenants, customers and invitees ingress and egress rights over the Easements for potential commercial use of the Property. HCP shall repair or restore any damage caused to the fencing, landscaping and/or signs in connection with its installation or maintenance of utilities or drainage facilities.

8. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of Florida.

9. Counterparts. This Agreement may be executed in several counterparts, each of which shall be construed as an original notwithstanding that all the Parties may not be signatories to the same counterpart.

10. Assignment. Pulte shall not assign the rights under the Agreement without the prior written consent of HCP.

11. Indemnification and Prevailing Party. Each Party shall indemnify and save harmless, the other Party, its agents and representatives, from all actions, demands, claims and liabilities of any kind, arising directly or indirectly out of the use or enjoyment by the injured or damaged Party or its agents, employees, licensees and invitees of the easement rights granted herein. In the case of any legal or equitable action taken by a Party hereto in connection with the default of the other Party, the prevailing Party shall be entitled to recover from the other Party all costs and reasonable attorney's fees and costs and fees incurred on appeals incurred in connection herewith. This Paragraph is intended to and shall survive termination of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day, month and year first above written.

WITNESSES:

Kim Leamon
 Print Name: Kim Leamon
A. Cromie
 Print Name: A. Cromie

PULTE HOME CORPORATION, a Michigan Company

By: [Signature]
 Print Name: MAT J. O'Brien
 Its: VP - DISCOUNT - LAND

Northdale Executive Center
 3810 Northdale Boulevard, Suite 100
 Tampa, Florida 33624

STATE OF FLORIDA
 COUNTY OF Hillsborough

The foregoing instrument was subscribed and sworn to before me this 18th day of February, 2005, by Mat J. O'Brien, as V.P. Land of Pulte Home Corporation, a Michigan company

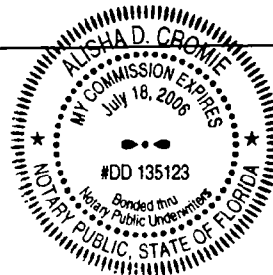
☒ personally known to me
☐ who produced

_____ (type of identification)
 as identification and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed, for and on behalf of said corporation.

My Commission expires:

Signature Alisha D. Cromie

Print Name _____
 NOTARY PUBLIC
 Commission No. _____



HC PROPERTIES, LLC, a Florida limited liability company

WITNESSES:

William C. Robinson, Jr.
Print Name: William C. Robinson, Jr.

Patricia A. Whitaker
Print Name: PATRICIA A. WHITAKER

By:

Print Name: Thomas B. Brown

Its: Managing Member

4740 State Rd. 64 East
Bradenton, Florida 34208

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was subscribed and sworn to before me this 9th day of February, 2005, by Thomas B. Brown, as Managing Member of HC Properties, LLC, a Florida limited liability company

☒ personally known to me
☐ who produced

_____ (type of identification)
as identification and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed, for and on behalf of said corporation.

My Commission expires:

Signature William C. Robinson, Jr.

Print Name William C. Robinson, Jr.

NOTARY PUBLIC

Commission No.



William C. Robinson Jr
My Commission D0232064
Expires July 15, 2007

EXHIBIT A
OVERALL LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

LESS AND EXCEPT

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH,
RANGE 18 EAST RUN S 89°11'56" W ALONG THE SOUTH LINE OF SAID SECTION 35, A
DISTANCE OF 1335.46 FEET; THENCE N 00°04'58" E, A DISTANCE OF 667.37 FEET TO THE
POINT OF BEGINNING; THENCE N 00°04'58" E, A DISTANCE 667.81 FEET; THENCE
N 89°43'51" E, A DISTANCE OF 52.20 FEET; THENCE S 00°43'05" W, A DISTANCE OF 668.17
FEET; THENCE N 89°55'02" W, A DISTANCE OF 44.79 FEET TO THE POINT OF BEGINNING.
LYING AND BEING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE
COUNTY FLORIDA;

LESS AND EXCEPT

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH,
RANGE 18 EAST RUN S 89°11'56" W ALONG THE SOUTH LINE OF SAID SECTION 35, A
DISTANCE OF 1298.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
S 89°11'56" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 37.40 FEET;
THENCE N 00°04'58" E, A DISTANCE OF 667.37 FEET; THENCE S 89°55'02" E, A DISTANCE
OF 44.79 FEET; THENCE S 00°43'05" W, A DISTANCE OF 668.64 FEET TO THE POINT OF
BEGINNING.

LYING AND BEING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE
COUNTY, FLORIDA.

TOGETHER WITH

ALL OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY,
FLORIDA;

TOGETHER WITH

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 LYING NORTH OF TAMiami TRAIL
(U.S. 301); AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 461.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 796.88 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 68°29'01" W, A DISTANCE OF 1522.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01" TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 29°59'00" E, A DISTANCE OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE N 29°59'00" E, A DISTANCE OF 36.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 60°01'00" E, A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY; THENCE N 62°10'00" E, A DISTANCE OF 113.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 27°50'00" W, A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE N 32°26'00" E, A DISTANCE OF 23.76 FEET; THENCE S 57°32'00" E, A DISTANCE OF 1271.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

ALSO LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF US 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 1379.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 829.49 FEET; THENCE N 89°27'14" W, A DISTANCE OF 464.77 FEET; THENCE N 27°07'06" E, A DISTANCE OF 1261.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1402.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LYING NORTH OF U.S. HIGHWAY 301, MANATEE COUNTY, FLORIDA; LESS MAINTAINED RIGHT OF WAY FOR 100TH AVENUE EAST.

LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (SECTION 1302-104-202); THENCE S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2656.09 FEET; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 813.04 FEET TO THE POINT OF BEGINNING; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 997.93 FEET; THENCE N 01°27'51" E, A DISTANCE OF 517.00 FEET; THENCE S 83°32'09" E, A DISTANCE OF 853.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E., THENCE S 00°33'46" W, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 364.39 FT. TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING CANAL FOR A POINT OF BEGINNING; THENCE N 80°13'36" E, ALONG SAID CANAL CENTERLINE, 1209.32 FT.; THENCE S 00°33'46" W, PARALLEL WITH THE WEST LINE OF SAID SECTION 31, TOWNSHIP 33 S., RANGE 19 E., AND 1189.70 FT. EASTERLY THEREFROM, A DISTANCE OF 1560.21 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGES 2553 AND 2854, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°19'32" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 1189.93 FT. TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID CERTAIN PARCEL WITH THE WEST LINE OF SAID SECTION 31, TOWNSHIP 33 S., RANGE 19 E.; THENCE N 00°33'46" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1362.93 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 33 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E.; THENCE S 00°33'46" W, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1733.32 FT. TO A CONCRETE MONUMENT FOUND, MARKING THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 2853 AND 2854, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°33'46" W, ALONG SAID WEST LINE, A DISTANCE OF 1024.43 FT. TO THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE S 00°15'20" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2759.38 FT. TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E., SAME BEING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 34 S., RANGE 19 E.; THENCE S 00°12'15" W, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 247.17 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF SAID S.R. NO. 43 (U.S. 301), AS SHOWN ON F.D.O.T. R/W MAPS SECTION NO. 1302-104-202; THENCE N 63°22'06" E, ALONG THE NORTHERLY R/W OF SAID S.R. NO. 43 (U.S. 301), A DISTANCE OF 69.17 FT.; THENCE N 00°12'15" E, PARALLEL WITH THE WEST LINE OF SAID SECTION 6, AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 212.99 FT.; THENCE N 00°15'20" W, PARALLEL WITH THE WEST LINE OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E. AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 2759.19 FT.; THENCE N 00°33'46" E, PARALLEL WITH THE WEST LINE OF SAID SECTION 31, AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 1025.30 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID CERTAIN PARCEL; THENCE S 89°19'32" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 60.01 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 33 S., RANGE 19 E. AND SECTION 6, TOWNSHIP 34 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

TOGETHER WITH

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE RUN S 00°01'09" W ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 2792.70 FEET; THENCE S 00°01'44" W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 595.67 FEET; THENCE S 89°46'27" W, A DISTANCE OF 799.91 FEET; THENCE N 00°00'11" W ALONG THE EAST LINE OF ANCIENT OAKS, UNIT 1 SUBDIVISION, PLAT BOOK 39, PAGE 31 AND ITS NORTHERLY AND SOUTHERLY PROJECTION, A DISTANCE OF 3905.46 FEET; THENCE N 00°04'13" W, A DISTANCE OF 344.17 FEET; THENCE N 63°16'43" E ALONG THE SOUTHERLY MONUMENTED RIGHT OF WAY LINE OF ERIE ROAD, A DISTANCE OF 448.29 FEET; THENCE S 00°00'07" W, A DISTANCE OF 1049.92 FEET; THENCE S 88°10'41" E, A DISTANCE OF 401.55 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

EXHIBIT "B"

DESCRIPTION: COMMERCIAL PARCEL EAST

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 461.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 796.88 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 68°29'01" W, A DISTANCE OF 1522.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01" TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 29°59'00" E, A DISTANCE OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE N 29°59'00" E, A DISTANCE OF 86.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 60°01'00" E, A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY; THENCE N 62°10'00" E, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 27°50'00" W, A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE N 32°28'00" E, A DISTANCE OF 28.76 FEET; THENCE S 57°32'00" E, A DISTANCE OF 1271.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 14.00 ACRES.

TOGETHER WITH

DESCRIPTION: COMMERCIAL PARCEL WEST

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF US 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 1379.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 829.49 FEET; THENCE N 89°27'14" W, A DISTANCE OF 464.77 FEET; THENCE N 27°07'06" E, A DISTANCE OF 1261.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1402.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 16.00 ACRES.

TOGETHER WITH

DESCRIPTION: COMMERCIAL 5 ACRE PARCEL

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (SECTION 1302-104-202); THENCE S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2656.09 FEET; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 813.04 FEET TO THE POINT OF BEGINNING; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 997.93 FEET; THENCE N 01°27'51" E, A DISTANCE OF 517.00 FEET; THENCE S 88°32'09" E, A DISTANCE OF 853.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

EXHIBIT "C"

*Zoller, Najjar & Shroyer, L.C.**Engineers, Planners, Surveyors**Landscape Architects & Environmental Consultants*

CERTIFICATE OF AUTHORIZATION # LB6982
 201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 748-3747

DESCRIPTION: 30 FOOT LANDSCAPE EASEMENT (EAST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 213.46 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD # 43, SECTION 1302-104-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 461.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 796.88 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 60°29'01" W, AT A DISTANCE OF 1522.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°30'01", A DISTANCE OF 1022.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°08'56", A DISTANCE OF 49.57 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 28°42'24" W, AT A DISTANCE OF 1552.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°30'02", A DISTANCE OF 1042.88 FEET; THENCE N 60°16'38" E, A DISTANCE OF 746.81 FEET; THENCE S 57°32'00" E, A DISTANCE OF 33.92 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

DESCRIPTION: 30 FOOT LANDSCAPE EASEMENT (WEST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 213.46 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD # 43, SECTION 1302-104-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1448.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 829.49 FEET; THENCE N 89°27'14" W, A DISTANCE OF 59.52 FEET; THENCE N 60°16'38" E, A DISTANCE OF 854.99 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 68°07'17" W, A DISTANCE OF 1372.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°04'32", A DISTANCE OF 911.75 FEET; THENCE N 27°07'06" E, A DISTANCE OF 30.04 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 29°59'00" W, AT A DISTANCE OF 1402.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°12'30", A DISTANCE OF 959.41 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

DESCRIPTION: SIGN EASEMENT (EAST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 213.46 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD # 43, SECTION 1302-104-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1220.87 FEET; THENCE N 29°43'22" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S 60°16'38" W, A DISTANCE OF 72.41 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 67°12'25" W, AT A DISTANCE OF 1522.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'37", A DISTANCE OF 74.77 FEET; THENCE S 70°56'25" E, A DISTANCE OF 98.93 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

DESCRIPTION: SIGN EASEMENT (WEST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 213.46 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD # 43, SECTION 1302-104-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1474.78 FEET; THENCE N 29°43'22" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S 60°16'38" W, A DISTANCE OF 92.37 FEET; THENCE N 19°28'06" E, A DISTANCE OF 134.22 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 64°26'15" W, A DISTANCE OF 1372.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°41'02", A DISTANCE OF 88.21 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SEE SHEET 2 FOR SKETCH

NOT A BOUNDARY SURVEY

DESCRIPTION SKETCH

HARRISON RANCH

30 FOOT LANDSCAPE & SIGN EASEMENT

IN

SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION
 HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT
 THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND
 DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR
 KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM
 TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF
 FLORIDA", CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: J. N. GATCH, JR. P.S.M.
 JAMES N. GATCH, JR., P.S.M.

FLORIDA CERTIFICATE NO. LS 4295DATE OF CERTIFICATION: 07/07/04

SHEET 1 OF 2

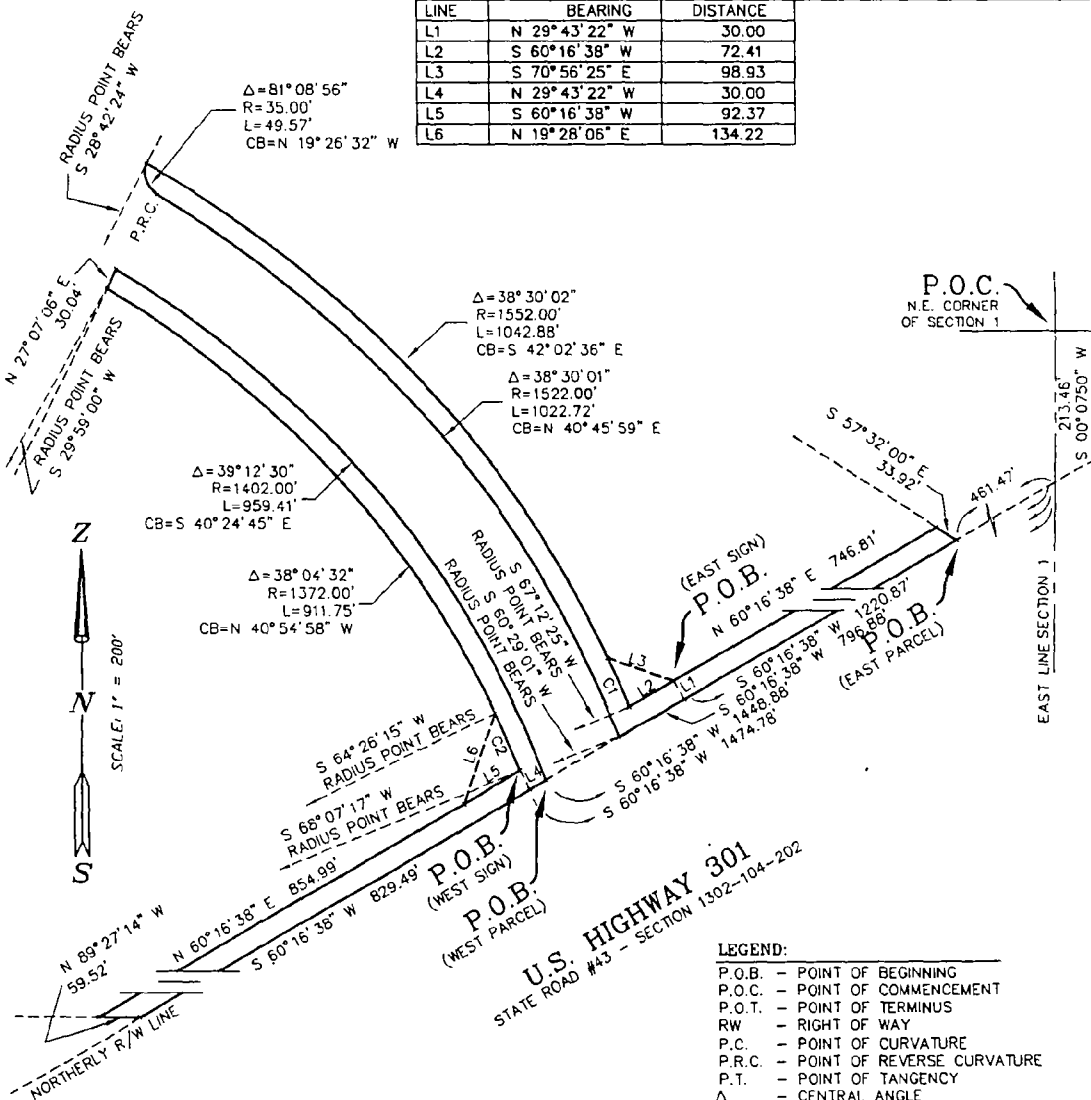
EXHIBIT "D"

Zoller, Najjar & Shroyer, L.C.
Engineers, Planners, Surveyors
Landscape Architects & Environmental Consultants

CERTIFICATE OF AUTHORIZATION # LB6982
201 5th AVENUE DRIVE EAST
POST OFFICE BOX 9448
BRADENTON, FLORIDA 34206
(941) 748-8080
FAX (941) 748-3747

CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C1	74.77	02° 45' 37"	1522.00	N 24° 10' 24" W
C2	88.21	03° 41' 02"	1372.00	S 23° 43' 14" E
LINE	BEARING	DISTANCE		
L1	N 29° 43' 22" W	30.00		
L2	S 60° 16' 38" W	72.41		
L3	S 70° 56' 25" E	98.93		
L4	N 29° 43' 22" W	30.00		
L5	S 60° 16' 38" W	92.37		
L6	N 19° 28' 06" E	134.22		



LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- RW - RIGHT OF WAY
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- C1 - CURVE NUMBER
- L1 - LINE NUMBER

SEE SHEET 1 FOR DESCRIPTION

NOT A BOUNDARY SURVEY

DESCRIPTION SKETCH

HARRISON RANCH
30 FOOT LANDSCAPE & SIGN EASEMENT
IN
SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

07/07/04

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NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 00° 07' 50" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY, CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

Prepared by and return to:

William C. Robinson, Jr., Esq.
Blalock, Walters, Held & Johnson, P.A.
802 11th Street West
Bradenton, Florida 34205

FIRST AMENDMENT TO EASEMENT AGREEMENT

THIS FIRST AMENDMENT TO EASEMENT AGREEMENT (this "Amendment") is made as of the 21ST day of April, 2006 by and between **PULTE HOME CORPORATION**, a Michigan corporation ("Pulte") and **HC Properties, LLC**, a Florida limited liability company ("HCP") (Pulte and HCP collectively referred to as the "Parties" or individually as a "Party").

RECITALS

WHEREAS, Pulte is the fee simple owner of certain real property described on **Exhibit "A"** which is attached hereto and incorporated herein (the "Pulte Property"); and

WHEREAS, HCP is the fee simple title owner of certain real property as described on **Exhibit "B"** which is attached hereto and incorporated herein (the "HCP Property"), which abuts the Pulte Property; and

WHEREAS, HCP and Pulte executed an easement agreement providing for landscaping and signage easements in favor of Pulte, and such easement agreement is recorded in Official Records Book 2000, Page 1195 of the Public Records of Manatee County, Florida (the "Easement Agreement");

WHEREAS, the Parties have agreed to expand the easements provided in the Easement Agreement;

NOW, THEREFORE, in consideration of ten dollars (\$10.00) and other good and valuable consideration as set forth herein, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Revised Grant of Easements.** The Easements, as defined in the Easement Agreement, are revised and expanded, as legally and graphically described on **Exhibit "C,"** which is attached hereto and incorporated herein. Such Easements are for the benefit of Pulte's Property described on **Exhibit "A."**
3. **No Further Amendment.** Except to the extent specifically modified by this Amendment, the Easement Agreement shall remain unmodified, and otherwise in full force and effect.

INTENTIONALLY LEFT BLANK: SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day, month and year first above written.

WITNESSES:

Print Name: Austin Cox
 Print Name: A. Cromie

PULTE HOME CORPORATION, a Michigan Company

By: [Signature]
 Print Name: Mark T. O'Brien
 Its: Vice President - Land

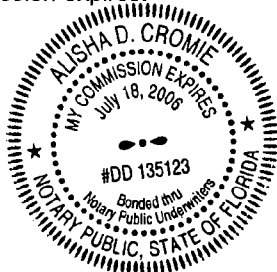
Northdale Executive Center
 3810 Northdale Boulevard, Suite 100
 Tampa, Florida 33624

STATE OF FLORIDA
 COUNTY OF Hillsborough

The foregoing instrument was subscribed and sworn to before me this 10th day of April, 2006, by Mark T. O'Brien, as VP Land of Pulte Home Corporation, a Michigan company
☒ personally known to me
☐ who produced _____
 _____ (type of identification)

as identification and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed, for and on behalf of said corporation.

My Commission expires:



Signature: Alsha D. Cromie
 Print Name: _____
 NOTARY PUBLIC
 Commission No. _____

WITNESSES:

Erica M. Pennington
Print Name: Erica M. Pennington
William C. Robinson, Jr.
Print Name: William C. Robinson, Jr.

HC PROPERTIES, LLC, a Florida limited liability company

By: Thomas B. Brown
Print Name: Thomas B. Brown
Its: Managing Member

4740 State Rd. 64 East
Bradenton, Florida 34208

STATE OF FLORIDA
COUNTY OF MANATEE

April The foregoing instrument was subscribed and sworn to before me this 2nd day of April, 2006, by Thomas B. Brown, as Managing Member of HC Properties, LLC, a Florida limited liability company
☒ personally known to me
☐ who produced

(type of Identification)
as identification and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed, for and on behalf of said corporation.

My Commission expires:

Signature William C. Robinson, Jr.

Print Name William C. Robinson, Jr.
NOTARY PUBLIC
Commission No.



William C. Robinson Jr
My Commission DD232664
Expires July 15, 2007

Exhibit A

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

LESS AND EXCEPT

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH,
RANGE 18 EAST RUN S 89°11'56" W ALONG THE SOUTH LINE OF SAID SECTION 35, A
DISTANCE OF 1335.46 FEET; THENCE N 00°04'58" E, A DISTANCE OF 667.37 FEET TO THE
POINT OF BEGINNING; THENCE N 00°04'58" E, A DISTANCE 667.81 FEET; THENCE
N 89°43'51" E, A DISTANCE OF 52.20 FEET; THENCE S 00°43'05" W, A DISTANCE OF 668.17
FEET; THENCE N 89°55'02" W, A DISTANCE OF 44.79 FEET TO THE POINT OF BEGINNING.
LYING AND BEING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE
COUNTY, FLORIDA;

LESS AND EXCEPT

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH,
RANGE 18 EAST RUN S 89°11'56" W ALONG THE SOUTH LINE OF SAID SECTION 35, A
DISTANCE OF 1298.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
S 89°11'56" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 37.40 FEET;
THENCE N 00°04'58" E, A DISTANCE OF 667.37 FEET; THENCE S 89°55'02" E, A DISTANCE
OF 44.79 FEET; THENCE S 00°43'05" W, A DISTANCE OF 666.84 FEET TO THE POINT OF
BEGINNING.

LYING AND BEING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE
COUNTY, FLORIDA.

TOGETHER WITH

ALL OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY,
FLORIDA;

TOGETHER WITH

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 LYING NORTH OF TAMiami TRAIL
(U.S. 301); AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 461.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 796.88 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 68°29'01" W, A DISTANCE OF 1522.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01" TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 29°59'00" E, A DISTANCE OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE N 29°59'00" E, A DISTANCE OF 86.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 60°01'00" E, A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY; THENCE N 62°10'00" E, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 27°50'00" W, A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE N 32°28'00" E, A DISTANCE OF 28.76 FEET; THENCE S 57°32'00" E, A DISTANCE OF 1271.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

ALSO LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF US 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 1379.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 829.49 FEET; THENCE N 89°27'14" W, A DISTANCE OF 464.77 FEET; THENCE N 27°07'06" E, A DISTANCE OF 1261.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1402.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LYING NORTH OF U.S. HIGHWAY 301, MANATEE COUNTY, FLORIDA; LESS MAINTAINED RIGHT OF WAY FOR 100TH AVENUE EAST.

LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (SECTION 1302-104-202); THENCE S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2656.09 FEET; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 813.04 FEET TO THE POINT OF BEGINNING; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 997.93 FEET; THENCE N 01°27'51" E, A DISTANCE OF 517.00 FEET; THENCE S 88°32'09" E, A DISTANCE OF 853.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E., THENCE S 00°33'46" W, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 364.39 FT. TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING CANAL FOR A POINT OF BEGINNING; THENCE N 80°13'36" E, ALONG SAID CANAL CENTERLINE, 1209.32 FT.; THENCE S 00°33'46" W, PARALLEL WITH THE WEST LINE OF SAID SECTION 31, TOWNSHIP 33 S., RANGE 19 E., AND 1189.70 FT. EASTERLY THEREFROM, A DISTANCE OF 1560.21 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGES 2853 AND 2854, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°19'32" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 1189.98 FT. TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID CERTAIN PARCEL WITH THE WEST LINE OF SAID SECTION 31, TOWNSHIP 33 S., RANGE 19 E.; THENCE N 00°33'46" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1368.93 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 33 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E.; THENCE S 00°33'46" W, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1733.32 FT. TO A CONCRETE MONUMENT FOUND, MARKING THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 2853 AND 2854, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°33'46" W, ALONG SAID WEST LINE, A DISTANCE OF 1024.43 FT. TO THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE S 00°15'20" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2759.38 FT. TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E., SAME BEING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 34 S., RANGE 19 E.; THENCE S 00°12'15" W, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 247.17 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF SAID S.R. NO. 43 (U.S. 301), AS SHOWN ON F.D.O.T. R/W MAPS SECTION NO. 1302-104-202; THENCE N 60°22'06" E, ALONG THE NORTHERLY R/W OF SAID S.R. NO. 43 (U.S. 301), A DISTANCE OF 69.17 FT.; THENCE N 00°12'15" E, PARALLEL WITH THE WEST LINE OF SAID SECTION 6, AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 212.99 FT.; THENCE N 00°15'20" W, PARALLEL WITH THE WEST LINE OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E. AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 2759.19 FT.; THENCE N 00°33'46" E, PARALLEL WITH THE WEST LINE OF SAID SECTION 31, AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 1025.30 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID CERTAIN PARCEL; THENCE S 89°19'32" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 60.01 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 33 S., RANGE 19 E. AND SECTION 6, TOWNSHIP 34 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

TOGETHER WITH

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE RUN S 00°01'09" W ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 2792.70 FEET; THENCE S 00°01'44" W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 595.67 FEET; THENCE S 89°46'27" W, A DISTANCE OF 799.91 FEET; THENCE N 00°00'11" W ALONG THE EAST LINE OF ANCIENT OAKS, UNIT 1 SUBDIVISION, PLAT BOOK 39, PAGE 31 AND ITS NORTHERLY AND SOUTHERLY PROJECTION, A DISTANCE OF 3905.46 FEET; THENCE N 00°04'13" W, A DISTANCE OF 344.17 FEET; THENCE N 63°16'43" E ALONG THE SOUTHERLY MONUMENTED RIGHT OF WAY LINE OF ERIE ROAD, A DISTANCE OF 448.29 FEET; THENCE S 00°00'07" W, A DISTANCE OF 1046.92 FEET; THENCE S 88°10'41" E, A DISTANCE OF 401.58 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

Exhibit B



201 5th Avenue Drive East, Bradenton, Florida 34208
Post Office Box 8448, Bradenton, Florida 34206

(941) 748-8080
Fax (941) 748-3316
Survey Fax (941) 748-3747
E-mail: zns@znseng.com
Web Page: www.znseng.com

JANUARY 23, 2003

HARRISON RANCH

DESCRIPTION: COMMERCIAL PARCEL EAST

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 481.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 60°16'38" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 796.88 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 68°29'01" W, A DISTANCE OF 1522.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01" TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 29°59'00" E, A DISTANCE OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE N 29°59'00" E, A DISTANCE OF 86.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 60°01'00" E, A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY; THENCE N 62°10'00" E, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 27°50'00" W, A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE N 32°28'00" E, A DISTANCE OF 28.76 FEET; THENCE S 57°32'00" E, A DISTANCE OF 1271.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 14.00 ACRES.

K:\LEGALS 2003\HARRISON-COM PAR EAST

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL CONSULTANTS
EB 0002230 LB 000502 LC 000305



201 5th Avenue Drive East, Bradenton, Florida 34208
Post Office Box 9448, Bradenton, Florida 34206

(841) 748-8080
Fax: (841) 748-3316
Survey Fax: (841) 748-3747
E-mail: zns@znseng.com
Web Page: www.znseng.com

JANUARY 23, 2003

HARRISON RANCH

DESCRIPTION: COMMERCIAL PARCEL-WEST

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF US 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 1379.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 829.49 FEET; THENCE N 89°27'14" W, A DISTANCE OF 464.77 FEET; THENCE N 27°07'06" E, A DISTANCE OF 1261.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1402.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 859.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 16.00 ACRES.

X:\LEGALS 2003\HARRISON-COM PAR WEST

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL CONSULTANTS
EA 0002230 LB 0006882 LC 0000385

AE



201 5th Avenue Drive East
Post Office Box 9448
Bradenton, Florida 34206

(941) 748-8080
Fax (941) 748-3315
Survey Fax (941) 748-3747
E-mail: zns@manatee-cc.com
Web Page: www.manatee-cc.com/zns/

OCTOBER 8, 2003

HARRISON RANCH - FALKNER

DESCRIPTION: COMMERCIAL 5 ACRE PARCEL

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (SECTION 13D2-104-202); THENCE S 60°16'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2656.09 FEET; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 813.04 FEET TO THE POINT OF BEGINNING; THENCE S 60°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 997.93 FEET; THENCE N 01°27'51" E, A DISTANCE OF 517.00 FEET; THENCE S 88°32'09" E, A DISTANCE OF 853.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CONTAINING 5.07 ACRES.

K:\LEGALS 2003\IND LEGS-2003\HARRISON-FALKNER-COMMERCIAL 5AC

TOGETHER WITH ALL EASEMENTS AND OTHER RIGHTS APPURTENANT TO THE FOREGOING LANDS AS DESCRIBED IN THIS EXHIBIT "A".

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
ED 0002230 LB 0002230 LC 000102

A

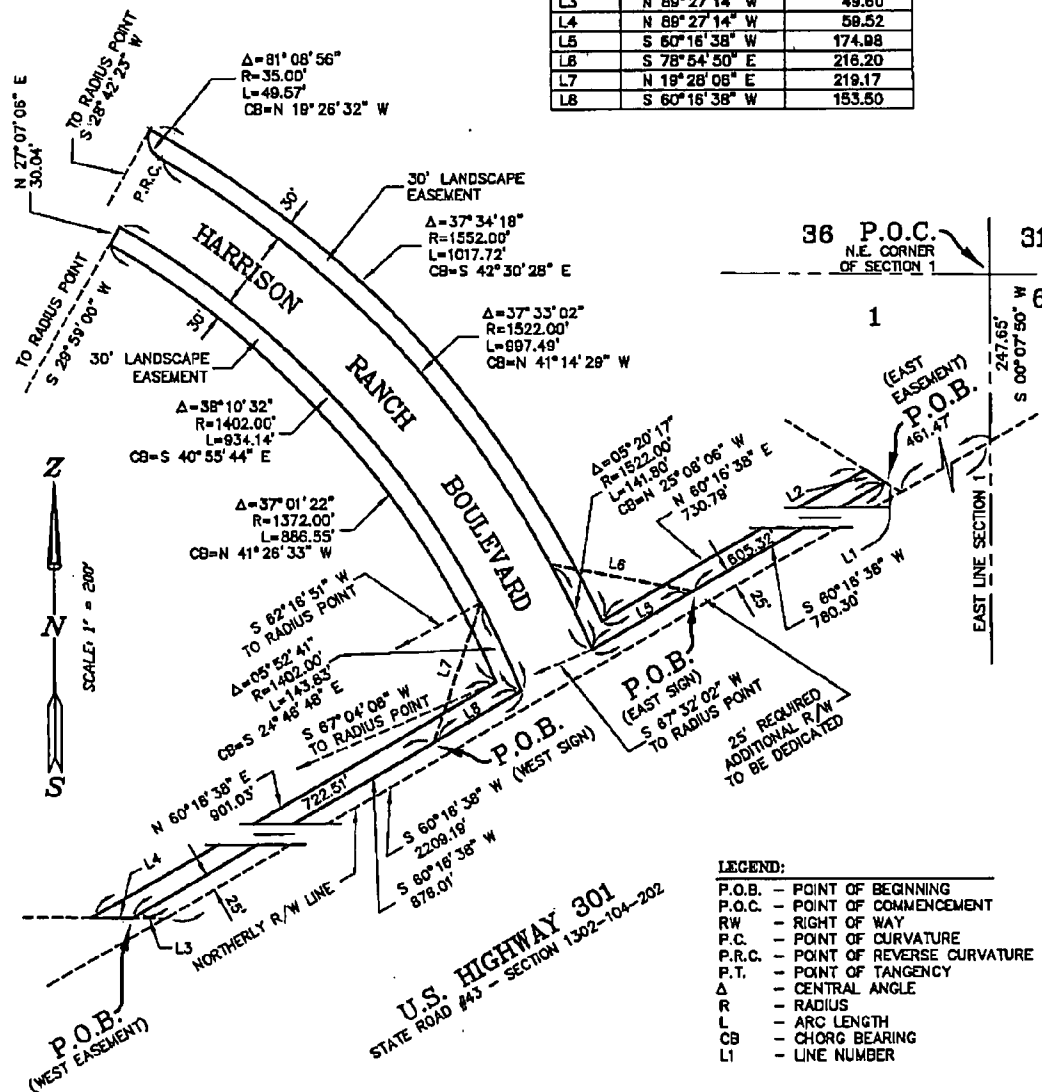
Exhibit C 1 of 2

Zoller, Najjar & Shroyer, L.C.
 Engineers, Planners, Surveyors
 Landscape Architects & Environmental Consultants

CERTIFICATE OF AUTHORIZATION # LB6992
 201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34205
 (941) 748-8080
 FAX (941) 748-3747

LINE DATA

LINE	BEARING	DISTANCE
L1	N 57° 32' 00" W	28.26
L2	S 57° 32' 00" E	33.92
L3	N 89° 27' 14" W	49.60
L4	N 89° 27' 14" W	59.52
L5	S 60° 16' 38" W	174.98
L6	S 78° 54' 50" E	216.20
L7	N 19° 28' 06" E	219.17
L8	S 60° 16' 38" W	153.50



SEE SHEET 2 FOR DESCRIPTION
 NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH

HARRISON RANCH
30 FOOT LANDSCAPE & SIGN EASEMENT
 IN
 SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

08/12/05

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 DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY,
 UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL
 ENGINEER OR SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, L.C.

T:\Harrison\Plot\Harr-1m2.dwg 144 JOB # 00-28308 T:\P\3\HARRLOD -SET

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 1,
 TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY,
 FLORIDA HAVING A BEARING OF S 00° 07' 50" W.
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT
 REPRESENT A BOUNDARY SURVEY, CORNERS HAVE NOT
 BEEN FIELD LOCATED OR SET.

SHEET 1 OF 2

Exhibit C 2 of 2

Zoller, Najjar & Shroyer, L.C.
Engineers, Planners, Surveyors
Landscape Architects & Environmental Consultants

CERTIFICATE OF AUTHORIZATION # LB6882
201 5th AVENUE DRIVE EAST
POST OFFICE BOX 9448
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

DESCRIPTION: 30 FOOT LANDSCAPE EASEMENT (EAST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD No. 43 SECTION 1302-104-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 461.47 FEET; THENCE N 57°32'00" W, A DISTANCE OF 28.26 FEET TO THE POINT OF BEGINNING; THENCE S 60°16'38" W, A DISTANCE OF 780.30 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 67°32'02" W, AT A DISTANCE OF 1522.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°33'02", A DISTANCE OF 997.49 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°08'56", A DISTANCE OF 49.57 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 28°42'23" W, AT A DISTANCE OF 1552.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°34'18", A DISTANCE OF 1017.72 FEET; THENCE N 60°16'38" E, A DISTANCE OF 730.79 FEET; THENCE S 57°32'00" E, A DISTANCE OF 33.92 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
CONTAINING 1.22 ACRES, MORE OR LESS.

DESCRIPTION: 30 FOOT LANDSCAPE EASEMENT (WEST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD No. 43 SECTION 1302-101-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2209.19 FEET; THENCE N 89°27'14" W, A DISTANCE OF 49.60 FEET TO THE POINT OF BEGINNING; THENCE N 89°27'14" W, A DISTANCE OF 59.52 FEET; THENCE N 60°16'38" E, A DISTANCE OF 901.03 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 67°04'08" W, AT A DISTANCE OF 1372.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°01'22", A DISTANCE OF 886.55 FEET; THENCE N 27°07'06" E, A DISTANCE OF 30.04 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 29°59'00" W, AT A DISTANCE OF 1402.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°10'32", A DISTANCE OF 934.14 FEET; THENCE S 60°16'38" W, A DISTANCE OF 876.01 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
CONTAINING 1.24 ACRES, MORE OR LESS.

DESCRIPTION: SIGN EASEMENT (EAST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD No. 42 SECTION 1302-104-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 461.47 FEET; THENCE N 57°32'00" W, A DISTANCE OF 28.26 FEET; THENCE S 60°16'38" W, A DISTANCE OF 605.32 FEET TO THE POINT OF BEGINNING; THENCE S 60°16'38" W, A DISTANCE OF 174.98 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 67°32'02" W, AT A DISTANCE OF 1522.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°20'17", A DISTANCE OF 141.80 FEET; THENCE S 78°54'50" E, A DISTANCE OF 216.20 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
CONTAINING 12206 SQUARE FEET (0.28 ACRES), MORE OR LESS.

DESCRIPTION: SIGN EASEMENT (WEST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°07'50" W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD No. 43 SECTION 1302-104-202); THENCE S 60°16'38" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2209.19 FEET; THENCE N 89°27'14" W, A DISTANCE OF 49.60 FEET; THENCE N 60°16'38" E, A DISTANCE OF 722.51 FEET TO THE POINT OF BEGINNING; THENCE N 19°28'08" E, A DISTANCE OF 219.17 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 62°16'51" W, AT A DISTANCE OF 1402.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'41", A DISTANCE OF 143.83 FEET; THENCE S 60°16'38" W, A DISTANCE OF 153.50 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
CONTAINING 11170 SQUARE FEET (0.26 ACRES), MORE OR LESS.

SEE SHEET 1 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH

**HARRISON RANCH
30 FOOT LANDSCAPE
& SIGN EASEMENT**

IN

**SECTION 1, TOWNSHIP 34 S., RANGE 18 E.
MANATEE COUNTY, FLORIDA**

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UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL
ENGINEER OR SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, L.C.

T:\Harrison\Plots\harr-hs2.dwg bto JOB # 00-20208 T:\P\PS\HARR.CRD -SET

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION
HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT
THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND
DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR
KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM
TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF
FLORIDA", CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: JAMES N. GATCH, JR., P.S.M.

FLORIDA CERTIFICATE NO. LS 4295

DATE OF CERTIFICATION: 08/12/05

SHEET 2 OF 2

Tab 10

Exhibit "A"

Harrison Ranch Bank Restoration

Bid Tabulation Form - October 25, 2022

				Pond Professionals		Finn Outdoor		Crosscreek Environmental	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Bank Stabilization utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	1,541	LF	45.00	69,345.00	48.00	73,968.00	50.00	77,050.00
2	Spot repair utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	14	EA	450.00	6,300.00	500.00	7,000.00	450.00	6,300.00
3	Sodding with Bahia	2,000	SY	5.00	10,000.00	9.00	18,000.00	8.50	17,000.00
4*	Access repairs	1	LS	365.00	365.00	3,500.00	3,500.00	3,000.00	3,000.00
5**	Yard Drains	10	EA	773.33	7,733.30	600.00	6,000.00	400.00	4,000.00
6	Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10	DA	120.00	1,200.00	250.00	2,500.00	250.00	2,500.00
7	Miscellaneous cleanup and work	1	LS	250.00	250.00	1,500.00	1,500.00	3,000.00	3,000.00
Total				\$95,193.30		\$112,468.00		\$112,850.00	

item 4* Includes the necessary backfill and sod for all access areas.

item 5** Includes the installation of one 12" catch basin at the top of the slope and extending a 6" HDPE corrugated pipe down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion

Exhibit "A"

Harrison Ranch Bank Restoration

Bid Form - October 11, 2022

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Bank Stabilization utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	1,541	LF	\$50.00	\$77,050.00
2	Spot repair utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	14	EA	\$450.00	\$6,300.00
3	Sodding with Bahia	2,000	SY	\$8.50	\$17,000.00
4*	Access repairs	1	LS	\$3,000.00	\$3,000.00
5**	Yard Drains	10	EA	\$400.00	\$400.00
6	Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10	DA	\$250.00	\$2,500.00
7	Miscellaneous cleanup and work	1	LS	\$3,000.00	\$3,000.00
Total					\$ 112,850.00 -

item 4* Includes the necessary backfill and sod for all access areas.

item 5** Includes the installation of one 12" catch basin at the top of the slope and extending a 6" HDPE corrugated pipe down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion

Contractor: Crosscreek Environmental, Inc.

Bids Due Tuesday October 25, 2022 by 5:00 PM

Erosion and Stormwater Specialists
Wetland Mitigation
Nuisance Species Removal
Environmental Consulting



241 17th Ave NE
St. Petersburg, FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com

Harrison Ranch Bank Restoration					
Bid Form October 11, 2022					
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Bank Stabilization utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	1541	LF	\$48	\$73,968
2	Spot repair utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	14	EA	\$500	\$7,000
3	Sodding with Bahia	2000	SY	\$9	\$18,000
4*	Access Repairs	1	LS	\$3,500	\$3,500
5**	Yard Drains	10	EA	\$600	\$6,000
6	Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10	DA	\$250	\$2,500
7	Miscellaneous cleanup and work	1	LS	\$1,500	\$1,500
Total					\$112,468

item 4* Includes the necessary backfill and sod for all access areas.

Item 5** Includes the installation of one 12" catch basin at the top of the slope and extending a 6" HDPE corrugated pipe down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion

Contractor: Finn Outdoor, LLC

Bid submitted via email on Tuesday, October 25.

Exhibit "A"

Harrison Ranch Bank Restoration

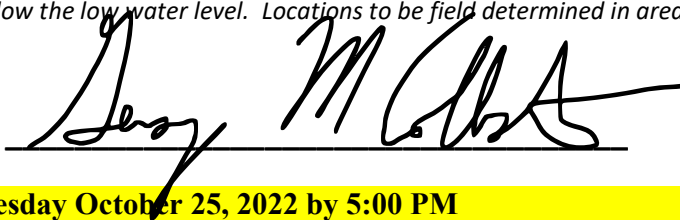
Bid Form - October 11, 2022

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Bank Stabilization utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	1,541	LF	\$45.00	\$69,345.00
2	Spot repair utilizing backfill method including backfill, compaction, Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap	14	EA	\$450.00	\$6,300.00
3	Sodding with Bahia	2,000	SY		\$10,000.00
4*	Access repairs	1	LS		\$365.00
5**	Yard Drains	10	EA	\$773.33/ea	\$7,733.34
6	Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10	DA		\$1,200.00
7	Miscellaneous cleanup and work	1	LS		\$250.00
Total					\$ 95,193.34 -

item 4* Includes the necessary backfill and sod for all access areas.

item 5** Includes the installation of one 12" catch basin at the top of the slope and extending a 6" HDPE corrugated pipe down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion

Contractor:



Bids Due Tuesday October 25, 2022 by 5:00 PM

Tab 11



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 12, 2022 6:30pm
- **Next Board Workshop:** November 16, 2022 6:30pm
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022 (completed)
- **Next Election (Seats 4,5):** November, 2024
- **Qualifying Period:** T/B/A
- **Series 2013 Bonds Eligible for Refunding:** May 1, 2038

District Manager's Report

November 14

2022

Financial Report:

Financials are expected within 14 days.

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Rizzetta & Company

COMPLETED ITEMS:

- Cost share – Playground expansion
- Website audit (Q3) – completed, no issues

PENDING COMPLETION:

Please see Action Item List for complete details.

ONGOING:

Landscape Inspections – Landscape inspections to be completed by LMP

Monthly meter readings - SWFMD data uploads.



Rizzetta & Company

Activities:

October Activities:

Date	Activity	Summary	RSVP	Attended	Revenue	Budget	Expense	Cost PP
10/6/2022	Line Dancing Classes	3 classes scheduled and 1 cancelled due to storm. Some who attended wanted to learn line dancing for the Hoedown and others just wanted to do it for exercise. Fee of \$10 per class paid to instructor.	40	21	\$0		\$0	
10/15/2022	Hoedown	Large Community event with a country rock band, professional line dancers, lawn games, photo areas and food truck.	16	206	\$0	\$3,025.00	\$2,918	\$14.16
10/22/2022	Community Garage Sale	Annual Event - great weather. Received feedback that it was very busy.			\$0	\$0.00	\$0	\$0.00
10/26/2022	Back to Cruising	Informational event providing tips for cruising and what is new with Royal Caribbean Line. We supplied the punch and coffee. Royal Caribbean Representative supplied food.	51	38	\$0	\$25.00	\$12	\$0.50
10/29/2022	Scarecrow Competition	Community event to build a scarecrow, display on resident lawn. Community voted for their 1st, 2nd & 3rd place. 4 entries, great voter participation. Winners received \$25, \$20 & \$15 Home Depot Gift cards		4	\$0	\$100.00	\$71	\$17.66
10/29/2022	Trunk & Treat	5 trunk hosts after 2 cancelled day of event. HR trunk theme was the Wizard of Oz. 145 goodie bags handed out to kids, 2 themed photo areas set-up for resident photos. The playground and clubhouse property was full of kids, parents and grandparents.	0	145	\$0	\$500.00	\$419	\$2.89

Regular Monthly Activities:

Activity	Summary	RSVP	Attended	Revenue	Budget	Expense	Cost PP
Coffee Talk	Southeastern Guide Dogs presented and brought a dog in training and an ambassador dog. Attendees were very impressed by the organization and really enjoyed playing with the dogs after the presentation.	6	6	\$0.00	\$25.00	\$12.38	\$2.06
Coffee Talk PM	NO Coffee Talk This month	0	0	\$0	\$0.00	\$0.00	\$0.00
Youth Talk	No Youth Talks scheduled for the remainder of 2022. Next talk is scheduled for January.	0	0	\$0	\$0.00	\$0.00	\$0.00
Families with Special Needs	Group for families with autism and special needs children, led by a resident who is a teacher with MA, ESE credentials. Resources and information is provided.	4	2	\$0	\$25.00	\$0.00	\$0.00
On-Spot Mobile Dermatology	Mobile full service dermatology clinic brought to the clubhouse parking lot.	N/A	26	\$0.00	\$0.00	\$0.00	\$0.00



Rizzetta & Company

Next Month:

11/10/2022	Veterans Breakfast	Event to celebrate and thank our Harrison Ranch Veterans					
11/12/2022	Astronomy Night	Spring Astronomy night was a big hit and everyone said they would like it again in the fall when they would be able to see planets. Fee \$5 adult and \$3 for children.					
11/19/2022	DJ & Karaoke Dance Party	Residents love dancing and Karaoke. Bringing back DJ Peter and his wife Vee. Vee leads everyone in dance party line dancing for extra fun and crowd participation.					
11/22/2022	Youth Craft	Youth craft for ages 11 & up. Making Snowman wall hanger. We scheduled it on a weekday during fall break so the kids could have a creative and fun activity to do.					
11/30/2022	Charity Toy Drive	Once again collecting holiday gifts for Manatee County Foster & Adoptive Parent Association. Deadline is 11/30/22					

Tab 12

HARRISON RANCH CDD PENDING ITEM LIST AS OF OCTOBER 31, 2022

Date Entered	Date Completed	Area	Action Item	Staff	Vendor	Notes - Most Recent Info is in Red
11/8/2021		Clubhouse	Replace side door (by tennis courts)	BM	Const Mgmt	Door is swollen and does not close properly. Awaiting proposal to replace with fiberglass or similar. 2/14/22: BOS Requested itemized proposal 5/30/22: On hold, BM evaluating door
11/8/2021		Clubhouse	Firepit/BBQ	BM	Const Mgmt	Awaiting proposal to construct firepit/bbq. 11/30/21: Mike Ambriati having difficulty obtaining stone, vendors are only selling full trucks at this time. He has two other similar projects - will contact BM when quote is ready. 4/19/22: BM Met with Detwilers Propane, they can provide the entire job (tank, firepit, etc.) 5/15/22: Proposals received, awaiting proposal for stone work from Construction Mgmt. 6/30/22: Proposal from Detwilers to be reviewed by HOA board for consideration of funding. 8/1/22: Hold pending completion of playground
2/14/2022		Community	Manatee County Community Grant	BM		2/14/22: BM to pursue grant for benches on HR Blvd. 2/28/22: Grant application submitted requesting County provide concrete slabs (ADA), HR to provide benches. 3/28/22: Site visit with County, application approved. Need to submit quotes and related docs 5/22/22: Documents submitted to County, received response that grant funds were exhausted for this year, will resubmit October 2022. 10/4/22: New application submitted. Awaiting review
3/14/2022		Community	Medians in HR Blvd.- drainage, damage	BM		3/14/22 - BM to reach out to County to see if they will remediate 9/7/22 - 2nd email sent, no response
11/8/2021		Dist Eng	Clubhouse Drainage			02/14/22: bids due 2/25/22, DE states it is an easy fix. Front - tie into existing pipes. Back - clean out pipes. 3/14/22: Proposal of Crosscreek Environmental approved, LG to prepare agreement. 4/1/22: Agreement sent to vendor, awaiting date. 7/27/22: Expected to begin week of 8/1/22. Partially resolved, still having issue at front sidewalk. 11/4/22: Awaiting resolution to sidewalk near pool

11/8/2021		Dist Eng	Marquee Sign			DE is working with County to try to obtain permit. BM contacted Pulte to see if they have any records of permit for original sign. BOS requested that BM obtain refund of all funds paid to Signs Plus & Owens Electric. 11/10/21: BM requested refund from Signs Plus & Owens. (funds to be reimbursed to HOA) 12/19/21: All refunds received. BM to meet with County to discuss options 2/14/22: BM reports verbal approval from county after speaking with jim Rigo & Sherri Shepard. Awaiting revised proposal from sign company. 3/14/22: Per BOS, hold pending elimination of North County Overlay 4/9/22: Resubmitted to County Engineer, she forwarded to Sherri Shepard, awaiting decision (followed up 5/2/22) 5/15/22: Latest communication with owner of lot - he will be in touch week of 6/6/22. 6/22/22: Owner left vm that he is working with his attorney and survey department to finalize request and will be in touch in a couple weeks. 9/3/22: Same as above.
2/14/2022		Dist Eng	Aquatic Plantings			2/14/22: Tabled. BOS requested DE provide addl info re phased approach. Will be reviewed at 4/22
2/14/2022		Dist Eng	Pond Bank Restoration			2/14/22: Tabled. BOS requested DE provide addl info re phased approach. Will be reviewed at 4/22 Workshop. On Hold until 10/2022

HARRISON RANCH CDD COMPLETED ITEM LIST AS OF OCTOBER 31, 2022

Date Entered	Date Completed	Area	Action Item	Staff	Vendor	Notes
11/8/2021	11/9/2021	Clubhouse	Adjust pool hours	BM		Pool to open at 5am, lap swim 5am-9am
11/8/2021	11/19/2021	Ponds	Pond 38 Aerifier		Solitude	Aerifier is out for repair. Jason to provide BM with update. 11/11/21: Per Dan: The aerator compressor suffered a power surge and took out the motor. We sent it back to see if they will warranty. In the meantime we have a replacement that is coming in and will be up and running by Tuesday 11/16 the latest.
11/8/2021	11/17/2021	Landscape	Backfill of 3 Culverts		LMP	Proposal approved 11/8/21 \$3,930.00
11/8/2021	11/18/2021	Landscape	Galloway Monument Landscape		LMP	Proposal approved 11/8/21 \$543.15
11/8/2021	12/8/2021	Landscape	Annuals rotation (red/white begonias)		LMP	Proposal approved 11/8/21 \$15,691.18
11/8/2021	12/23/2021	Clubhouse	Playground Replacement	BM	Playground Boss	Proposal approved 10/13/21 Play structure/rubber mulch. Delivery anticipated 12/6/21. Existing mulch to be removed 12/1 &
11/8/2021	12/28/2021	Clubhouse	Patio Furniture	BM	Leaders Outdoor Furniture	Order placed, delivery anticipated early December. 100% funded by HOA. Received 12/28/21
11/8/2021		Ponds	Pond 21 Alum Treatment		Solitude	Proposal approved 11/8/21 \$2,912.00.
11/8/2021		Ponds	Pond 37 Catfish Proposal FY 2021/22		Solitude	Proposal approved 11/8/21 \$4,152.00. In
11/8/2021	1/10/22.	Landscape	Property-wide mulch refresh		LMP	Proposal approved 11/8/21 \$38,416.00. completed 1/10/22
11/8/2021	1/31/2022	Clubhouse	Pool Lap Lane Markers	BM	Swim Outlet.com	11/8/21: BOS authorized purchase of 2 lane dividers (\$530 each) and Elite Stor-Lane Reel (\$2,753) . BM arranging purchase via purchase order because cost exceeds debit card limit. Delivered, awaiting assembly. Assembled and installed 1/31/22
11/8/2021	3/10/2022	Clubhouse	Replace exterior coach lights	BM	Owens	BM to select 2 options for BOD approval. Cost of replacement is \$65.00 per light (Mike Ambriati) Owens proposal is \$30 per fixture. BOD to review at 2/14/22 meeting. Approved, Owens to install. 2/14/22: BOS approved NTE \$1,500. 3/10/22:
12/19/2021	3/15/2022	Clubhouse	Replace exterior bollard lights	BM	Owens	2/14/22: Approved, pending installation by Owens. 3/15/22: Installed/completed
12/27/2021	3/1/2022	Clubhouse	Replacement of water fountain(s)	BM	Const Mgmt	2/14/22: Approved, NTE 1,850.00, pending delivery and installation. BM to contact county to determine if this requires licensed plumber. Plumber not required. 3/1/22: installed/Completed
1/25/2022	2/28/2022	Clubhouse	ordered new pool signs per statute	BM	SignARama	Awaiting delivery. 2/28/22: Installed/Completed
2/14/2022	2/28/2022	Clubhouse	Extend clubhouse interior hours to 8am-11pm	BM		2/14/22: Approved, BM to adjust with security co. Completed
11/8/2021	3/28/2022	Landscape	Re-landscape of Erie Road Monument		LMP	Quote approved, waiting installation. 3/28/22: Completed

2/14/2022	3/22/2022	Landscape	Field Services Agreement	BM		2/14/22: Will Rizzetta agree to do an annual inspection/audit only? BM awaiting response from Rizzetta. Annual inspection not per scope of Field Services. 3/14/22: Board voted to cancel. LG to issue 30 day cancellation notice. 3/22/22: Cancellation letter delivered to Rizzetta.
12/27/2021	2/14/2022	Clubhouse	Damage to tennis court surface (scooters, etc.)	BM		12/27/21: Event occurred. 2/14/22: BOS decision - suspend entire family for 90 days, \$100 fine
1/5/2022	2/14/2022	Clubhouse	Swastika on basketball court	BM		1/5/22: event occurred. Letter sent to all parents, suspending until next board meeting. 2/14/22: Extend suspension for one year, request parent and child(ren) to attend next meeting. Parents notified, no further action required at this time.
11/8/2021		Legal	Grand Oaks - Residents clearing HR property.	BM/LG		Letters sent to owners of 4806 95th Terrace, 4821 95th Terrace & 4726 95th Terrace. BOS approved proposal to purchase 3 "No trespassing/No fishing" signs". BM to verify whether there are "conservation signs" in this area. 11/4/21: Addl cease & desist letters sent to 4821 & 4726 12/16/21: signs installed
3/14/2022	3/23/2022	Landscape	Application of Top Choice throughout		LMP	completed 3/23/22
3/14/2022	3/18/2022	Landscape	Clubhouse entry landscape modification		LMP	completed 3/18/22
2/14/2022	3/29/2022	Dist Eng	Pond vegetation removal			2/14/22: BOS awarded contract to Solitude \$11,990.00. Work scheduled for 3/27 & 3/28.
11/8/2021	3/14/2022	Dist Eng	Water Use Permit - expiring 12/28/21!			Extended to 4/14/22. Testing completed 3/14/22
2/14/2022	4/30/2022	Dist Eng	Pond Structural Repairs			2/14/22: BOS Awarded contract to ANJ \$5,525.00. 3/17/22: Sent docs to LG to prepare agreement. 4/1/22: Agreement sent to vendor for signature

Tab 13



Proposal Submitted to:
Harrison Ranch

October 22, 2022

Ph: 941-776-9725

Fax/Email: BMcEvoy@rizzetta.com

Job Description: Pool Light Pole

Replacement

Proposal #2022 5346

Location: Pool Light Pole

Replacement

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation of new 12' Steel Pole Light with Concrete Base, Installation of new RAB Integrated LED Fixture: Utilizing new sonotube, build new concrete base with new j-bolts encased with proper bolt pattern. Once concrete base has fully cured, install new concrete base below grade in pole light location. Install new hand hole with new PVC conduit from hand hole to concrete base. Install new round steel pole (bronze) onto new concrete base. Install new wiring through new pole and into new integrated RAB LED light fixture. Position new light fixture for optimum illumination to meet requirements of the pool lighting for after dusk swimming. Make all connections, check for proper operation. *(Owens Electric Inc. may need to remove pavers around location of pole, Owens Electric Inc. is not responsible for installing pavers back around new pole light. Customer is responsible to contact a paver company to reinstall any pavers that were removed. Pole is estimated to be 6 weeks out from date ordered)*

Total Proposal: \$5.990

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$2,996

50% Upon Completion: \$2,995

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a

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workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____

Matthew Aloy

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Proposal #: _____

Print Name: _____

Signature: _____



Proposal Submitted to:
Harrison Ranch

October 22, 2022

Ph: 941-776-9725

Fax/Email: BMcEvoy@rizzetta.com

Job Description: Pole Replacement

Proposal #2022 5347

Location: Pool

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Remove and Replace Damaged Pole Lights Around Pool Area (3 Total Poles):

Remove existing LED fixture located on top of damaged poles. These LED fixtures will be reinstalled once poles are replaced. Remove poles from existing concrete base that is below grade. Dig out and remove existing concrete base and cut existing PVC conduit underground. Reroute PVC conduit into new hand hole next to pole location. Utilizing new sonotube, build new concrete base with new j-bolts encased with proper bolt pattern. Once concrete base has fully cured, install new concrete base below grade in pole light location. Install new round steel pole (bronze) onto new concrete base. Install new wiring through new pole and reinstall existing LED light fixture. Position light fixture for optimum illumination to meet requirements of the pool lighting for after dusk swimming. Make all connections, check for proper operation. *(Owens Electric Inc. may need to remove pavers around location of pole, Owens Electric Inc. is not responsible for installing pavers back around new pole light. Customer is responsible to contact a paver company to reinstall any pavers that are removed. Pole is estimated to be 6 weeks out from date ordered)*

Total Proposal: \$11,850 (3 total poles)

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$5,925

50% Upon Completion: \$5,925

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including



overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____

Matthew Aloy

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Proposal #: _____

Print Name: _____

Signature: _____



Proposal Submitted to:
Harrison Ranch

October 22, 2022

Ph: 941-776-9725

Fax/Email: BMcEvoy@rizzetta.com

Job Description: Bollard Removal

Location: Clubhouse

Proposal #2022 5349

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Remove Existing Bollard Light Fixtures around Clubhouse:

Remove bollard light from concrete base, grind down existing metal bolts to be flush with concrete base (safety reason). Install new 12x12x4 PVC box on top of existing concrete base, safe off all wiring into new PVC box on each concrete base. Remove circuit from breaker to eliminate power going to all bollard light locations.

Total Proposal Per Bollard Light Fixture: \$350

Remove bollard light fixture from existing concrete base, dig out entire concrete base from ground and cut all conduit and wiring going into each base. Remove entire concrete base from ground, install new hand hole in place of each concrete base. Reroute all wiring and conduit into new hand hole and safe off all wiring. New hand holes will be flush with grade to avoid any tripping hazard. Remove circuitry from breaker to eliminate power going to all bollard light locations. *(Owens Electric Inc. is not responsible to backfill any hole due to concrete base removal, Owens Electric Inc. recommends a landscape company to fill in any holes and install sod where concrete bases were located)*

Total Proposal Per Bollard Light Fixture: \$670

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$TBD

50% Upon Completion: \$TBD

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

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Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____

Matthew Aloy

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Proposal #: _____

Print Name: _____

Signature: _____

Tab 14

HARRISON RANCH CDD

POOL MAINTENANCE PROPOSALS

	(Current)			
	<u>G&S</u>	<u>Covert Pools</u>	<u>Smiley</u>	<u>LaPensee</u>
Monthly Fee	\$1,633	\$825	\$5,250	\$1,600
Per Service	\$102	\$69	\$438	\$133
Visits/Week	4	3	3	3
CPC License	n	n	y	y
Daily Report	n	n	y	n

Covert Pools

324 50th St W

Palmetto, FL 34221 US

covert.pools01@gmail.com



Estimate

ADDRESS

Rizzetta & Company in c/o Harrison Ranch Community

5755 Harrison Ranch Boulevard

Parrish, FL 34219

ESTIMATE 1153
DATE 10/24/2022
EXPIRATION DATE 11/24/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	MCPSP	<p>MONTHLY COMMERCIAL POOL SERVICE PROPOSAL</p> <p>Proposal is for service and maintenance on listed property commercial pool. Service 3 days a week Monday, Wednesday, and Friday. Maintenance consist of balancing and maintaining all necessary chemicals and conducting maintenance check on all equipment outlined by the State of Florida Health Department. Chemicals provided: chlorine, acid, shock, bi-carb, calcium, & CYA. If needed any chemicals that are not listed will be a additional fee. Cleaning consist of vacuuming, brushing, netting, skimming, tile cleaning, and filter cleaning/backwash. During every service visit tech will provide and maintain Florida Health Department service log. CPO certificate and service log will be stored on commercial property in the pool equipment area at all times.</p> <p>Upon request Covert Pools will provide a copy of Commercial Auto Insurance, Commercial Liability Insurance, and Workman Comp Insurance/Exception.</p> <p>Additional Chemical RECOMMENDED - 1 gallon of 30 day algicide to control and prevent growth of black algae for an additional \$75 a month.</p>	1	750.00	750.00
	AC	Additional Chemical- 1 gallon 30 day algicide	1	75.00	75.00

TOTAL

\$825.00

Accepted By

Accepted Date

Covert Pools references:

- Tides RV Resort
Craig Hassan- maintenance supervisor
+1 (941) 932-0353.
chassan@zeamanhomes.com
- The Floridian Club of Sarasota
Denise- property manager
+1 (407) 508-0432
- Advanced Management Inc. (AMI)
Roberta Maxwell- property manager (Wexford Country Club, Willow Links Condominium)
+1 (941) 350-9418
RMaxfield@amiwra.com



October 27th 2022

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish, FL 34219

HARRISON RANCH - LAP POOL
COMMERCIAL POOL SERVICE PROPOSAL

Pool - Main Lap Pool
COST PER MONTH FOR 3 X WEEK SERVICE - \$5250.00
Includes up to 2 DE Pit cleans per month per pit
Additional pit cleans - \$300 per pit clean

Weekly service includes:

- Three times weekly service
- Test and adjust water chemistry every service
- Brush tile and sides of pool every service
- Net surface of pool every service
- Clean skimmer and pump baskets every service
- Vacuum when required (minimum once a week)
- Check all equipment/systems for operational status
- Maintain county health department required log
- Full report sent after every service and repairs

Additional charges will apply for:

- Storm cleanup
- Construction debris, vandalism or accident cleanup
- Equipment repairs
- All EXTRA chemicals required to maintain chemical balance & chemicals to treat scale, stains, phosphates, etc.
- Black Algae and Algaecide treatments
- Emergency service/repairs
- Routine parts replacement (i.e. light bulbs, gaskets, baskets, etc.) parts and labor
- Periodic tile and rail deep cleaning and polishing (recommended quarterly)

Our labor rate for the above items is \$125.00 an hour unless otherwise specified. Written cost estimates will be submitted for approval for all but emergency repairs.

We will ensure that the pool meets all County safety and health requirements. We will advise the Property Manager immediately of any issues or problems associated with the pool or spa.

We will ensure that the pool meets changing federal, state and local regulations.

We will require emergency contact information, keys for access, and any other access or parking instructions for the facility.

We will schedule and complete our work to ensure the least disruption to facility residents.

We will invoice you monthly on the first of the month, net 30.

Should you require a reference please contact, Lido Beach Club, Ben Franklin Drive, Sarasota. Telephone 941-388-4567

Signed acceptance of this proposal constitutes the contract. The contract will automatically renew annually on the date of the acceptance signature below. Either party may terminate service with 30 days written notice. Upon termination, all outstanding invoices must be settled within 5 working days.

POLICIES

The pool will be serviced per the terms above. If the service day falls on a major holiday (Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day, New Years Day) service will be completed the day before or day after the holiday. In the event of storm conditions our staff will chemically treat the pool only and will clean the pool during the next service. Smiley Pool Service's safety policy prohibits our staff from using metal poles to vacuum, net and brush the pool during thunder storm conditions. A surcharge of \$90 will apply to emergency service calls on nights and weekends.

QUALIFICATIONS

Smiley Pool Services is a professional company working exclusively for commercial customers in Sarasota and Manatee counties. We employ only mature, experienced CPO certified technicians. The same staff will service the pool each week. As a professional company, we work in uniform and our trucks have Smiley Pool Services logos.

We guarantee 100% satisfaction with our service and have a reputation for consistent, reliable service and quick response to problems.

We are fully insured with general liability (\$2M), commercial vehicle and workman's compensation insurance coverage. We are licensed and employ a full time, experienced pool repair mechanic

We are experts in pool equipment/systems and will monitor the equipment for optimum performance. We will notify you immediately of problems and needed repairs and will always present a written cost estimate for your approval. We have expert resources available to us for any specialty repairs.

EXPERIENCE

Smiley Pool Services currently maintains numerous commercial in Sarasota and Manatee counties, listed below are a small proportion of our satisfied customers.

Copperleaf, Bradenton
Esplande, Bradenton
Freedom Village, Bradenton
Holiday Inn, Bradenton
Lakewood National, Bradenton
Lexington, Parrish
Polo Run, Bradenton
Lakeridge Falls, Sarasota
Sabal Bay, Sarasota
Cresswind, Bradenton
River Strand Golf & Country Club, Bradenton
Pine Tree Villas, Sarasota

Please direct questions regarding this proposal to the undersigned. Thank you for the opportunity to submit a bid. Submitted by:

Sheila Smillie Owner/ Business Manager
Smiley Pool Services
941 799 1073

PROPOSAL ACCEPTANCE

Proposal Acceptance Signature

Date

Print name

Title

Tentative Start Date:

3103 81st Court E Unit 104
Bradenton
Florida 34211

Tel 941 799 1073 Office
Tel 941 799 1763 Service

Email smiley@smileypoolservices.com
Web www.smileypoolservices.com
State License CPC #1458758



401 MANATEE AVE.
HOLMES BEACH, FLORIDA 34217
(941) 778-5622 · FAX (941) 778-1931

PLUMBING/FIXTURE SHOWROOM
Providing **ALL** your needs in
Plumbing, Pool, Air Conditioning
LP & Natural Gas Services

STATE CERT #CF-C057548
STATE CERT #CFC1426956
HVAC CERT #CAC1818472
POOL CONT #CPC1458908

PROPOSAL SUBMITTED TO Harrison Ranch CDD	PHONE 941-776-9725	DATE October 24th, 2022
STREET 5755 Harrison Ranch Blvd.	JOB NAME	
CITY, STATE AND ZIP CODE Parrish, FL 34219	JOB LOCATION	
Email Address	CITY, STATE AND ZIP CODE	

We hereby submit specifications and estimates for plumbing installations as follows:

Tri-weekly pool maintenance to include 1 pool each visit will consist of:

- Cleaning of tiles
- Chemical Testing & Treatment
- Health Department report signed on each service call
- Inspection of all pertinent equipment
- Vacuum and scrub-brush as needed
- Filters cleaned as needed
- Timely reporting of any damaged or broken equipment

Not included and to be quoted as needed.

- Calcium treatments, stain and algae removal
- Storm Cleanup
- Fecal Cleanup
- Removal of rodents/pests.
- Pool heater, equipment and pump repairs and replacements.
- Chemical replenishment due to damage or equipment failure.
- Descaling DE Filter Grids

Annual contract is \$19,200

Pool service will commence upon acceptance. Please note that pool maintenance may be cancelled by either party with a 30 day notice.

Pool service will commence upon acceptance.

Pricing may increase due to the volatility of the current market

If recommended repairs are not made in a timely manner we will have to discontinue service

Reasonable up keep of pool and surrounding area must be maintained in between visits

NOTE: MATERIAL PRICES MAY CHANGE BASED ON PRICE AT TIME OF SHIPMENT.
THERE WILL BE A 3.5% ADMINISTRATION FEE ON ALL CREDIT CARD AND PAYPAL PAYMENTS

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

One Thousand Six Hundred Dollars and 00/100

dollars (\$ \$1,600/month).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner According to standard practices. Any alteration or deviation from above specifications involving Extra costs will be executed upon verbal or written orders, and will become an extra charge over And above the estimate. All agreements contingent upon strikes, accidents or delays beyond our Control. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

This proposal may be withdrawn by us if not accepted within _____ days.

DRAW SCHEDULE

NOTE: Removal of underground rock or dewatering of ditches to be owners responsibility.

RI _____ 2ND RI _____ T/O _____
Previous draw to be paid before next phase can be started.

Acceptance of Proposal - The prices, specifications and conditions herein are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein. Work performed under this agreement in the absence of a signed acknowledgement will constitute acceptance of all terms and conditions hereof.

Signature: _____

Signature: _____

Date of Acceptance: _____

LaPensee Pools References:

Covered Bridge Estates

6350 Shenandoah Circle
Ellenton, FL. 34222
Pat - 941-479-4903

Village Green, Section 1

7116 10th Avenue West
Bradenton, FL. 34209
Vivian – 973-222-7854

Grand Mariner Condo Assoc.

595 Dream Island Road
Longboat Key, FL. 34228
Steve – 260-704-6969

Tab 15

Trail entries, needing shell replenishment:

Normande East:



Corriente (both sides):



HRB – Crawford Loop:



HRB – Ola Mae Way:



Tab 16



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Quote Date: 3/23/2022

Quote Expiration Date: 11/17/2022

Bill to
Harrison Ranch CDD
c/o Rizzetta & Company
3434 Colwell Ave #200
Tampa, FL 33614

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

Quote #: q5954

Item	Description	Quantity	Price	Amount
Notes	Model # PH090ARDSWNJ # 2 Serial # 1138084-J12 Replace compressor, TXV, filter drier, contactor, capacitor, acid away, and R410a Includes the above parts, acid away, torch, vacuum, freon reclaim/return and labor Warranty: One year parts and labor on the above repair	1	\$0.00	\$0.00
CMPW1380360	Replace COMPRESSOR ZP 70 208- 230 VOLT 1ph *only includes 1 pound of freon lost from reclaiming*	1	\$3,062.70	\$3,062.70
RCAC1120000	Charge System With Puron R410A	6	\$129.60	\$777.60
TRIP CHARGE		1	\$22.50	\$22.50
Consumables		1	\$17.95	\$17.95

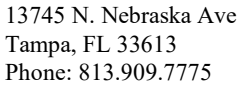
Subtotal: \$3,880.75

Tax: \$0.00

Total: \$3,880.75

You will save \$431.20 with your Agreement if accepted.

Tab 17



Estimate

Billing Address	Install Address
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA	Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219 USA

Rep	P.O. No.	Date	Estimate #
		10/25/2022	5474

[illegible]

Tab 18

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2021-2022 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Harrison Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022 (“Fiscal Year 2021-2022”); and

WHEREAS, the Board desires to amend the Fiscal Year 2021-2022 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2021-2022; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2021-2022 Budget within sixty (60) days following the end of the Fiscal Year 2021-2022; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2021-2022 Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2021-2022.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Harrison Ranch Community Development District for the Fiscal Year Ending September 30, 2022, as amended and adopted by the Board of Supervisors effective October 27, 2022.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 1,529,750.00
TOTAL RESERVE FUND	\$ 97,655.00
DEBT SERVICE FUND (SERIES 2017)	\$ 283,172.33
TOTAL ALL FUNDS	\$ 1,910,577.33

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect as of November 14, 2022.

PASSED AND ADOPTED this 14th day of November, 2022.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended General Fund Budget FY 2021-2022

EXHIBIT A
AMENDED FISCAL YEAR 2021-2022 GENERAL FUND BUDGET

**Proposed Amended Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2021/2022**

Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
REVENUES		
Interest Earnings		
Interest Earnings	\$ -	\$ -
Special Assessments		
Tax Roll*	\$ 1,402,218	\$ 1,402,218
Other Miscellaneous Revenues		
Miscellaneous Revenues	\$ 2,250	\$ 2,250
Clubhouse Rentals	\$ 2,000	\$ 2,000
Key/Access Revenue	\$ 282	\$ 282
Lease Revenue	\$ 1,200	\$ 1,200
Community Activity Revenues	\$ 1,800	\$ 1,800
Balance Forward		\$ 120,000
TOTAL REVENUES	\$ 1,409,750	\$ 1,529,750
TOTAL REVENUES AND BALANCE	\$ 1,409,750	\$ 1,529,750
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 12,000	\$ 12,000
Financial & Administrative		
Administrative Services	\$ 5,974	\$ 5,974
District Management	\$ 30,900	\$ 30,900
District Engineer	\$ 20,000	\$ 20,000
Disclosure Report	\$ -	\$ -
Trustees Fees	\$ 3,500	\$ 3,500
Assessment Roll	\$ 5,408	\$ 5,408
Financial & Revenue Collections	\$ 5,408	\$ 5,408
Accounting Services	\$ 20,600	\$ 20,600
Auditing Services	\$ 3,500	\$ 3,500
Arbitrage Rebate Calculation	\$ -	\$ -
Public Officials Liability Insurance	\$ 2,960	\$ 2,960
Legal Advertising	\$ 2,500	\$ 2,500
Dues, Licenses & Fees	\$ 1,700	\$ 1,700
Property Taxes	\$ 1,300	\$ 1,300
Website Hosting, Maintenance, Backup	\$ 4,000	\$ 4,000
Legal Counsel		
District Counsel	\$ 30,000	\$ 30,000
Administrative Subtotal	\$ 149,750	\$ 149,750
EXPENDITURES - FIELD OPERATIONS		
Electric Utility Services		
Utility Services	\$ 2,750	\$ 2,750
Utility - Recreation Facilities	\$ 32,250	\$ 32,250
Street Lights	\$ 31,500	\$ 31,500
Water-Sewer Combination Services		
Utility Services	\$ 43,000	\$ 43,000
Stormwater Control		
Lake/Pond Bank Repairs/Maintenance	\$ 5,000	\$ 5,000
Mitigation Area Monitoring & Maintenance	\$ 50,000	\$ 50,000
Aerator Maintenance	\$ 1,200	\$ 1,200
Fish Stocking	\$ 5,000	\$ 5,000
Aquatic Maintenance	\$ 46,380	\$ 46,380
Aquatic Plant Replacement & Catfish	\$ 12,000	\$ 12,000
Catfish removal	\$ 4,152	\$ 4,152
Stormwater System Maintenance	\$ 5,000	\$ 5,000
Midge Fly Treatment	\$ 26,568	\$ 26,568
Other Physical Environment		
Property Insurance/General Liability	\$ 18,736	\$ 18,736

**Proposed Amended Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2021/2022**

Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
Entry & Walls Maintenance	\$ 1,500	\$ 1,500
Landscape Maintenance	\$ 319,000	\$ 319,000
Irrigation Repairs	\$ 15,000	\$ 15,000
Landscape - Mulch	\$ 58,000	\$ 58,000
Annual Flower Program	\$ 43,000	\$ 43,000
Irrigation Maintenance	\$ 43,200	\$ 43,200
Maintenance/Handyman Services	\$ 7,500	\$ 7,500
Tree Trimming Services	\$ 10,000	\$ 10,000
Fire Ant Treatment	\$ 4,500	\$ 4,500
Landscape Fertilization	\$ 41,520	\$ 41,520
Landscape Pest Control	\$ 8,700	\$ 8,700
Landscape Replacement Plants, Shrubs,	\$ 35,000	\$ 35,000
Holiday Decorations	\$ 10,000	\$ 10,000
Ornamental Lighting & Maintenance	\$ 500	\$ 500
Field Services	\$ 9,000	\$ 9,000
Road & Street Facilities		
Street & Decorative Light Maint. &	\$ 75,000	\$ 75,000
Sidewalk Repair & Maintenance	\$ 500	\$ 500
Parking Lot Repair & Maintenance	\$ 500	\$ 500
Street Sign Repair & Maintenance	\$ 500	\$ 500
Parks & Recreation		
Staff - Salaries	\$ 112,124	\$ 112,124
Pool Repairs	\$ 10,000	\$ 10,000
Wildlife Management Services	\$ 11,000	\$ 11,000
Pool Service Contract	\$ 14,700	\$ 14,700
Facility A/C & Heating Maintenance &	\$ 1,500	\$ 1,500
Telephone Fax, Internet	\$ 11,150	\$ 11,150
Clubhouse - Facility Janitorial Service	\$ 11,250	\$ 11,250
Office Supplies	\$ 2,000	\$ 2,000
Clubhouse - Facility Janitorial Supplies	\$ 2,400	\$ 2,400
Exterior Clubhouse Maintenance & Repair	\$ 10,000	\$ 10,000
Security System Monitoring &	\$ 13,000	\$ 13,000
Management Contract	\$ 9,000	\$ 9,000
Operating & Community Programming	\$ 30,000	\$ 30,000
Pool/Patio Furniture	\$ 1,500	\$ 1,500
Pest Control	\$ 1,380	\$ 1,380
Interior Clubhouse Maintenance & Repairs	\$ 2,500	\$ 2,500
Furniture Repair/Replacement	\$ 1,200	\$ 1,200
Access Control Maintenance & Repair	\$ 5,000	\$ 5,000
Athletic Field Maintenance & Repair	\$ 500	\$ 500
Computer Support, Maintenance, &	\$ 500	\$ 500
Fitness Equipment Maintenance, &	\$ 2,000	\$ 2,000
Playground Equipment and Maintenance	\$ 1,200	\$ 1,200
Tennis Court Maintenance & Supplies	\$ 1,250	\$ 1,250
Trail/Bike Path Maintenance	\$ 5,000	\$ 5,000
Clubhouse Miscellaneous Expense	\$ 1,000	\$ 1,000
Contingency		
Miscellaneous Contingency	\$ 1,100	\$ 121,100
Capital Outlay	\$ 31,290	\$ 31,290
Field Operations Subtotal	\$ 1,260,000	\$ 1,380,000
Contingency for County TRIM Notice		
TOTAL EXPENDITURES	\$ 1,409,750	\$ 1,529,750
EXCESS OF REVENUES OVER	\$ -	\$ -