



Rizzetta & Company

# **Harrison Ranch Community Development District**

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**Board of Supervisors' Meeting  
May 8, 2023**

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

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Julianne Giella	Chairman
	Susan Walterick	Vice Chairman
	Victor Colombo	Assistant Secretary
	Thomas Benton	Assistant Secretary
	Geoffery Cordes	Assistant Secretary
<b>District Manager</b>	Taylor Nielsen	Rizzetta & Company, Inc
<b>District Counsel</b>	Lauren Gentry	Kilinski Van Wyk, PLLC
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering, LLC

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

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

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

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

# 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**

May 1, 2023

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, May 8, 2023 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. Call In number is **Call In number is 929-205-6099, Meeting ID: 364 564 7023**. The following is the agenda for the meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **CONSENT AGENDA**
  - A. Consideration of Minutes of Audit Committee  
Meeting held on April 10, 2023 .....Tab 1
  - B. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on April 23, 2023 .....Tab 2
  - C. Ratification of Operations & Maintenance  
Expenditures for March 2023 .....Tab 3
4. **STAFF REPORTS**
  - A. Pond & Mitigation Maintenance Update
    - i. Presentation of Waterway Inspection Report .....Tab 4
  - B. Landscape Maintenance Updates
    - i. Presentation of MQI Report .....Tab 5
    - ii. Consideration of Landscape Proposals  
(under separate cover)
  - C. District Counsel
  - D. District Engineer
  - E. District Manager/Staff Reports
    - i. Management Report .....Tab 6
5. **BUSINESS ITEMS**
  - A. Consideration of Easement Modification .....Tab 7
  - B. Consideration of Toilets for Clubhouse .....Tab 8
  - C. Consideration of Bollard Lighting Proposal .....Tab 9
  - D. Consideration of Holiday Lighting Proposal.....Tab 10
  - E. Consideration of Resolution 2023-05; Approving Proposed  
Budget for FY 2023/2024 and Setting Public Hearing.....Tab 11
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,

*Taylor Nielsen*

Taylor Nielsen  
District Manager



Tab 1

**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 audit committee meeting of the Harrison Ranch Community Development District was held on **Monday, April 10, 2023 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	<b>Board Supervisor, Committee Member</b>
Sue Walterick	<b>Board Supervisor, Committee Member</b>
Victor Colombo	<b>Board Supervisor, Committee Member</b>
Geoffrey Cordes	<b>Board Supervisor, Committee Member</b>
Tom Benton	<b>Board Supervisor, Committee Member</b>

Also present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company</b>
Lauren Gentry	<b>KE Law Group, PLLC</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS****Call to Order****SECOND ORDER OF BUSINESS****Audience Comments**

There were no audience member comments.

**THIRD ORDER OF BUSINESS****Consideration of Auditing Proposals**

On a motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Audit Committee ranked Berger, Toombs, Elam, Gaines, & Frank as the number one proposer with 495 points and Grau & Associates as the number two proposer with 490 points, for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, Audit Committee adjourned the meeting at 6:37 p.m. for the Harrison Ranch Community Development District.

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chair / Vice Chair

Tab 2

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, April 10, 2023 at 6:37 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Julianne Giella	<b>Board Supervisor, Chair</b>
Sue Walterick	<b>Board Supervisor, Vice-Chair</b>
Victor Colombo	<b>Board Supervisor, Asst. Secretary</b>
Geoffrey Cordes	<b>Board Supervisor, Asst. Secretary</b>
Tom Benton	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company</b>
Lauren Gentry	<b>KE Law Group, PLLC</b>
Tony Smith	<b>Representative, Sitex</b>
Chris Berry	<b>Representative, LMP</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience member comments.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Landscape Proposals**

The Board reviewed the LMP proposals for the Viburnum replacements and want to wait until they can get further review as requested to the University of Florida to see what the struggle is with these plants along the Boulevard.

**B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 13, 2023**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Regular Meeting held on March 13, 2023, for the Harrison Ranch Community Development District.

**C. Consideration of Minutes of the Board of Supervisors Continued Meeting held on March 23, 2023**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Continued Meeting held on March 23, 2023, for the Harrison Ranch Community Development District.

**D. Ratification of Operations & Maintenance Expenditures for February 2023**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for February 2023 (\$109,943.88), for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Pond & Mitigation Maintenance Update**

**i. Presentation of Waterway Inspection Report**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved Sitex to push back the growth coming into the pond at pond SWF14 and drone footage at the additional proposed cost to be done quarterly in the pond reporting, for the Harrison Ranch Community Development District.

The Board requested an update on the aeration in pond 39 to ensure its working correctly.

**B. Landscape Maintenance Update**

**i. Presentation of MQI Report**

The Board requested a proposal for annuals at both entrances and the clubhouse, and the schedule for irrigation in the common areas. The Board requested a proposal to refresh the shell trail from LMP.

The Board clarified they want the Landscape RFP to start as soon as possible to have prices in time for the budget.

**C. District Counsel**

No report.

**D. District Engineer**

Not present.

**E. District Manager/ Staff****a. Management Report**

Next meeting is a workshop on April 26, 2023 and the next regular meeting will be May 8, 2023.

On a Motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved roof repairs at a not-to-exceed amount of \$5,000.00, for the Harrison Ranch Community Development District.

On a Motion by Mr. Benton, seconded by Mr. Colombo, with all in favor, the Board of Supervisors authorized the District Manager to offer Solitude a 50% settlement on the outstanding balance and authorized the Chairman to continue negotiations if needed, for the Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS****Consideration of Easement Modification**

This item was tabled to the next CDD meeting.

**SIXTH ORDER OF BUSINESS****Consideration of Pressure Cleaning Proposal**

On a Motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the Under Pressure proposal for pressure cleaning in the amount of \$1,195.00, for the Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS****Consideration of LED Pole Light Proposal**

On a Motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the Owens Electric proposal for LED Pole Light in the amount of \$6,390.00, for the Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Audit Committee  
Recommendation for Auditing Services**

On a Motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved Berger Toombs Elam Gaines & Frank as the auditor for Fiscal Years 2023 through 2027, for the Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Benton inquired about the bollard lights out front and back of the Clubhouse and the trail entrance that need repaired.

**TENTH ORDER OF BUSINESS**

**Closed Session – Discussion of  
Districts Security Plan**

The Board discussed the District's security plan in a closed session meeting.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Columbo, seconded by Mr. Cordes, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 9:00 p.m. for the Harrison Ranch Community Development District.

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chair / Vice Chair



Tab 3

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures March 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **148,120.62**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ayers Distributing Company	100265	021423 Ayers	Eggs for Egg Hunt 04/01/23	\$ 870.00
Crosscreek Environmental, Inc.	100278	13274 Deposit	30% Bank Restoration Deposit 02/23	\$ 31,172.10
Damn Good Plumbing and Air Corporation	100274	9329356595	Plumber Service Call 02/28/23	\$ 340.00
Damn Good Plumbing and Air Corporation	100279	9329356793	Plumber Service Call 03/23	\$ 335.00
David Cope	100266	021723A	Clubhouse Rodent Proofing 02/23	\$ 1,520.00
David Cope	100266	021723B	Wild Hog Removal 02/23	\$ 1,000.00
DEX Imaging, LLC	100267	AR8974702	Copy Supplies 02/23	\$ 97.44
DEX Imaging, LLC	100291	AR9135444	Copy Supplies 03/23	\$ 22.00
FitRev, Inc.	100297	27702	Quarterly Preventative Maintenance 03/23	\$ 175.00
Florida Department of Revenue	100275	51-8015668220-6 02/23	Sales Tax 02/23	\$ 185.92
Florida Power & Light Company	100292	Electric Summary 03/23	FPL Electric Summary Billing 03/23	\$ 6,198.73
Freedom Fence Builders	100280	1180	Fence Repairs 03/23	\$ 475.00
Frontier Florida, LLC	100281	090719-5 03/23	941-776-3095-090719-5 03/23	\$ 535.46

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Geoffery Cordes	100287	GC031323	Board of Supervisors Meeting 03/13/23	\$ 200.00
Handy Tampa Bay	100302	2236	Handyman Services 03/23	\$ 530.00
Harrison Ranch CDD	DC 030723	DC 030723	Debit Card Replenishment	\$ 1,201.61
Jan-Pro of Manasota	100298	75685	Janitorial Services 03/23	\$ 850.00
Julianne Giella	100288	JG031323	Board of Supervisors Meeting 03/13/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100268	5708	Legal Services 01/23	\$ 2,298.50
Kilinski / Van Wyk, PLLC	100293	6181	Legal Services 02/23	\$ 2,579.02
Landscape Maintenance Professionals, Inc.	100269	173693	Irrigation Repairs 02/17/23	\$ 823.70
Landscape Maintenance Professionals, Inc.	100269	173706	Install Lava Rock 02/23	\$ 1,276.00
Landscape Maintenance Professionals, Inc.	100269	173726	Irrigation Repairs 02/23	\$ 515.00
Landscape Maintenance Professionals, Inc.	100269	174064	Irrigation Repairs 02/23	\$ 45.00
Landscape Maintenance Professionals, Inc.	100269	174079	Irrigation Repairs 02/23	\$ 1,160.00
Landscape Maintenance Professionals, Inc.	100276	174099	Fertilization 02/23	\$ 3,665.00
Landscape Maintenance Professionals, Inc.	100276	174100	Pest Control 02/23	\$ 725.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100299	173848	Monthly Maintenance 03/23	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100299	173849	Fuel Surcharge 03/23	\$ 150.62
Landscape Maintenance Professionals, Inc.	100299	174396	Nutrient Injection Application Oak 03/23	\$ 505.00
Landscape Maintenance Professionals, Inc.	100299	174498	Ant Control Application 03/23	\$ 8,367.00
Manatee County Utilities Department	20230321-01	Water Summary Bill 02/23 ACH	Water Summary Bill 02/23	\$ 2,916.97
Marlin Business Bank	100294	20433360	Copystar Copier - Account # 1613410 03/23	\$ 354.25
McClatchy Company, LLC	100282	176773	Legal Advertising Account #21450 02/23	\$ 79.56
McClatchy Company, LLC	100295	397282	Legal Advertising Account #21450 03/23	\$ 87.75
Owens Electric, Inc.	100270	20227952	January 2023 Repairs	\$ 3,957.15
Owens Electric, Inc.	100270	20228099	Service Call 02/23	\$ 280.00
Owens Electric, Inc.	100270	20228221	February 2023 Inspection	\$ 390.00
Owens Electric, Inc.	100283	20235035	February 2023 Repairs	\$ 6,262.00
Owens Electric, Inc.	100289	20235112	Service Call 02/23	\$ 349.00

**Harrison Ranch Community Development District**

**Paid Operation & Maintenance Expenditures**

**March 1, 2023 Through March 31, 2023**

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Owens Electric, Inc.	100296	20227426	Service Call 11/22	\$ 403.70
Owens Electric, Inc.	100303	20235235	Service Call 03/23	\$ 316.50
Owens Electric, Inc.	100303	20235254	Service Call 03/23	\$ 5,654.42
Owens Electric, Inc.	100303	20235303	March 2023 Repairs	\$ 1,917.00
Piper Fire Protection, Inc.	100284	127115	Annual Alarm Inspection 02/23	\$ 232.00
Piper Fire Protection, Inc.	100284	127117	Annual Sprinkler Inspection 02/23	\$ 175.00
Pro Audio Services, Inc.	100271	20937	Service Call 02/23	\$ 142.50
Rizzetta & Company, Inc.	100263	INV0000077969	Personnel Reimbursement 02/24/23	\$ 6,412.49
Rizzetta & Company, Inc.	100264	INV0000078025	District Management Fees 03/23	\$ 5,676.42
Rizzetta & Company, Inc.	100277	INV0000078159	Personnel Reimbursement 03/10/23	\$ 3,180.18
S & G Pools, LLC	100300	30123	Monthly Pool Service - Three Times Weekly 03/23	\$ 1,633.00
Sashi Baez	100285	031123 Addi's Pony	Egg Hunt 04/23	\$ 1,100.00
Schappacher Engineering, LLC	100286	2358	Engineering Services 02/23	\$ 2,080.00
Securiteam, Inc.	100272	13077021023	Service Call 02/23	\$ 347.50

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100301	7325B	Monthly Lake Maintenance 03/23	\$ 5,664.00
Spectrum	20230306-01	0092838021823 ACH	0050880539-01 - Gym 02/23	\$ 168.13
Susan Walterick	100290	SW031323	Board of Supervisors Meeting 03/13/23	<u>\$ 200.00</u>
<b>Report Total</b>				<u><b>\$ 148,120.62</b></u>

# 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: \$870.

Date: 2/14/23

Payable to: Ayers Distributing  
Address: 1119 Staghorn Trail  
Nicholson, GA. 30565

**RECEIVED**  
02/28/2023

Description: Eggs for Egg Hunt on 4/1/23

G/L Code: 4731

Requestor: Robin Emanuel

Approved by:

B. McElroy 2/14/2023



1119 Staghorn Trail  
Nicholson, GA 30565  
1-800-647-3509  
1-706-757-3939 (Fax)

## No. 1522

2-14-23

511

HARRISON RANCH  
1755 HARRISON RANCH BLVD  
PARRISH, FL 34219  
ATTN: ROBIN

SAME



3-1-23

UPS

Post

DUE UPON  
RECEIPT

QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
	CASE 1000	TOY-FILLED PLASTIC EGGS	\$	\$
6	CASE 1000	CANDY-FILLED PLASTIC EGGS	\$ 145	\$ 870
			SHIPPING	\$ —
		THANK YOU, FROM THE AYERS FAMILY	TOTAL DUE	\$ 870.00



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 2/27/2023  
**Invoice #** 13274

**Bill To**

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

**Project Info**

**P.O. #**  
**Terms**

**Ship Date** 2/27/2023  
**Due Date** 2/27/2023

Description	Qty	Price	Amount
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.		31,172.10	31,172.10
Harrison Ranch Bank Restoration Exhibit "A"			
Bank Stabilization Utilizing backfill method including backfill, compaction, coconut mesh reinforcement mat, and 4"-6" rip-rap	1,541		
Spot repair utilizing backfill method including backfill, compaction, coconut mesh reinforcement mat, and 4"-6" rip-rap	14		
Sodding with Bahia	2,000		
Access repairs	1		
Yard Drains	10		
Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10		
Miscellaneous cleanup and work	1		

**RECOMMENDED FOR PAYMENT:**

*Paul Schuppacher* 2/28/23

**RECEIVED**  
03/01/2023

Thank you for your business

Crosscreek Environmental Inc.

**Subtotal** \$31,172.10  
**Sales Tax (0.0%)** \$0.00  
**Total** \$31,172.10  
**Payments/Credits** \$0.00  
**Balance Due** \$31,172.10

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



## Damm Good Plumbing and Air

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

(941) 776-9725  
remanuel@rizzetta.com

INVOICE	#9329356595
SERVICE DATE	Feb 26, 2023
INVOICE DATE	Feb 28, 2023
DUE	Upon receipt
AMOUNT DUE	<b>\$340.00</b>

### CONTACT US

6130 Clark Center Ave, Suite 102  
Sarasota, FL 34238

(941) 927-3828  
dammgoodplumbingandair@gmail.com

Service completed by: David Bloise

## INVOICE

Services	qty	unit price	amount
Back up in mens bathroom	1.0	\$0.00	
Flat Rate Services - Plumber Service Call weekend call out Plumber includes call out fee and first hour of work	1.0	\$250.00	\$250.00
Flat Rate Services - Plumber additional 15 min weekend call out Plumber each additional 15 min of labor	1.0	\$50.00	\$50.00
Equipment Charge K45 3/8 Snake	1.0	\$40.00	\$40.00
***The first drain cleaning is under warranty for 10 days after work was completed, anything following that has no warranty***			

**Total**

**\$340.00**  
**RECEIVED**  
03/07/2023

Air Clean and Countryside Plumbing presents our NEW BRAND - Damm Good Plumbing and Air!!!! Ownership has stayed the same, just under one umbrella.

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

Thank you, we appreciate your business.



## Damm Good Plumbing and Air

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

(941) 776-9725  
remanuel@rizzetta.com

INVOICE	#9329356793
SERVICE DATE	Mar 08, 2023
INVOICE DATE	Mar 09, 2023
DUE	Upon receipt
AMOUNT DUE	<b>\$335.00</b>

### CONTACT US

6130 Clark Center Ave, Suite 102  
Sarasota, FL 34238

(941) 927-3828  
dammgoodplumbingandair@gmail.com

Service completed by: Elier Carrera

## INVOICE

Services	qty	unit price	amount
Toilets in ladies room 1. has floaties in it, won't flush, 2. clogged TAKE SNAKE	1.0	\$0.00	
Flat Rate Services - Plumber Service Call Plumber includes call out fee and first hour of work	1.0	\$150.00	\$150.00
Flat Rate Services - Plumber additional 15 min Plumber each additional 15 min of labor	5.0	\$30.00	\$150.00
Materials	qty	unit price	amount
Fill valve - Fill Valve Fluid Master Toilet Parts	1.0	\$22.00	\$22.00
Wax Seal and Bolts - Wax Seal w/bolts Toilet Parts	1.0	\$13.00	\$13.00

**Total**

**RECEIVED**  
03/09/23

**\$335.00**

Air Clean and Countryside Plumbing presents our NEW BRAND - Damm Good Plumbing and Air!!!! Ownership has





**David Cope**  
FWC Registered  
Nuisance Wildlife  
Trapper

Specializing in  
Bee, Wasp, Wild  
Hog, Rodent and  
Raccoon Removal  
021723B

**Customer Signature** \_\_\_\_\_



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

# CONTRACT INVOICE

**Invoice Number:** AR8974702  
**Invoice Date:** 2/17/2023

**Bill To:** Harrison Ranch Community Development District  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

**Customer:** Harrison Ranch Community Development District  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
HARRISONRANCH-GBS	Due Upon Receipt	2/17/2023	\$97.44	<b>\$97.44</b>
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28093-RD-CPC-GBS-01		\$97.44		9/21/2022	5/20/2026
Contract Remarks					

## Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 1/21/2023 to 2/20/2023 overage period	\$75.44 **
Remote Diagnostic, Connectivity Agreement	\$22.00
	<hr/>
	\$97.44

\*\*See overage details below

## Detail:

### Equipment included under this contract

5755 Harrison Ranch Bl

Jodi Miller

### Copy Star/CS 308ci

Number	Serial Number	Base Adj.	Location
760409	RNH0Y01224	\$0.00	Harrison Ranch Community Development District 5755 Harrison Ranch Blvd Parrish, FL 34219 Jodi Miller

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	27,424	29,020	1,596	1,000	596	0.011000	\$6.56
Color	COLOR	66,463	70,005	3,542	2,500	1,042	0.066100	\$68.88
								\$75.44

Did you know you can place your supply order online?  
Try <http://www.deximaging.com> and click on "Order Supplies".

**RECEIVED**  
02/18/23

Invoice SubTotal	\$97.44
Tax:	\$0.00
Invoice Total	\$97.44
<b>Balance Due:</b>	<b>\$97.44</b>





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

## CONTRACT INVOICE

**Invoice Number:** AR9135444

**Invoice Date:** 3/20/2023

**Bill To:** Harrison Ranch Community Development District  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

**Customer:** Harrison Ranch Community Development District  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
HARRISONRANCH-GBS	Due Upon Receipt	3/20/2023	\$22.00	<b>\$22.00</b>
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28093-RD-CPC-GBS-01		\$22.00		9/21/2022	5/20/2026
Contract Remarks					

### Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 2/21/2023 to 3/20/2023 overage period	\$0.00 **
Remote Diagnostic, Connectivity Agreement	\$22.00
**See overage details below	<u>\$22.00</u>

### Detail:

#### Equipment included under this contract

5755 Harrison Ranch Bl

Jodi Miller

#### Copy Star/CS 308ci

Number	Serial Number	Base Adj.	Location
760409	RNH0Y01224	\$0.00	Harrison Ranch Community Development District 5755 Harrison Ranch Blvd Parrish, FL 34219 Jodi Miller

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	29,020	29,410	390	1,000	0	0.011000	\$0.00
Color	COLOR	70,005	70,664	659	2,500	0	0.066100	\$0.00
								\$0.00

**RECEIVED**  
03/21/2023

Did you know you can place your supply order online?  
Try <http://www.deximaging.com> and click on "Order Supplies".

Invoice SubTotal	\$22.00
Tax:	\$0.00
Invoice Total	\$22.00
<b>Balance Due:</b>	<b>\$22.00</b>







7823 N Dale Mabry Hwy STE 107  
Tampa, FL 33614  
Ofc: 813-870-2966  
Fax: 813-870-2896

# Invoice

Date	Invoice #
3/9/2023	27702

Bill To
Harrison RanchCDD 3434 Colwell Ave STE 200 Tampa, FL 33614 813-514-0400

Ship To
Harrison Ranch CDD Barbara McEvoy 5755 Harrison Ranch Blvd Parrish, FL 34219

S.O. No.	P.O. No.	Terms	Rep
25916		Due on receipt	ZH

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Quarterly Preventative Maintenance - Inspected - Tested -Tightened & Lubricated Fitness Equipment				175.00	175.00

**RECEIVED**  
03/10/2023

	<b>Subtotal</b>	\$175.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$175.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$175.00

Invoices are considered delinquent thirty (30) days from the invoice date.  
Interest shall accrue on all past due invoices at the rate of 1.5% per month, or  
the maximum rate allowable by law, and the client agrees to be liable for all  
costs related to collection of delinquent invoices, including court costs and  
attorney's fees.



# 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](http://floridarevenue.com/forms).

RECEIVED  
03/07/2023

## Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 51-8015668220-6

FEBRUARY 2023

Surtax Rate: 0.0100

Name  
Address  
City/St  
ZIP

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

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

Location/Mailing Address Changes:

New Location Address: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

Amount Due From Line 9  
On Reverse Side

03/07/23 185.92

Due: MARCH 01 2023

Late After: MARCH 20 2023

9100 0 20229999 0001003043 5 4999999999 0000 5

## Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 51-8015668220-6

FEBRUARY 2023

Surtax Rate: .0100

Name  
Address  
City/St  
ZIP

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

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

Location/Mailing Address Changes:

New Location Address: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

Amount Due From Line 9  
On Reverse Side

03/07/23 185.92

Due: MARCH 01 2023

Late After: MARCH 20 2023

0500 0 20220331 0001003043 4 4000001566 8220 2

**Please do not fold or staple.**

**Harrison Ranch CDD FPL Electric Summary**  
**Account # 79909-28017 02/14/23 to 03/15/23**  
**Due: 04/07/2023**

<u>Account</u>	<u>Service</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
		4605 Harrison Ranch Blvd-Main		
02865-79362	UTILITY SERVICES	Entrance	001 53100 4301	\$ 47.08
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	\$ 97.09
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	\$ 134.39
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	\$ 76.18
14123-45298	STREET LIGHTS	5756 99th Avenue Cri E	001 53100 4307	\$ 141.34
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	\$ 76.31
		5755 Harrison Ranch Blvd		
23025-48272	RECREATIONAL FACILITIES	Perimeter	001 53100 4304	\$ 30.64
23843-37065	UTILITY SERVICES	11049 58th Street Cir E	001 53100 4301	\$ 25.66
29090-55432	UTILITY SERVICES	10402 55th Ln E #Sign	001 53100 4301	\$ 26.63
29678-78196	UTILITY SERVICES	10202 57th Ct E	001 53100 4301	\$ 29.47
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	\$ 29.06
30037-27066	UTILITY SERVICES	11131 58th Street Cir E #Unit 1	001 53100 4301	\$ 50.82
30797-37064	UTILITY SERVICES	5808 110th Ave E	001 53100 4301	\$ 25.66
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	\$ 44.61
36260-99109	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	\$ 25.82
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	\$ 105.77
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	\$ 109.89
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	\$ 90.74
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	\$ 128.16
59381-21463	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	\$ 1,929.49
67960-61205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	\$ 129.91
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	\$ 51.69
		5026 Harrison Ranch Blvd		
71480-20378	UTILITY SERVICES	Entrance	001 53100 4301	\$ 29.57
73725-36180	STREET LIGHTS	Street Lights & Harrison Rnc	001 53100 4307	\$ 1,339.63
75284-20461	STREET LIGHTS	5821 100th Ave E	001 53100 4307	\$ 94.96
76568-88273	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	\$ 531.08
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	\$ 22.70
77871-91514	UTILITY SERVICES	10609 48th St E	001 53100 4301	\$ 29.11
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	\$ 129.03
		5755 Harrison Ranch Blvd		
79950-70468	RECREATIONAL FACILITIES	Landscape	001 53100 4304	\$ 144.57
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	\$ 123.68
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	\$ 100.31
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	\$ 115.47
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	\$ 48.32
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	\$ 83.89
<b>TOTAL</b>				<b>\$ 6,198.73</b>

<b>Summary</b>	
<b>UTILITY SERVICES</b>	<b>001 53100 4301 \$ 337.67</b>
<b>RECREATIONAL FACILITIES</b>	<b>001 53100 4304 \$ 2,661.60</b>
<b>STREET LIGHTS</b>	<b>001 53100 4307 \$ 3,199.46</b>
<b>Total</b>	<b>\$ 6,198.73</b>

**RECEIVED**  
03/18/23



## Summary Bill Statement

Statement Date: Mar 17, 2023

Master Account #: 79909-28017

Total Number of Subordinates: 35

## CURRENT BILL

**\$6,198.73**

TOTAL AMOUNT YOU OWE

**APR 7, 2023**

NEW CHARGES DUE BY

## HARRISON RANCH CDD

## SUMMARY BILL

Total kWh	51,513
Total accounts billed	35
Total accounts not billed	0

For Summary Billing inquiries, please email  
**SUMB@FPL.com**

Please return the coupon below with payment for the Total Amount You Owe.

Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

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



/ 27

9012799092801753789160000

**SUMMARY BILL MASTER**  
**79909-28017**

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

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

FPL Summary Bill  
P.O. BOX 524013  
MIAMI, FL 33152-4013

79909-28017

ACCOUNT NUMBER

\$6,198.73

TOTAL AMOUNT YOU OWE

APR 7, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:**  
HARRISON RANCH CDD

**Account Number:**  
79909-28017

**FPL.com** Page 2

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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.



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

FPL.com Page 3

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
02865-79362	4605 HARRISON RANCH BLVD # MAIN ENTRANCE	AC13668	2023-03-15 29	274 / 0	\$47.08	
05365-28037	9918 100TH DR E # LTS	AC13452	2023-03-15 29	676 / 0	\$97.09	
05462-88259	9782 50TH STREET CIR E # LTS	AC13499	2023-03-15 29	976 / 0	\$134.39	
10034-50200	9881 50TH STREET CIR E # LTS	AC13677	2023-03-15 29	508 / 0	\$76.18	
14123-45298	5756 99TH AVENUE CIR E # LTS	AC13476	2023-03-15 29	1032 / 0	\$141.34	
21023-16292	9908 59TH ST E # LTS	AC13475	2023-03-15 29	509 / 0	\$76.31	
23025-48272	5755 HARRISON RANCH BLVD # PERIMETER LIG	AE05816	2023-03-15 29	98 / 0	\$30.64	
23843-37065	11049 58TH STREET CIR E	ACD5445	2023-03-15 29	0 / 0	\$25.66	
29090-55432	10402 55TH LN E # SIGN	ACD4023	2023-03-15 29	19 / 0	\$26.63	
29678-78196	10202 57TH CT E	ACD0427	2023-03-15 29	75 / 0	\$29.47	
29683-69252	10016 58TH ST E	AC13541	2023-03-15 29	67 / 0	\$29.06	
30037-27066	11131 58TH STREET CIR E #UNIT 1	ACD5378	2023-03-15 29	304 / 0	\$50.82	
30797-37064	5808 110TH AVE E	ACD1469	2023-03-15 29	0 / 0	\$25.66	
31255-79270	10515 48TH CT E # ENTRANCE	AC73193	2023-03-15 29	254 / 0	\$44.61	
36260-99109	5755 HARRISON RANCH BLVD # IRR	KLJ3465	2023-03-15 29	3 / 0	\$25.82	
38549-29274	9935 52ND ST E # LTS	AC13500	2023-03-15 29	746 / 0	\$105.77	
46128-19252	5838 100TH AVE E # LTS	AC13544	2023-03-15 29	779 / 0	\$109.89	
46298-57030	9712 46TH CT E # LTS	AC73195	2023-03-15 29	625 / 0	\$90.74	
56720-86294	9737 50TH STREET CIR E # LTS	AC13496	2023-03-15 29	926 / 0	\$128.16	
59381-21463	5755 HARRISON RANCH BLVD # POOL	KLL6997	2023-03-15 29	15211 / 64	\$1,929.49	
67960-61205	5323 98TH AVE E # LTS	AC13472	2023-03-15 29	940 / 0	\$129.91	
69576-29360	9805 47TH ST E # LTS	AC13607	2023-03-15 29	311 / 0	\$51.69	
71480-20378	5026 HARRISON RANCH BLVD # ENTRANCE	AC13495	2023-03-15 29	77 / 0	\$29.57	
73725-36180	STREET LIGHTS # HARRISON RNC		2023-03-15 29	16832 / 0	\$1,339.63	
75284-20461	5821 100TH AVE E # LTS	AC73148	2023-03-15 29	659 / 0	\$94.96	

Continue on next page



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

FPL.com Page 4

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
76568-88273	5755 HARRISON RANCH BLVD	KLL6998	2023-03-15 29	3983 / 17	\$531.08	
77678-60393	STREET LIGHTS # HARRISON RCH		2023-03-13 31	300 / 0	\$22.70	
77871-91514	10609 48TH ST E	ACD3197	2023-03-15 29	68 / 0	\$29.11	
78604-78036	5009 99TH AVE E # LTS	AC13479	2023-03-15 29	933 / 0	\$129.03	
79950-70468	5755 HARRISON RANCH BLVD # LANDSCAPE	KL83325	2023-03-15 29	1058 / 0	\$144.57	
80171-39109	5735 99TH AVENUE CIR E # LTS	AC13473	2023-03-15 29	890 / 0	\$123.68	
93846-48250	5769 99TH AVENUE CIR E # LTS	AC13474	2023-03-15 29	702 / 0	\$100.31	
95166-90204	5221 100TH DR E # LTS	AC13542	2023-03-15 29	824 / 0	\$115.47	
96273-49039	4728 100TH DR E # LTS	AC13606	2023-03-15 29	284 / 0	\$48.32	
97013-08257	5012 100TH DR E # LTS	AC13469	2023-03-15 29	570 / 0	\$83.89	
TOTAL AMOUNT OF BILL					\$6,198.73	



**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 02865-79362**Service Address:**4605 HARRISON RANCH BLVD # MAIN ENTRANCE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$47.08**

TOTAL AMOUNT YOU OWE

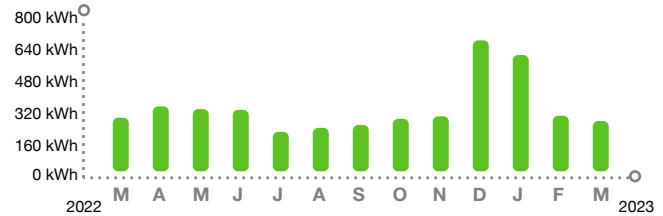
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	50.71
Payments received	-50.71
Balance before new charges	0.00
Total new charges	47.08
<b>Total amount you owe</b>	<b>\$47.08</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

/ 3\* SEND SUMMARY BILL MASTER COUPON ONLY\*

**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

02865-79362

ACCOUNT NUMBER

\$47.08

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	50.71
Payment received - Thank you	-50.71
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$22.10

Fuel: (\$0.040470 per kWh) \$11.09

Electric service amount 45.87

Gross receipts tax (State tax) 1.18

Taxes and charges 1.18

Regulatory fee (State fee) 0.03

Total new charges \$47.08

**Total amount you owe \$47.08**

### METER SUMMARY

Meter reading - Meter AC13668. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	75801		75527		274

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	274	303	292
Service days	29	32	29
kWh/day	9	9	10
Amount	\$47.08	\$50.71	\$46.04

### KEEP IN MIND

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

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### Outstanding reliability

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

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 05365-28037**Service Address:**

9918 100TH DR E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$97.09**

TOTAL AMOUNT YOU OWE

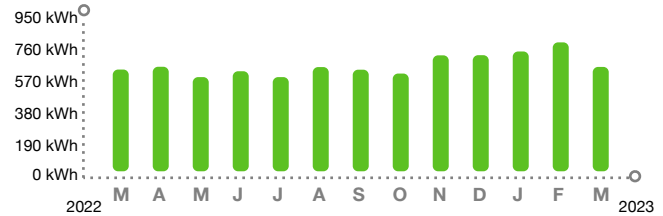
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	116.84
Payments received	-116.84
Balance before new charges	0.00
Total new charges	97.09
<b>Total amount you owe</b>	<b>\$97.09</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

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Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

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Hearing/Speech Impaired:

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



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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

05365-28037

ACCOUNT NUMBER

\$97.09

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	116.84
Payment received - Thank you	-116.84
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$54.55

Fuel: (\$0.040470 per kWh) \$27.36

Electric service amount 94.59

Gross receipts tax (State tax) 2.43

Taxes and charges 2.43

Regulatory fee (State fee) 0.07

Total new charges \$97.09

**Total amount you owe \$97.09**

### METER SUMMARY

Meter reading - Meter AC13452. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	75748		75072		676

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	676	835	659
Service days	29	32	29
kWh/day	23	26	23
Amount	\$97.09	\$116.84	\$88.58

### KEEP IN MIND

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

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

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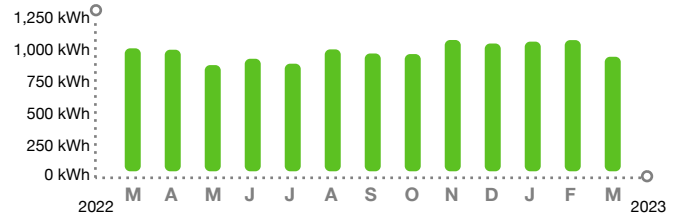
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 05462-88259**Service Address:**9782 50TH STREET CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$134.39**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	152.04
Payments received	-152.04
Balance before new charges	0.00
Total new charges	134.39
<b>Total amount you owe</b>	<b>\$134.39</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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711 (Relay Service)

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

05462-88259

ACCOUNT NUMBER

\$134.39

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	152.04
Payment received - Thank you	-152.04
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$78.75

Fuel: (\$0.040470 per kWh) \$39.50

Electric service amount 130.93

Gross receipts tax (State tax) 3.36

Taxes and charges 3.36

Regulatory fee (State fee) 0.10

Total new charges \$134.39

**Total amount you owe \$134.39**

### METER SUMMARY

Meter reading - Meter AC13499. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	25793		24817		976

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	976	1118	1048
Service days	29	32	29
kWh/day	34	35	36
Amount	\$134.39	\$152.04	\$133.66

### KEEP IN MIND

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

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 10034-50200**Service Address:**9881 50TH STREET CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$76.18**

TOTAL AMOUNT YOU OWE

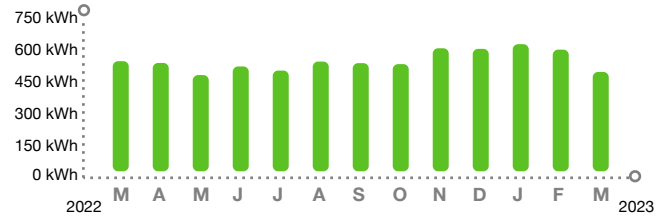
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	90.37
Payments received	-90.37
Balance before new charges	0.00
Total new charges	76.18
<b>Total amount you owe</b>	<b>\$76.18</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

10034-50200

ACCOUNT NUMBER

\$76.18

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	90.37
Payment received - Thank you	-90.37
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$40.99

Fuel: (\$0.040470 per kWh) \$20.56

Electric service amount 74.23

Gross receipts tax (State tax) 1.90

Taxes and charges 1.90

Regulatory fee (State fee) 0.05

Total new charges \$76.18

**Total amount you owe \$76.18**

### METER SUMMARY

Meter reading - Meter AC13677. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	68712		68204		508

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	508	622	563
Service days	29	32	29
kWh/day	18	19	19
Amount	\$76.18	\$90.37	\$77.46

### KEEP IN MIND

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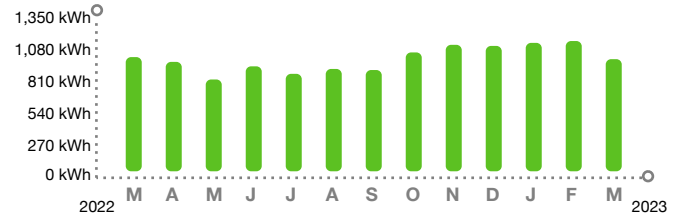


**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 14123-45298**Service Address:**5756 99TH AVENUE CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$141.34**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	162.11
Payments received	-162.11
Balance before new charges	0.00
Total new charges	141.34
<b>Total amount you owe</b>	<b>\$141.34</b>

(See page 2 for bill details.)

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

14123-45298

ACCOUNT NUMBER

\$141.34

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	162.11
Payment received - Thank you	-162.11
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$83.26

Fuel: (\$0.040470 per kWh) \$41.77

Electric service amount 137.71

Gross receipts tax (State tax) 3.53

Taxes and charges 3.53

Regulatory fee (State fee) 0.10

Total new charges \$141.34

**Total amount you owe \$141.34**

### METER SUMMARY

Meter reading - Meter AC13476. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	08564		07532		1032

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	1032	1199	1051
Service days	29	32	29
kWh/day	36	37	36
Amount	\$141.34	\$162.11	\$133.99

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 21023-16292**Service Address:**

9908 59TH ST E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$76.31**

TOTAL AMOUNT YOU OWE

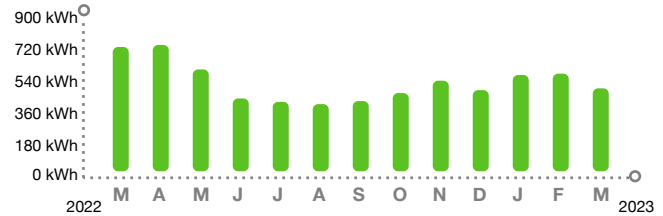
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	87.50
Payments received	-87.50
Balance before new charges	0.00
Total new charges	76.31
<b>Total amount you owe</b>	<b>\$76.31</b>

(See page 2 for bill details.)

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

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Outside Florida:

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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

21023-16292

ACCOUNT NUMBER

\$76.31

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	87.50
Payment received - Thank you	-87.50
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$41.07

Fuel: (\$0.040470 per kWh) \$20.60

Electric service amount 74.35

Gross receipts tax (State tax) 1.91

Taxes and charges 1.91

Regulatory fee (State fee) 0.05

Total new charges \$76.31

**Total amount you owe \$76.31**

### METER SUMMARY

Meter reading - Meter AC13475. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	58564		58055		509

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	509	599	763
Service days	29	32	29
kWh/day	18	19	26
Amount	\$76.31	\$87.50	\$100.63

### KEEP IN MIND

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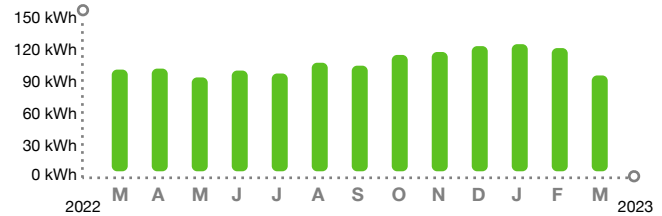
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 23025-48272**Service Address:**5755 HARRISON RANCH BLVD # PERIMETER LIG  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$30.64**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	32.05
Payments received	-32.05
Balance before new charges	0.00
Total new charges	30.64
<b>Total amount you owe</b>	<b>\$30.64</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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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.

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

23025-48272

ACCOUNT NUMBER

\$30.64

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	32.05
Payment received - Thank you	-32.05
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$5.28

Non-fuel: (\$0.080680 per kWh) \$7.92

Fuel: (\$0.040470 per kWh) \$3.97

Electric service amount 29.85

Gross receipts tax (State tax) 0.77

Taxes and charges 0.77

Regulatory fee (State fee) 0.02

Total new charges \$30.64

**Total amount you owe \$30.64**

## METER SUMMARY

Meter reading - Meter AE05816. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	11493		11395		98

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	98	126	104
Service days	29	32	29
kWh/day	3	4	4
Amount	\$30.64	\$32.05	\$24.27

## KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**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****\$25.66**

TOTAL AMOUNT YOU OWE

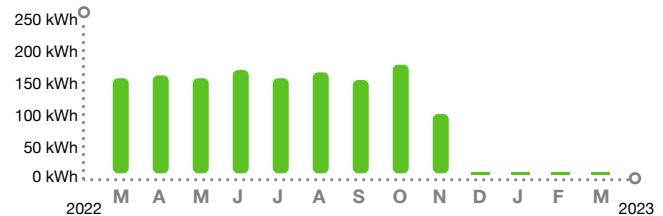
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

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

(See page 2 for bill details.)

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

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

23843-37065

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

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

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.080680 per kWh

Fuel charge: \$0.040470 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

**Total amount you owe \$25.66**

### METER SUMMARY

Meter reading - Meter ACD5445. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	03850		03850		0

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	0	0	162
Service days	29	32	29
kWh/day	0	0	6
Amount	\$25.66	\$25.66	\$31.00

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**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****\$26.63**

TOTAL AMOUNT YOU OWE

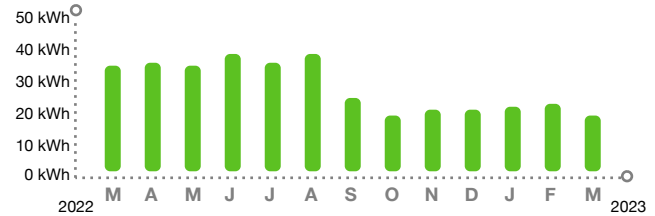
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	26.82
Payments received	-26.82
Balance before new charges	0.00
Total new charges	26.63
<b>Total amount you owe</b>	<b>\$26.63</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

29090-55432

ACCOUNT NUMBER

\$26.63

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	26.82
Payment received - Thank you	-26.82
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$10.96

Non-fuel: (\$0.080680 per kWh) \$1.53

Fuel: (\$0.040470 per kWh) \$0.77

Electric service amount 25.94

Gross receipts tax (State tax) 0.67

Taxes and charges 0.67

Regulatory fee (State fee) 0.02

Total new charges \$26.63

**Total amount you owe \$26.63**

## METER SUMMARY

Meter reading - Meter ACD4023. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	08392		08373		19

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	19	23	36
Service days	29	32	29
kWh/day	1	1	1
Amount	\$26.63	\$26.82	\$16.39

## KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**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****\$29.47**

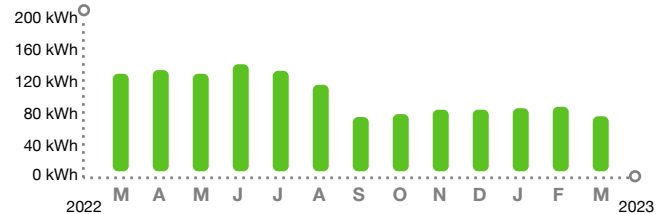
TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	30.10
Payments received	-30.10
Balance before new charges	0.00
Total new charges	29.47
<b>Total amount you owe</b>	<b>\$29.47</b>

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

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**SUMMARY BILL MASTER**  
**79909-28017**

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

29678-78196

ACCOUNT NUMBER

\$29.47

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	30.10
Payment received - Thank you	-30.10
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$6.93

Non-fuel: (\$0.080680 per kWh) \$6.06

Fuel: (\$0.040470 per kWh) \$3.04

Electric service amount 28.71

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.02

Total new charges \$29.47

**Total amount you owe \$29.47**

### METER SUMMARY

Meter reading - Meter ACD0427. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	16319		16244		75

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	75	88	133
Service days	29	32	29
kWh/day	3	3	5
Amount	\$29.47	\$30.10	\$27.63

### KEEP IN MIND

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

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 29683-69252**Service Address:**

10016 58TH ST E

PARRISH, FL 34219

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

**CURRENT BILL****\$29.06**

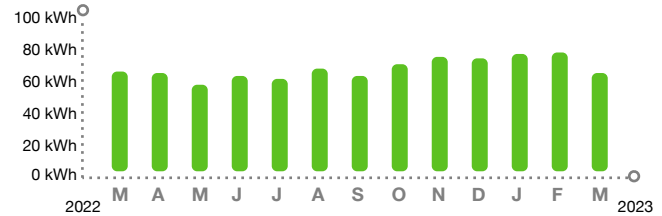
TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	29.76
Payments received	-29.76
Balance before new charges	0.00
Total new charges	29.06
<b>Total amount you owe</b>	<b>\$29.06</b>

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

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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

29683-69252

ACCOUNT NUMBER

\$29.06

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	29.76
Payment received - Thank you	-29.76
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.51

Non-fuel: (\$0.080680 per kWh) \$5.41

Fuel: (\$0.040470 per kWh) \$2.71

Electric service amount 28.31

Gross receipts tax (State tax) 0.73

Taxes and charges 0.73

Regulatory fee (State fee) 0.02

Total new charges \$29.06

**Total amount you owe \$29.06**

## METER SUMMARY

Meter reading - Meter AC13541. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	24943		24876		67

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	67	81	68
Service days	29	32	29
kWh/day	2	3	2
Amount	\$29.06	\$29.76	\$20.11

## KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**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****\$50.82**

TOTAL AMOUNT YOU OWE

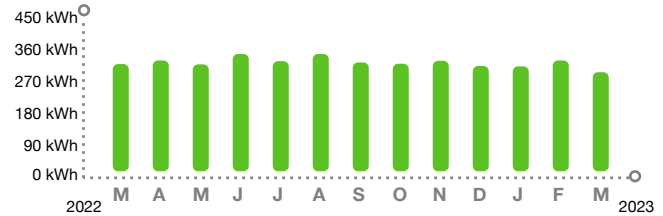
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	55.30
Payments received	-55.30
Balance before new charges	0.00
Total new charges	50.82
<b>Total amount you owe</b>	<b>\$50.82</b>

(See page 2 for bill details.)

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

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

30037-27066

ACCOUNT NUMBER

\$50.82

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	55.30
Payment received - Thank you	-55.30
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$24.53

Fuel: (\$0.040470 per kWh) \$12.30

Electric service amount 49.51

Gross receipts tax (State tax) 1.27

Taxes and charges 1.27

Regulatory fee (State fee) 0.04

Total new charges \$50.82

**Total amount you owe \$50.82**

## METER SUMMARY

Meter reading - Meter ACD5378. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	12214		11910		304

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	304	340	329
Service days	29	32	29
kWh/day	10	11	11
Amount	\$50.82	\$55.30	\$50.33

## KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**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**

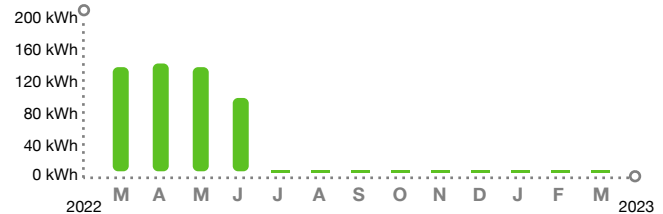
TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

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

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

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**SUMMARY BILL MASTER**  
**79909-28017**

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

30797-37064

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

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: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.080680 per kWh

Fuel charge: \$0.040470 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

**Total amount you owe \$25.66**

### METER SUMMARY

Meter reading - Meter ACD1469. Next meter reading Apr 14, 2023.

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

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	0	0	142
Service days	29	32	29
kWh/day	0	0	5
Amount	\$25.66	\$25.66	\$28.68

### KEEP IN MIND

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

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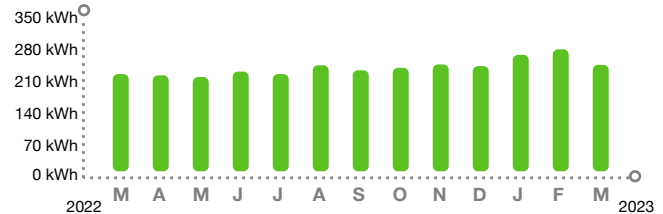
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 31255-79270**Service Address:**10515 48TH CT E # ENTRANCE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$44.61**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	49.20
Payments received	-49.20
Balance before new charges	0.00
Total new charges	44.61
<b>Total amount you owe</b>	<b>\$44.61</b>

(See page 2 for bill details.)

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

31255-79270

ACCOUNT NUMBER

\$44.61

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	49.20
Payment received - Thank you	-49.20
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$20.50

Fuel: (\$0.040470 per kWh) \$10.28

Electric service amount 43.46

Gross receipts tax (State tax) 1.12

Taxes and charges 1.12

Regulatory fee (State fee) 0.03

Total new charges \$44.61

**Total amount you owe \$44.61**

### METER SUMMARY

Meter reading - Meter AC73193. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	50419		50165		254

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	254	291	232
Service days	29	32	29
kWh/day	9	9	8
Amount	\$44.61	\$49.20	\$39.12

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 36260-99109**Service Address:**5755 HARRISON RANCH BLVD # IRR  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.82**

TOTAL AMOUNT YOU OWE

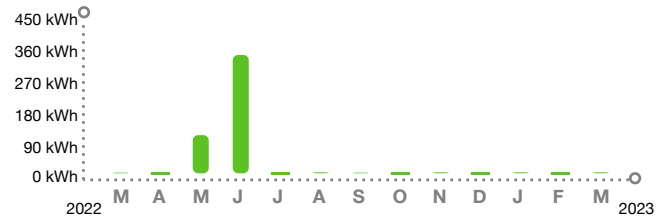
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.82
<b>Total amount you owe</b>	<b>\$25.82</b>

(See page 2 for bill details.)

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

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

36260-99109

ACCOUNT NUMBER

\$25.82

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

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

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.10

Non-fuel: (\$0.080680 per kWh) \$0.25

Fuel: (\$0.040470 per kWh) \$0.12

Electric service amount 25.15

Gross receipts tax (State tax) 0.65

Taxes and charges 0.65

Regulatory fee (State fee) 0.02

Total new charges \$25.82

**Total amount you owe \$25.82**

## METER SUMMARY

Meter reading - Meter KLJ3465. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	21241		21238		3

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	3	0	2
Service days	29	32	29
kWh/day	0	0	0
Amount	\$25.82	\$25.66	\$12.45

## KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 38549-29274**Service Address:**

9935 52ND ST E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$105.77**

TOTAL AMOUNT YOU OWE

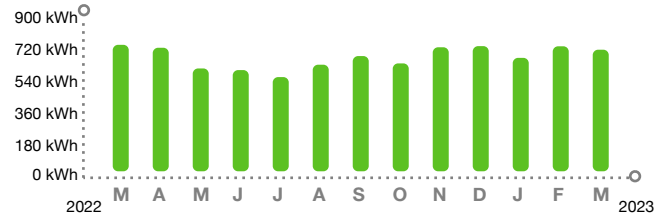
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	108.39
Payments received	-108.39
Balance before new charges	0.00
Total new charges	105.77
<b>Total amount you owe</b>	<b>\$105.77</b>

(See page 2 for bill details.)

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

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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

38549-29274

ACCOUNT NUMBER

\$105.77

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	108.39
Payment received - Thank you	-108.39
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$60.18

Fuel: (\$0.040470 per kWh) \$30.19

Electric service amount 103.05

Gross receipts tax (State tax) 2.64

Taxes and charges 2.64

Regulatory fee (State fee) 0.08

Total new charges \$105.77

**Total amount you owe \$105.77**

### METER SUMMARY

Meter reading - Meter AC13500. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	92697		91951		746

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	746	767	776
Service days	29	32	29
kWh/day	26	24	27
Amount	\$105.77	\$108.39	\$102.12

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 46128-19252**Service Address:**

5838 100TH AVE E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$109.89**

TOTAL AMOUNT YOU OWE

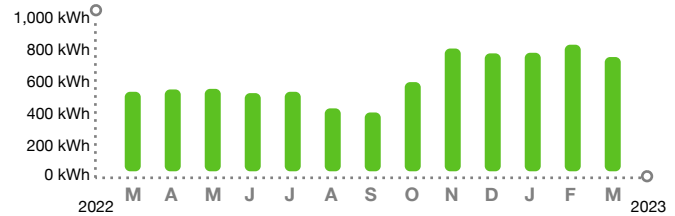
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	120.34
Payments received	-120.34
Balance before new charges	0.00
Total new charges	109.89
<b>Total amount you owe</b>	<b>\$109.89</b>

(See page 2 for bill details.)

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

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

46128-19252

ACCOUNT NUMBER

\$109.89

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	120.34
Payment received - Thank you	-120.34
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$62.85

Fuel: (\$0.040470 per kWh) \$31.53

Electric service amount 107.06

Gross receipts tax (State tax) 2.75

Taxes and charges 2.75

Regulatory fee (State fee) 0.08

Total new charges \$109.89

**Total amount you owe \$109.89**

### METER SUMMARY

Meter reading - Meter AC13544. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	77444		76665		779

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	779	863	542
Service days	29	32	29
kWh/day	27	27	19
Amount	\$109.89	\$120.34	\$75.01

### KEEP IN MIND

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

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 46298-57030**Service Address:**

9712 46TH CT E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$90.74**

TOTAL AMOUNT YOU OWE

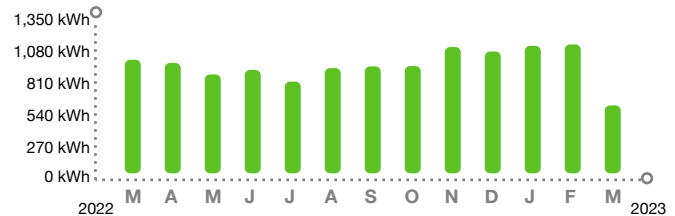
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	612.57
Payments received	-612.57
Balance before new charges	0.00
Total new charges	90.74
<b>Total amount you owe</b>	<b>\$90.74</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

46298-57030

ACCOUNT NUMBER

\$90.74

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	612.57
Payment received - Thank you	-612.57
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$50.43

Fuel: (\$0.040470 per kWh) \$25.29

Electric service amount 88.40

Gross receipts tax (State tax) 2.27

Taxes and charges 2.27

Regulatory fee (State fee) 0.07

Total new charges \$90.74

**Total amount you owe \$90.74**

### METER SUMMARY

Meter reading - Meter AC73195. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	37149		36524		625

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	625	1186	1045
Service days	29	32	29
kWh/day	22	37	36
Amount	\$90.74	\$160.49	\$133.29

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 56720-86294**Service Address:**9737 50TH STREET CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$128.16**

TOTAL AMOUNT YOU OWE

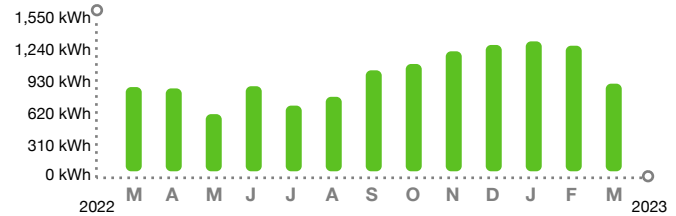
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	178.03
Payments received	-178.03
Balance before new charges	0.00
Total new charges	128.16
<b>Total amount you owe</b>	<b>\$128.16</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

56720-86294

ACCOUNT NUMBER

\$128.16

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	178.03
Payment received - Thank you	-178.03
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$74.71

Fuel: (\$0.040470 per kWh) \$37.48

Electric service amount 124.87

Gross receipts tax (State tax) 3.20

Taxes and charges 3.20

Regulatory fee (State fee) 0.09

Total new charges \$128.16

**Total amount you owe \$128.16**

### METER SUMMARY

Meter reading - Meter AC13496. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	06483		05557		926

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	926	1327	890
Service days	29	32	29
kWh/day	32	41	31
Amount	\$128.16	\$178.03	\$115.33

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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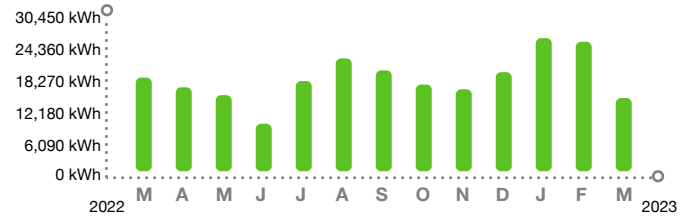
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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 59381-21463**Service Address:**5755 HARRISON RANCH BLVD # POOL  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,929.49**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	2,658.34
Payments received	-2,658.34
Balance before new charges	0.00
Total new charges	1,929.49
<b>Total amount you owe</b>	<b>\$1,929.49</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

59381-21463

ACCOUNT NUMBER

\$1,929.49

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	2,658.34
Payment received - Thank you	-2,658.34
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.027920 per kWh) \$424.69

Fuel: (\$0.040470 per kWh) \$615.59

Demand: (\$12.65 per KW) \$809.60

Electric service amount 1,879.86

Gross receipts tax (State tax) 48.24

Taxes and charges 48.24

Regulatory fee (State fee) 1.39

Total new charges \$1,929.49

**Total amount you owe \$1,929.49**

## METER SUMMARY

Meter reading - Meter KLL6997. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	40377		25166		15211
Demand KW	64.07				64

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	15211	26889	19455
Service days	29	32	29
kWh/day	524	840	670
Amount	\$1,929.49	\$2,658.34	\$1,889.37

## KEEP IN MIND

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

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 67960-61205**Service Address:**

5323 98TH AVE E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$129.91**

TOTAL AMOUNT YOU OWE

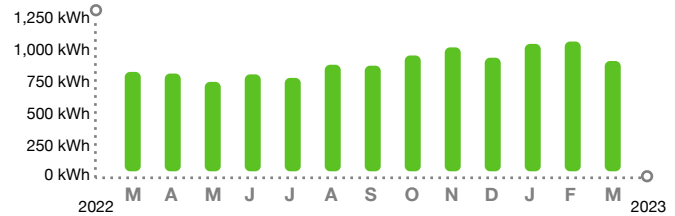
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	150.54
Payments received	-150.54
Balance before new charges	0.00
Total new charges	129.91
<b>Total amount you owe</b>	<b>\$129.91</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Outside Florida:

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Hearing/Speech Impaired:

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711 (Relay Service)



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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

67960-61205

ACCOUNT NUMBER

\$129.91

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	150.54
Payment received - Thank you	-150.54
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$75.85

Fuel: (\$0.040470 per kWh) \$38.04

Electric service amount 126.57

Gross receipts tax (State tax) 3.25

Taxes and charges 3.25

Regulatory fee (State fee) 0.09

Total new charges \$129.91

**Total amount you owe \$129.91**

### METER SUMMARY

Meter reading - Meter AC13472. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	19244		18304		940

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	940	1106	847
Service days	29	32	29
kWh/day	32	35	29
Amount	\$129.91	\$150.54	\$110.36

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 69576-29360**Service Address:**

9805 47TH ST E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$51.69**

TOTAL AMOUNT YOU OWE

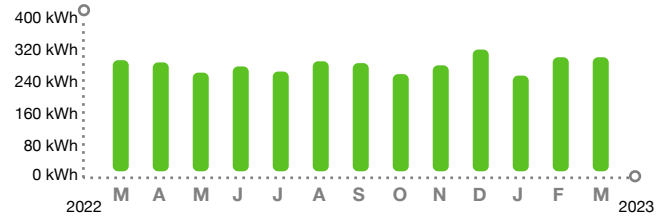
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	51.69
Payments received	-51.69
Balance before new charges	0.00
Total new charges	51.69
<b>Total amount you owe</b>	<b>\$51.69</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Hearing/Speech Impaired:

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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

69576-29360

ACCOUNT NUMBER

\$51.69

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	51.69
Payment received - Thank you	-51.69
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$25.09

Fuel: (\$0.040470 per kWh) \$12.59

Electric service amount 50.36

Gross receipts tax (State tax) 1.29

Taxes and charges 1.29

Regulatory fee (State fee) 0.04

Total new charges \$51.69

**Total amount you owe \$51.69**

### METER SUMMARY

Meter reading - Meter AC13607. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	42969		42658		311

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	311	311	303
Service days	29	32	29
kWh/day	11	10	10
Amount	\$51.69	\$51.69	\$47.33

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 71480-20378**Service Address:**5026 HARRISON RANCH BLVD # ENTRANCE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$29.57**

TOTAL AMOUNT YOU OWE

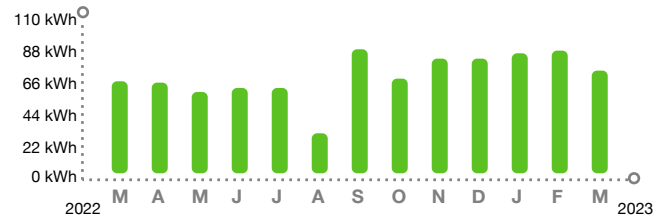
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	30.32
Payments received	-30.32
Balance before new charges	0.00
Total new charges	29.57
<b>Total amount you owe</b>	<b>\$29.57</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 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.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

71480-20378

ACCOUNT NUMBER

\$29.57

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	30.32
Payment received - Thank you	-30.32
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$6.79

Non-fuel: (\$0.080680 per kWh) \$6.22

Fuel: (\$0.040470 per kWh) \$3.12

Electric service amount 28.81

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.02

Total new charges \$29.57

**Total amount you owe \$29.57**

### METER SUMMARY

Meter reading - Meter AC13495. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	16990		16913		77

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	77	92	69
Service days	29	32	29
kWh/day	3	3	2
Amount	\$29.57	\$30.32	\$20.21

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 73725-36180**Service Address:**STREET LIGHTS # HARRISON RNC  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,339.63**

TOTAL AMOUNT YOU OWE

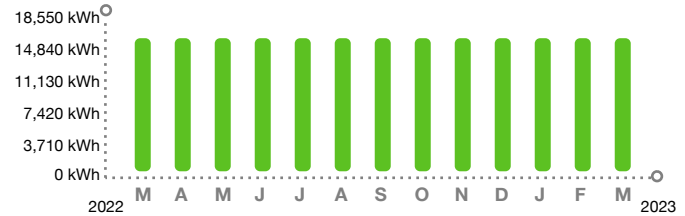
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	1,339.63
Payments received	-1,339.63
Balance before new charges	0.00
Total new charges	1,339.63
<b>Total amount you owe</b>	<b>\$1,339.63</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

73725-36180

ACCOUNT NUMBER

\$1,339.63

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	1,339.63
Payment received - Thank you	-1,339.63
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,306.84
Gross receipts tax (State tax)	31.83
Taxes and charges	31.83
Regulatory fee (State fee)	0.96
Total new charges	\$1,339.63
<b>Total amount you owe</b>	<b>\$1,339.63</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.033820 per kWh
Fuel charge:	\$0.039830 per kWh

### METER SUMMARY

Next bill date Apr 14, 2023.

Usage Type	Usage
Total kWh used	16832

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	16832	16832	16832
Service days	29	32	29
kWh/day	580	526	580
Amount	\$1,339.63	\$1,339.63	\$1,241.30

### KEEP IN MIND

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

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

FPL.com Page 1

ESLA

For: 02-14-2023 to 03-15-2023 (29 days)  
kWh/Day: 580  
Service Address:  
STREET LIGHTS # HARRISON RNC  
PARRISH, FL 34219

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
60 KWH Energy			E	92	2.050000	5,520	188.60
116 KWH Energy			E	82	3.960000	9,512	324.72
HPS0150 Energy	150	16000	R	30	2.050000	1,800	61.50
Non-energy Relamp					2.210000		66.30

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



HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393



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

For: 02-14-2023 to 03-15-2023 (29 days)  
kWh/Day: 580  
Service Address:  
STREET LIGHTS # HARRISON RNC  
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							574.82
Non-energy sub total							66.30
Sub total						16,832	641.12
Energy conservation cost recovery							6.40
Capacity payment recovery charge							2.69
Environmental cost recovery charge							7.41
Transition rider credit							-69.68
Storm protection recovery charge							48.48
Fuel charge							670.42
<b>Electric service amount</b>							<b>1,306.84</b>
Gross receipts tax (State tax)							31.83
Regulatory fee (State fee)							0.96
Total						16,832	1,339.63

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

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 75284-20461**Service Address:**

5821 100TH AVE E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$94.96**

TOTAL AMOUNT YOU OWE

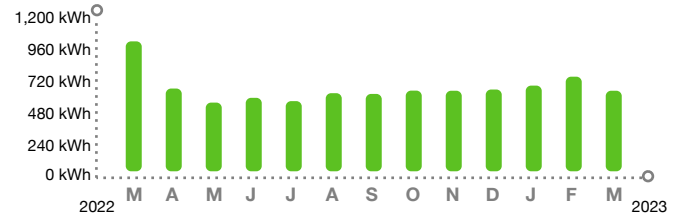
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	109.25
Payments received	-109.25
Balance before new charges	0.00
Total new charges	94.96
<b>Total amount you owe</b>	<b>\$94.96</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

75284-20461

ACCOUNT NUMBER

\$94.96

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	109.25
Payment received - Thank you	-109.25
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$53.17

Fuel: (\$0.040470 per kWh) \$26.67

Electric service amount 92.52

Gross receipts tax (State tax) 2.37

Taxes and charges 2.37

Regulatory fee (State fee) 0.07

Total new charges \$94.96

**Total amount you owe \$94.96**

### METER SUMMARY

Meter reading - Meter AC73148. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	87553		86894		659

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	659	774	1063
Service days	29	32	29
kWh/day	23	24	37
Amount	\$94.96	\$109.25	\$135.39

### KEEP IN MIND

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

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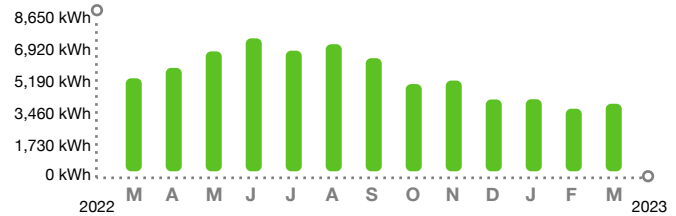
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 76568-88273**Service Address:**5755 HARRISON RANCH BLVD  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$531.08**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	601.19
Payments received	-601.19
Balance before new charges	0.00
Total new charges	531.08
<b>Total amount you owe</b>	<b>\$531.08</b>

(See page 2 for bill details.)

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

76568-88273

ACCOUNT NUMBER

\$531.08

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	601.19
Payment received - Thank you	-601.19
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.027920 per kWh) \$111.20

Fuel: (\$0.040470 per kWh) \$161.19

Demand: (\$12.65 per KW) \$215.05

Electric service amount 517.42

Gross receipts tax (State tax) 13.28

Taxes and charges 13.28

Regulatory fee (State fee) 0.38

Total new charges \$531.08

**Total amount you owe \$531.08**

### METER SUMMARY

Meter reading - Meter KLL6998. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	50779		46796		3983
Demand KW	16.94				17

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	3983	3687	5484
Service days	29	32	29
kWh/day	137	115	189
Amount	\$531.08	\$601.19	\$636.01

### KEEP IN MIND

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

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**Electric Bill Statement****For:** Feb 10, 2023 to Mar 13, 2023 (31 days)**Statement Date:** Mar 13, 2023**Account Number:** 77678-60393**Service Address:**STREET LIGHTS # HARRISON RCH  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$22.70**

TOTAL AMOUNT YOU OWE

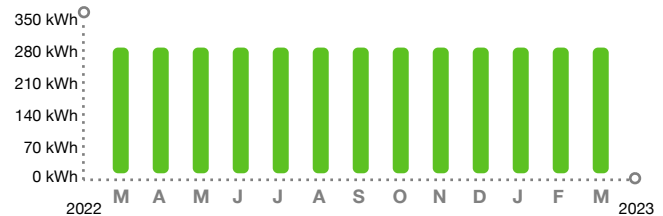
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	22.70
Payments received	-22.70
Balance before new charges	0.00
Total new charges	22.70
<b>Total amount you owe</b>	<b>\$22.70</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

77678-60393

ACCOUNT NUMBER

\$22.70

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	22.70
Payment received - Thank you	-22.70
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	22.11
Gross receipts tax (State tax)	0.57
Taxes and charges	0.57
Regulatory fee (State fee)	0.02
Total new charges	\$22.70
<b>Total amount you owe</b>	<b>\$22.70</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.033820 per kWh
Fuel charge:	\$0.039830 per kWh

### METER SUMMARY

Next bill date Apr 12, 2023.

Usage Type	Usage
Total kWh used	300

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 13, 2023	Feb 10, 2023	Mar 11, 2022
kWh Used	300	300	300
Service days	31	30	29
kWh/day	10	10	10
Amount	\$22.70	\$22.70	\$21.02

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Customer Name: HARRISON RANCH CDD  
Account Number: 77678-60393

For: 02-10-2023 to 03-13-2023 (31 days)  
kWh/Day: 10  
Service Address:  
STREET LIGHTS # HARRISON RCH  
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
60 KWH Energy			E	5	2.050000	300	10.25

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



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



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

FPL.com Page 2

ESLA

For: 02-10-2023 to 03-13-2023 (31 days)  
kWh/Day: 10  
Service Address:  
STREET LIGHTS # HARRISON RCH  
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							10.25
Sub total						300	10.25
Energy conservation cost recovery							0.11
Capacity payment recovery charge							0.05
Environmental cost recovery charge							0.13
Transition rider credit							-1.24
Storm protection recovery charge							0.86
Fuel charge							11.95
<b>Electric service amount</b>							<b>22.11</b>
Gross receipts tax (State tax)							0.57
Regulatory fee (State fee)							0.02
<b>Total</b>						<b>300</b>	<b>22.70</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**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****\$29.11**

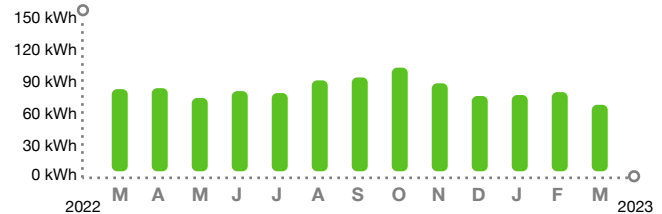
TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	29.76
Payments received	-29.76
Balance before new charges	0.00
Total new charges	29.11
<b>Total amount you owe</b>	<b>\$29.11</b>

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

- Payment received after June 07, 2023 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.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

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



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**SUMMARY BILL MASTER**  
**79909-28017**

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

77871-91514

ACCOUNT NUMBER

\$29.11

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	29.76
Payment received - Thank you	-29.76
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.44

Non-fuel: (\$0.080680 per kWh) \$5.49

Fuel: (\$0.040470 per kWh) \$2.75

Electric service amount 28.36

Gross receipts tax (State tax) 0.73

Taxes and charges 0.73

Regulatory fee (State fee) 0.02

Total new charges \$29.11

**Total amount you owe \$29.11**

### METER SUMMARY

Meter reading - Meter ACD3197. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	03966		03898		68

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	68	81	84
Service days	29	32	29
kWh/day	2	3	3
Amount	\$29.11	\$29.76	\$21.96

### KEEP IN MIND

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

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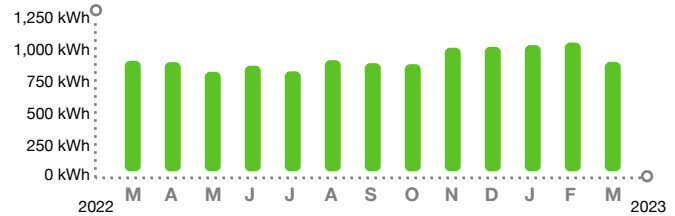
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 78604-78036**Service Address:**5009 99TH AVE E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$129.03**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	149.43
Payments received	-149.43
Balance before new charges	0.00
Total new charges	129.03
<b>Total amount you owe</b>	<b>\$129.03</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:  
Outside Florida:Summary Bill Coordinator  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

78604-78036

ACCOUNT NUMBER

\$129.03

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	149.43
Payment received - Thank you	-149.43
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$75.27

Fuel: (\$0.040470 per kWh) \$37.76

Electric service amount 125.71

Gross receipts tax (State tax) 3.23

Taxes and charges 3.23

Regulatory fee (State fee) 0.09

Total new charges \$129.03

**Total amount you owe \$129.03**

### METER SUMMARY

Meter reading - Meter AC13479. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	15692		14759		933

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	933	1097	942
Service days	29	32	29
kWh/day	32	34	32
Amount	\$129.03	\$149.43	\$121.36

### KEEP IN MIND

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

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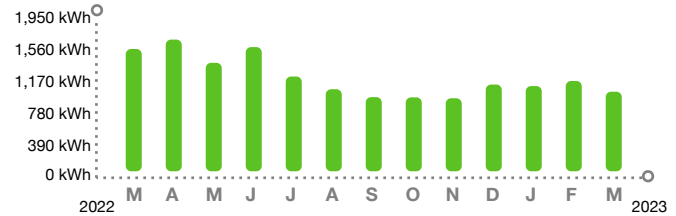
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 79950-70468**Service Address:**5755 HARRISON RANCH BLVD # LANDSCAPE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$144.57**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	162.36
Payments received	-162.36
Balance before new charges	0.00
Total new charges	144.57
<b>Total amount you owe</b>	<b>\$144.57</b>

(See page 2 for bill details.)

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

79950-70468

ACCOUNT NUMBER

\$144.57

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	162.36
Payment received - Thank you	-162.36
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$85.36

Fuel: (\$0.040470 per kWh) \$42.82

Electric service amount 140.86

Gross receipts tax (State tax) 3.61

Taxes and charges 3.61

Regulatory fee (State fee) 0.10

Total new charges \$144.57

**Total amount you owe \$144.57**

## METER SUMMARY

Meter reading - Meter KL83325. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	52203		51145		1058

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	1058	1201	1626
Service days	29	32	29
kWh/day	36	37	56
Amount	\$144.57	\$162.36	\$200.61

## KEEP IN MIND

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

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 80171-39109**Service Address:**5735 99TH AVENUE CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$123.68**

TOTAL AMOUNT YOU OWE

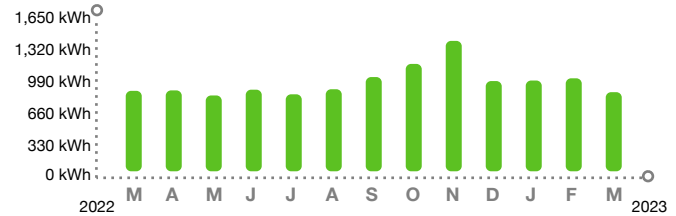
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	143.08
Payments received	-143.08
Balance before new charges	0.00
Total new charges	123.68
<b>Total amount you owe</b>	<b>\$123.68</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

80171-39109

ACCOUNT NUMBER

\$123.68

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	143.08
Payment received - Thank you	-143.08
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$71.80

Fuel: (\$0.040470 per kWh) \$36.02

Electric service amount 120.50

Gross receipts tax (State tax) 3.09

Taxes and charges 3.09

Regulatory fee (State fee) 0.09

Total new charges \$123.68

**Total amount you owe \$123.68**

## METER SUMMARY

Meter reading - Meter AC13473. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	15824		14934		890

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	890	1046	905
Service days	29	32	29
kWh/day	31	33	31
Amount	\$123.68	\$143.08	\$117.07

## KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 93846-48250**Service Address:**5769 99TH AVENUE CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$100.31**

TOTAL AMOUNT YOU OWE

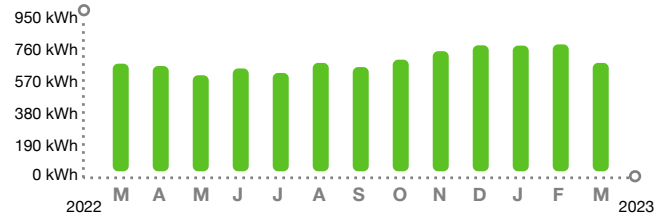
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	115.23
Payments received	-115.23
Balance before new charges	0.00
Total new charges	100.31
<b>Total amount you owe</b>	<b>\$100.31</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

93846-48250

ACCOUNT NUMBER

\$100.31

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	115.23
Payment received - Thank you	-115.23
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$56.64

Fuel: (\$0.040470 per kWh) \$28.41

Electric service amount 97.73

Gross receipts tax (State tax) 2.51

Taxes and charges 2.51

Regulatory fee (State fee) 0.07

Total new charges \$100.31

**Total amount you owe \$100.31**

### METER SUMMARY

Meter reading - Meter AC13474. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	82332		81630		702

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	702	822	697
Service days	29	32	29
kWh/day	24	26	24
Amount	\$100.31	\$115.23	\$92.98

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 95166-90204**Service Address:**5221 100TH DR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$115.47**

TOTAL AMOUNT YOU OWE

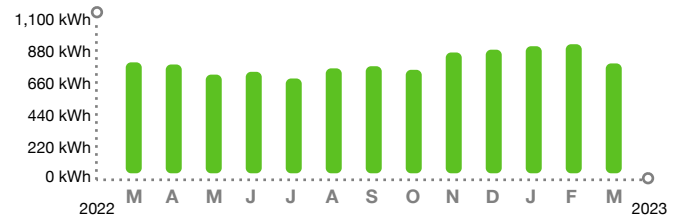
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	133.38
Payments received	-133.38
Balance before new charges	0.00
Total new charges	115.47
<b>Total amount you owe</b>	<b>\$115.47</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:  
Outside Florida:Summary Bill Coordinator  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

95166-90204

ACCOUNT NUMBER

\$115.47

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	133.38
Payment received - Thank you	-133.38
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$66.47

Fuel: (\$0.040470 per kWh) \$33.35

Electric service amount 112.50

Gross receipts tax (State tax) 2.89

Taxes and charges 2.89

Regulatory fee (State fee) 0.08

Total new charges \$115.47

**Total amount you owe \$115.47**

### METER SUMMARY

Meter reading - Meter AC13542. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	15104		14280		824

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	824	968	832
Service days	29	32	29
kWh/day	28	30	29
Amount	\$115.47	\$133.38	\$108.61

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 96273-49039**Service Address:**

4728 100TH DR E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$48.32**

TOTAL AMOUNT YOU OWE

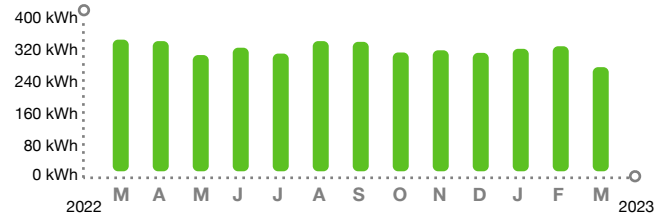
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	55.42
Payments received	-55.42
Balance before new charges	0.00
Total new charges	48.32
<b>Total amount you owe</b>	<b>\$48.32</b>

(See page 2 for bill details.)

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

- Payment received after June 07, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

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



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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

96273-49039

ACCOUNT NUMBER

\$48.32

TOTAL AMOUNT YOU OWE

Apr 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	55.42
Payment received - Thank you	-55.42
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$22.91

Fuel: (\$0.040470 per kWh) \$11.49

Electric service amount 47.08

Gross receipts tax (State tax) 1.21

Taxes and charges 1.21

Regulatory fee (State fee) 0.03

Total new charges \$48.32

**Total amount you owe \$48.32**

### METER SUMMARY

Meter reading - Meter AC13606. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	44511		44227		284

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	284	341	359
Service days	29	32	29
kWh/day	10	11	12
Amount	\$48.32	\$55.42	\$53.82

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Feb 14, 2023 to Mar 15, 2023 (29 days)**Statement Date:** Mar 15, 2023**Account Number:** 97013-08257**Service Address:**

5012 100TH DR E # LTS

PARRISH, FL 34219

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

**CURRENT BILL****\$83.89**

TOTAL AMOUNT YOU OWE

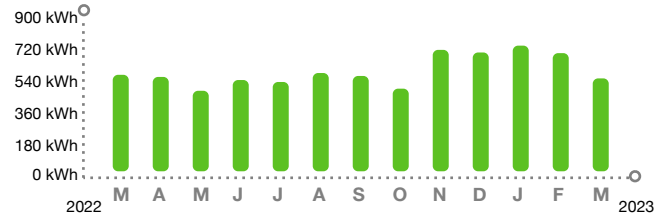
**Apr 7, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	103.25
Payments received	-103.25
Balance before new charges	0.00
Total new charges	83.89
<b>Total amount you owe</b>	<b>\$83.89</b>

(See page 2 for bill details.)

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

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Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

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Hearing/Speech Impaired:

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**SUMMARY BILL MASTER**  
**79909-28017**

HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

97013-08257

ACCOUNT NUMBER

**\$83.89**

TOTAL AMOUNT YOU OWE

**Apr 7, 2023**

NEW CHARGES DUE BY

**\$** SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	103.25
Payment received - Thank you	-103.25
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$45.98

Fuel: (\$0.040470 per kWh) \$23.07

Electric service amount 81.73

Gross receipts tax (State tax) 2.10

Taxes and charges 2.10

Regulatory fee (State fee) 0.06

Total new charges \$83.89

**Total amount you owe \$83.89**

### METER SUMMARY

Meter reading - Meter AC13469. Next meter reading Apr 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	66937		66367		570

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 15, 2023	Feb 14, 2023	Mar 15, 2022
kWh Used	570	725	592
Service days	29	32	29
kWh/day	20	23	20
Amount	\$83.89	\$103.18	\$80.82

### KEEP IN MIND

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## Freedom Fence

PO Box 52343 | Sarasota, FL 34232  
9412571382 | www.freedomfencefl.com

### RECIPIENT:

#### Harrison Ranch Clubhouse

5755 HARRISON RANCH BLVD  
PARRISH, FL 34219

### SERVICE ADDRESS:

5755 HARRISON RANCH BLVD  
PARRISH, FL 34219

### Invoice #1180

Issued Mar 03, 2023

Due Mar 03, 2023

**Total \$475.00**

### Invoice from Freedom Fence Builders

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Mar 03, 2023				
Repair	Replace latch and hinges with heavier duty parts.	1	\$475.00	\$475.00*

\* Non-taxable

**Total \$475.00**

Thank you for your business! Please contact us with any questions regarding this invoice.

**RECEIVED**  
03/07/23

Final payment is due upon receipt. If total invoice is not paid within 10 days of completion a 1.5% fee will be applied to outstanding balance and compound monthly until paid in full. Buyer agrees to pay attorney fees for any collection matters.

If you are mailing a check please let us know a check has been mailed.

FEIN 471471757

**Harrison Ranch Clubhouse**  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219

### Invoice from Freedom Fence Builders

**Invoice #:** 1180  
**Due date:** Mar 03, 2023  
**Amount due:** \$475.00  
**Amount enclosed:** \_\_\_\_\_

Mail to:  
**Freedom Fence**  
PO Box 52343  
Sarasota, FL 34232

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>3/31/23</b>
Billing Date	3/07/23
Account Number	941-776-3095-090719-5
PIN	
Previous Balance	535.46
Payments Received Thru 3/06/23	-535.46
Thank you for your payment!	
Balance Forward	.00
New Charges	535.46
<b>Total Amount Due</b>	<b>\$535.46</b>

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

6790 0007 NO RP 07 03072023 NNNNNNYN 01 003786 0018

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

**PAYMENT STUB****Total Amount Due****\$535.46**

New Charges Due Date

3/31/23

Account Number

941-776-3095-090719-5

**Amount Enclosed****\$****Mail Payment To:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



273008941776309509071900000000000000535465



Date of Bill  
Account Number

3/07/23  
941-776-3095-090719-5

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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.

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You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

## **SERVICE TERMS**

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

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



**Date of Bill**  
**Account Number**

**3/07/23**  
**941-776-3095-090719-5**

**CURRENT BILLING SUMMARY**

Local Service from 03/07/23 to 04/06/23

Qty Description	941/776-3095.0	Charge
<b>Basic Charges</b>		
2 OneVoice Nationwide		149.98
2 OneVoice Long Distance Inter		
2 OneVoice Long Distance Intra		
2 OneVoice Features		
2 Multi-Line Federal Subscriber Line Charge		16.80
2 Access Recovery Charge Multi-Line Business		7.16
FCA Long Distance - Federal USF Surcharge		13.04
FL State Communications Services Tax		9.58
Federal USF Recovery Charge		7.82
County Communications Services Tax		4.74
FL State Gross Receipts Tax		3.88
2 Manatee Co 911 Surcharge		.80
Federal Excise Tax		.73
FL State Gross Receipts Tax		.30
2 FL Telecommunications Relay Service		.20
<b>Total Basic Charges</b>		<b>215.03</b>
<b>Non Basic Charges</b>		
2 FiberOptic Internet 300 Dynamic IP		301.96
Federal Primary Carrier Multi Line Charge		11.99
FCA Long Distance - Federal USF Surcharge		3.91
FL State Sales Tax		1.20
FL State Communications Services Tax		.78
County Communications Services Tax		.39
County Sales Tax		.20
<b>Total Non Basic Charges</b>		<b>320.43</b>
<b>TOTAL</b>	<b>535.46</b>	

**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 \$232.10 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.

Good News! Frontier is creating "all in" pricing to simplify your bill. Effective with this billing statement, there will be one charge for your Internet service. There will be no change in the total price for your Internet service and your bill will reflect one simplified rate.





**HARRISON RANCH CDD**  
**Meeting Date: March 13, 2023**

**SUPERVISOR PAY REQUEST**

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

SW031323

JG031323

GC031323

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked present.*

**RECEIVED**  
03/14/2023

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:30 PM
Meeting End Time:	8:48 PM
Total Meeting Time:	2 hrs 18 mins
Time Over <input checked="" type="checkbox"/> ( 3 ) Hours:	<input checked="" type="checkbox"/>
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	\$0.655
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_

*M. Fuller*



# INVOICE

**Handy Tampa Bay**  
1974 Fruitridge St  
Brandon, FL 33510

HandyTampaBay@gmail.com  
(813) 545-9918  
handytampabay.com



## Harrison Ranch CDD

### Bill to

Harrison Ranch CDD  
3434 Colwell Ave.  
#200  
Tampa, FL 33619

### Invoice details

Invoice no.: 2236  
Invoice date: 03/27/2023  
Terms: Net 30  
Due date: 04/26/2023

Product or service		Amount
1. <b>Paint Over Graffiti</b>	<b>Code to 57200-4705</b>	\$55.00
Service date: 03/23/2023		
Painted over 2 concrete utility boxes that had graffiti with concrete stain.		
2. <b>Tennis Court Fence Repair</b>	<b>Code to 57200-4763</b>	\$185.00
Service date: 03/27/2023		
Repaired tennis court door hardware, added hardware, and rehung tennis court door. Reattached frame overhead bar. Removed broken fence connections throughout and cut and attached new wire to attached fence to support poles along bottom and wall.		
3. <b>Sidewalk Repair</b>	<b>Code to 54100-4621</b>	\$165.00
Service date: 03/27/2023		
Grinded sidewalk down to remove trip hazard from walkway.		
4. <b>Playground Gate Repair</b>	<b>Code to 57200-4638</b>	\$55.00
Service date: 03/23/2023		
Repaired Galloway playground gate and adjacent fence. Added hardware to repair fence to gate connection. Made adjustments to existing hardware and latching mechanism. Lubed up operating parts.		
5. <b>Window Treatment Repair</b>	<b>Code to 57200-4705</b>	\$30.00
Service date: 03/23/2023		
Adjusted hardware and rehung window treatment in amenity gym.		
6. <b>Replace Water Filter</b>	<b>Code to 57200-4723</b>	1 unit x \$30.00 \$30.00
Service date: 03/23/2023		
Replaced water filter in gym water fountain.		
7. <b>Removed Hoses</b>	<b>Code to 57200-4705</b>	\$10.00
Service date: 03/23/2023		
Removed and disposed of 2 old hoses on site.		

## Ways to pay



Thank you for your business! We accept credit card payments, ACH payments & check or money orders mailed to:

Handy Tampa Bay  
1974 Fruitridge St.  
Brandon, FL 33510

Total

\$530.00

RECEIVED  
03/27/2023

**Harrison Ranch CDD Debit Card**  
**Account Ending in #9935**  
**3/7/2023**

Date	Vendor	Description	GL Code	Amount
2/1/2023	Amazon	Office Supplies	57200-5101	\$ (91.98)
2/6/2023	Publix	Activities - Magic Show	57200-4731	\$ (1.99)
2/8/2023	Constant Contact	Recurring	57200-4731	\$ (70.00)
2/13/2023	The Webstaurant	Operating Supplies	57200-4731	\$ (53.10)
2/16/2023	Discount School Supply	Activities - Kids' Craft	57200-4731	\$ (39.95)
2/16/2023	Ace Hardware	Operating Supplies	57200-4731	\$ (7.96)
2/16/2023	USPS	Office Supplies	57200-5101	\$ (12.60)
2/16/2023	Publix	Activities - Coffee Talk	57200-4731	\$ (2.19)
2/17/2023	Amazon	Office Supplies	57200-5101	\$ (24.98)
2/21/2023	Staples	Operating Supplies	57200-4731	\$ (281.56)
2/21/2023	Handy Investments	Exterior Maintenance	57200-4705	\$ (120.00)
2/21/2023	Handy Investments	Interior Maintenance	57200-4723	\$ (70.00)
2/22/2023	10-S Tennis Supply	Tennis Court Supplies	57200-4763	\$ (76.09)
2/22/2023	Amazon	Operating Supplies	57200-4731	\$ (206.98)
2/23/2023	Nextiva	Phone-Recurring	57200-4731	\$ (116.65)
2/27/2023	Publix	Activities - Pot Luck	57200-4731	\$ (25.58)

**Total debit card expenses to be replenished**

**001-10123    \$    1,201.61**

*Taylor Nielsen*  
\_\_\_\_\_  
District Manager

3/7/23  
\_\_\_\_\_  
Date

**Debit card limit is \$2,500**

**Final Details for Order #111-9046599-7950608**[Print this page for your records.](#)**Order Placed:** January 30, 2023**Amazon.com order number:** 111-9046599-7950608**Order Total:** \$91.98**Shipped on January 31, 2023****Items Ordered**

1 of: *Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inch 20Lb Paper - 10 Ream Case (5,000 Sheets), 92 GE Bright White*  
Sold by: Amazon.com Services LLC

**Price**

\$45.99

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Standard Shipping

**Shipped on January 31, 2023****Items Ordered**

1 of: *Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inch 20Lb Paper - 10 Ream Case (5,000 Sheets), 92 GE Bright White*  
Sold by: Amazon.com Services LLC

**Price**

\$45.99

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: \$91.98

Shipping &amp; Handling: \$0.00

-----

**Billing address**

Barbara McEvoy  
HARRISON RANCH CLUBHOUSE  
5755 HARRISON RANCH BLVD

Total before tax: \$91.98

Estimated tax to be collected: \$0.00

-----

PARRISH, FL 34219-4401  
United States

**Grand Total: \$91.98**

**Credit Card transactions**

Visa ending in 8917: January 31, 2023: \$91.98

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

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# Publix

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



1152 23N 082 482

ICE 7 LB 1.99 T F  
TAX EXEMPT

Order Total 1.99  
Grand Total 1.99  
Credit Payment 1.99  
Change 0.00

TAX FORGIVEN 0.14

Receipt ID: 1152 23N 082 482

PRESTO!

Trace #: 088188

Reference #: 0316564020

Acct #: XXXXXXXXXXXX8917

Purchase VISA

Amount: \$1.99

Auth #: 066752

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

Your cashier was Corwin

02/03/2023 14:08 S1152 R108 2482 C0251

Join the Publix family!  
Apply today at [apply.publix.jobs](https://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.

# WebstaurantStore

Sales Invoice

Order Number	User ID	Date Ordered
82789847	34328943	2/8/23 at 10:44 AM

**Bill To**

**Barbara McEvoy**  
Harrison Ranch CDD  
5755 Harrison Ranch Blvd.  
Parrish, FL 34219

**Ship To**

**Barbara McEvoy**  
Harrison Ranch CDD  
5755 Harrison Ranch Blvd.  
Parrish, FL 34219

**Shipping Method**

Ground

**Your Contact**

help@webstaurantstore.com

**Customer PO****Customer Phone**

(941) 776-9725

Item Number	Description	Unit Price	QTY	Tax	Total
395RP06	EcoChoice Compostable Sugarcane / Bagasse 6" Plate - 1000/Case	\$39.99	1	\$0.00	\$39.99
<b>SubTotal:</b>					\$39.99
<b>Tax:</b>					\$0.00
<b>Shipping &amp; Handling:</b>					\$13.11
<b>Total (USD):</b>					\$53.10

Payment Method: Visa - XXXX8917

Thank you for your business!

**WebstaurantStore**

42 Industrial Circle Attn: Returns  
Department, Door #21  
Lancaster, PA 17601  
717-392-7472





Visa \*\*\*\*\*8917

### Billing Address

12750 Citrus Park Ln Ste 115,  
Tampa, FL 33625-3784

### Order Contents (2)

Stock Items (2)				order summary
Item	Each	Qty	Total	Item Subtotal: <b>\$30.39</b> Discounts Applied: <b>\$0.00</b> Shipping: <b>\$6.95</b> Tax: <b>\$2.61</b>
 Colorations® Imaginary Hand Puppets - 12 Piece Kit Item # 26253 Dummy Type Code: Dummy Type Code Value	\$6.99	1	\$6.99	Total:  <b>\$39.95</b>
 Colorations® Washable School Glue, 4 oz., set of 12 Item # S660239 Dummy Type Code: Dummy Type Code Value	\$23.40	1	\$23.40	<b>Promos You've Received</b> \$99 in-stock free shipping

Please feel free to  
call Customer Service at 1-800-627-2829 Monday -Friday: 8AM-8PM ET(Monday - Friday: 5AM - 5PM PT), or email  
us at Discount School Supply® customerservice@discountschoolsupply.com, with any questions or suggestions.

Sincerely,

Your Friends at Discount School Supply®

[www.discountschoolsupply.com](http://www.discountschoolsupply.com)





ELLENTON  
2605 72ND AVE E  
ELLENTON, FL 34222-9998  
(800)275-8777

02/15/2023 01:41 PM

Product	Qty	Unit Price	Price
US Flags Bklt/20	1	\$12.60	\$12.60

Grand Total: \$12.60

Credit Card Remit \$12.60

Card Name: VISA  
Account #: XXXXXXXXXXXX8917  
Approval #: 023344  
Transaction #: 348  
AID: A0000000980840 Contactless  
AL: US DEBIT

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Track your Packages  
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<https://informedelivery.usps.com>

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Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 112625-0185  
Receipt #: 840-53350152-1-3871213-1  
Clerk: 21

THANK YOU FOR SHOPPING WITH  
ACE HARDWARE  
(941) 779-6062

ACE HARDWARE ELLENTON  
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

02/15/23 1:36PM DEBBIE 553 SALE

KEY1	4	EA	\$1.99	EA	N
SINGLE CUT KEY					\$7.96

SUB-TOTAL: \$ 7.96 TAX: \$ .00  
TOTAL: \$ 7.96  
BC AMT: \$ 7.96

BK CARD#: XXXXXXXXXXXX8917  
MID:\*\*\*\*\*9587 TID:\*\*\*3124  
AUTH: 058127 AMT: \$ 7.96  
Host reference #:032955 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 :0063  
AC : 91446F19E05A8D16  
TxnID/ValCode: 038612

Bank card USD\$ 7.96



==>> JRNL#A32955 <<==  
CUST NO: 9146

THANK YOU VISA CARDHOLDER  
FOR YOUR PATRONAGE

ROBIN EMANUEL  
Acct: HARRISON RANCH COMMUNITY

Customer Copy

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

# Publix

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



1305 2FN 034 929

PUBLIX HALF&HALF	2.19	F
Order Total	2.19	
Sales Tax	0.00	
Grand Total	2.19	
Credit	Payment	2.19
Change	0.00	

Receipt ID: 1305 2FN 034 929

PRESTO!  
Trace #: 033613  
Reference #: 0429611977  
Acct #: XXXXXXXXXXXX8917  
Purchase VISA  
Amount: \$2.19  
Auth #: 074250

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Stephanie

02/15/2023 13:51 S1305 R103 4929 C0287

Join the Publix family!  
Apply today at [apply.publix.jobs](https://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.

**Final Details for Order #113-8325687-3993843**[Print this page for your records.](#)**Order Placed:** February 16, 2023**Amazon.com order number:** 113-8325687-3993843**Order Total: \$24.98****Shipped on February 16, 2023****Items Ordered**1 of: *Amazon Basics Wireless Computer Mouse with USB Nano Receiver - Black*

Sold by: Amazon.com Services LLC

Condition: New

1 of: *GWHOLE 18g Soft Dart with 16 Dart Flights and 200 Dart Soft Tip Points for Electronic Dartboard, Set of 12*Sold by: GWHOLE ([seller profile](#))

Condition: New

**Price**

\$9.99

*Office  
Supplies*

\$14.99

*1  
Operating  
Supplies***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: \$24.98

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$24.98

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$24.98****Billing address**Barbara McEvoy  
HARRISON RANCH CLUBHOUSE  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401  
United States**Credit Card transactions**

Visa ending in 8917: February 16, 2023: \$24.98

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**Order Number: 7373848778**

Placed on: February 16, 2023

Status: Submitted

**Shipping & Delivery**

BARBARA MCEVOY  
BARBARA MCEVOY  
JAN PRO % BARBARA MCEVOY  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219 US  
941-776-9725

**Accounting**

Budget Center  
JP042

Purchase Order  
Not specified

PO Release  
Not specified

**Payment**

Credit card  
Visa  
XXXX-XXXX-XXXX-8917

Expiration date  
08/2026

**Order Summary**

Items (3)	\$281.56
Pretax subtotal	\$281.56
<b>Total</b>	<b>\$281.56</b>

**3 items purchased**

**Expected delivery by February 17, 2023**



Coastwide Professional™ J-Series Hardwound Paper Towels, 1-ply, 800 ft./Roll, 6 Rolls/Carton (CWJHT-WHT)

Item #: 24405976 | MFR Item #: CWJHTWHT | CIN #: 24405976

On Contract    Minority Owned

2 @ \$59.88 6/CT    **\$119.76**  
~~\$79.99~~



Coastwide Professional Jumbo Toilet Paper, Heavy 1-ply, White, 1000 ft./Roll, 12 Rolls/Carton (CW26215)

Item #: 365379 | MFR Item #: CW26215 | CIN #: 365379

On Contract    Minority Owned

2 @ \$40.30 12/CT    **\$80.60**



Coastwide Professional Kitchen Rolls Paper Towel, 2-Ply, White, 85 Sheets/Roll, 30 Rolls/Carton (CW21810CT)

Item #: 365384 | MFR Item #: CW21810CT | CIN #: 365384

On Contract

2 @ \$40.60 30/CT    **\$81.20**



# INVOICE

Exterior maint - \$ 120  
interior maint - \$ 70

**Handy Tampa Bay**  
1974 Fruitridge St  
Brandon, FL 33510

HandyTampaBay@gmail.com  
(813) 545-9918  
handytampabay.com



## Harrison Ranch CDD

### Bill to

Harrison Ranch CDD  
3434 Colwell Ave.  
#200  
Tampa, FL 33619

### Invoice details

Invoice no.: 2227  
Invoice date: 2/17/23  
Terms: Net 30  
Due date: 3/19/23

Product or service		Amount
1.	<b>Galloway Park Maintenance</b>	\$95.00
Service date: 2/15/23		-Ext Maint
Replace missing hardware, pound down perimeter boarder stakes, add and rake mulch around slide exits and swing ruts. Tighten loose hardware.		
2.	<b>Replace Toilet Seat</b>	\$10.00
Service date: 2/15/23		
Replace existing toilet seat and dispose of old one.		
3.	<b>Clubhouse Playground Maintenance</b>	\$25.00
Service date: 2/15/23		-Ext Maint
Pound down perimeter boarder stakes. Inspect and tighten any loose hardware.		
4.	<b>Repair Clubhouse Billiards Door</b>	\$20.00
Service date: 2/15/23		
Includes hardware. Drove longer screws into top door brace to secure back against the frame so locking mechanism can fit.		
5.	<b>Repair Clubhouse Furniture</b>	\$20.00
Service date: 2/15/23		
Includes hardware. Repaired round table hardware and repaired tv dinner style table.		
6.	<b>Repair Bathroom Light Fixture</b>	\$20.00
Service date: 2/15/23		
Villas pool bath - repaired broken off light bulb and installed new bulb.		

**Total**

**\$190.00**

## Ways to pay





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

# Sales Order

#216212

2/17/2023

**Bill To**

Robin Emanuel  
Harrison Ranch Clubhouse  
5755 Harrison Ranch Blvd  
Parrish FL 34219  
United States

**Ship To**

Robin Emanuel  
Harrison Ranch Clubhouse  
5755 Harrison Ranch Blvd  
Parrish FL 34219  
United States

**TOTAL - (Not an Invoice)**

**\$76.09**

<b>Payment Method</b>	<b>Terms</b>	<b>PO #</b>	<b>Sales Rep</b>	<b>Ship Via</b>	<b>Customer Phone #</b>
VISA		Robin Emanuel	John DiBari	FedEx Ground®	941-776-9725

Quantity	Item	Options	Customer Description	Rate	Amount
1	<b>AP2520</b> Standard Portable Pickleball Replacement Net Only			\$49.95	\$49.95

<b>Subtotal</b>	\$49.95
<b>Discount ( )</b>	
<b>Shipping Costs (FedEx Ground®)</b>	\$26.14
<b>Tax (0%)</b>	\$0.00
<b>Total</b>	\$76.09



216212

**Final Details for Order #111-2809970-8761013**[Print this page for your records.](#)**Order Placed:** February 20, 2023**Amazon.com order number:** 111-2809970-8761013**Order Total:** \$206.98**Shipped on February 21, 2023****Items Ordered**1 of: *Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes*

Sold by: Amazon.com Services LLC

Condition: New

**Price**

\$103.49

**Shipping Address:**

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

**Shipping Speed:**

Two-Day Shipping

**Shipped on February 21, 2023****Items Ordered**1 of: *Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes*

Sold by: Amazon.com Services LLC

Condition: New

**Price**

\$103.49

**Shipping Address:**

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

**Shipping Speed:**

Two-Day Shipping

**Payment information****Payment Method:**

Visa | Last digits: 8917

Item(s) Subtotal: \$206.98

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$206.98

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$206.98****Billing address**

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

United States

**Credit Card transactions**

Visa ending in 8917: February 21, 2023:\$206.98

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# Publix

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



1152 2PN 046 360

POTATOES IDAHO	5.99	F
POTATOES IDAHO	5.99	F
C/D GINGER ALE	2.99	T F
MM LIMEADE	2.49	T F
CRNBRY RASPBRY CK	3.63	T F
LIBBYS PINEAP JUIC	4.49	F

TAX EXEMPT

Order Total	25.58
Grand Total	25.58
Credit      Payment	25.58
Change	0.00

TAX FORGIVEN 0.64

\*\*\*\*\*

\*  
\*            IN THE MARKET            \*  
\*        FOR \$1,000 IN GROCERIES?        \*  
\*  
\*        Save this receipt and visit        \*  
\*        [www.PublixSurvey.com](http://www.PublixSurvey.com) and you can        \*  
\*        be entered into a monthly drawing        \*  
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\*        Your opinion means a lot to us.        \*  
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\*        NO PURCHASE NECESSARY. You        \*  
\*        must be of legal age. Other        \*  
\*        restrictions apply.        \*  
\*        For eligibility requirements,        \*  
\*        deadlines, drawing dates,        \*  
\*        free mail-in entry method,        \*  
\*        entry/prize limits, odds of winning\*  
\*        and other details, see Official        \*  
\*        Rules at [www.PublixSurvey.com](http://www.PublixSurvey.com).        \*  
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TFR Cleaning Services Inc dba Jan-Pro of  
Manasota  
7361 International Place #408  
Sarasota, FL 34240

# Invoice

3/1/2023 75685

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

P.O. No.	Terms	Due Date	Rep
	Net 10	3/10/2023	138GF

FEES FOR  
JANITORIAL SERVICES; Monthly Cleaning per Agreement - March 2023

850.00

**RECEIVED**  
03/01/2023

LOCATION: 5755 Harrison Ranch Blvd Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$850.00

Balance Due \$850.00

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



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 5708  
Date: 02/19/2023  
Due On: 03/21/2023

### HRCDD-01

### Harrison Ranch CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	01/06/2023	Confer with District Manager regarding reimbursements and street light payment; prepare for Board meeting.	0.70	\$290.00	\$203.00
Service	LG	01/09/2023	Prepare for and attend Board meeting.	1.90	\$290.00	\$551.00
Service	LG	01/12/2023	Advise regarding auditor selection committee meeting procedures; provide form of notice for same.	0.40	\$290.00	\$116.00
Service	LG	01/16/2023	Confer with District Manager regarding action items from meeting.	0.50	\$290.00	\$145.00
Service	LG	01/19/2023	Review and provide comments to January minutes; confer with District Manager regarding timing of landscape RFQ.	0.60	\$290.00	\$174.00
Service	LG	01/24/2023	Review information on vandalism; confer with District Manager regarding communication with Sheriff.	0.20	\$290.00	\$58.00
Service	LG	01/26/2023	Review and edit letter to Sheriff.	0.30	\$290.00	\$87.00
Service	LG	01/27/2023	Confer with District Manager regarding cost share agreements and landscape bidding.	0.30	\$290.00	\$87.00
Service	LG	01/30/2023	Prepare cost share agreements for marquee sign and security cameras; prepare landscape RFP and form of agreement.	2.90	\$290.00	\$841.00
Service	RVW	01/31/2023	Monitor legislative activity for impact on	0.10	\$365.00	\$36.50

special districts.

Total \$2,298.50

**RECEIVED**  
02/21/23**Detailed Statement of Account****Other Invoices**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5052	01/11/2023	\$4,053.08	\$0.00	\$4,053.08

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5708	03/21/2023	\$2,298.50	\$0.00	\$2,298.50

<b>Outstanding Balance</b>	<b>\$6,351.58</b>
<b>Total Amount Outstanding</b>	<b>\$6,351.58</b>

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 6181  
Date: 03/15/2023  
Due On: 04/14/2023

### HRCDD-01

### Harrison Ranch CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	02/02/2023	Send items for February agenda.	0.20	\$290.00	\$58.00
Service	LG	02/13/2023	Travel to and attend board meeting.	5.10	\$290.00	\$1,479.00
Expense	AL	02/13/2023	Hotel: Hotel for LG	1.00	\$30.82	\$30.82
Expense	AL	02/13/2023	Reimbursable expenses: Rental car for LG	1.00	\$39.19	\$39.19
Expense	AL	02/13/2023	Reimbursable expenses: Gas for LG	1.00	\$8.40	\$8.40
Expense	AL	02/13/2023	Reimbursable expenses: Tolls for LG	1.00	\$6.61	\$6.61
Service	LG	02/21/2023	Receive and review correspondence regarding tennis court defects.	0.30	\$290.00	\$87.00
Service	LG	02/21/2023	Confer with Huber and Goldyn regarding transition plan and ongoing District matters.	0.60	\$290.00	\$174.00
Service	LG	02/23/2023	Review draft agenda and send updates; confer with chair regarding district management and amenity management staffing transition.	0.60	\$290.00	\$174.00
Service	LG	02/24/2023	Prepare updated agreement for pond bank repairs with Crosscreek Environmental.	0.40	\$290.00	\$116.00
Service	LG	02/26/2023	Prepare HOA cost-share agreement for bench project.	0.50	\$290.00	\$145.00

Service	LG	02/27/2023	Advise regarding trespassing complaints.	0.30	\$290.00	\$87.00
Service	LG	02/28/2023	Confer with Chairman and Huber regarding District staffing plan.	0.60	\$290.00	\$174.00

**Total      \$2,579.02**

**RECEIVED**  
03/15/2023

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5052	01/11/2023	\$4,053.08	\$0.00	\$4,053.08
5708	03/21/2023	\$2,298.50	\$0.00	\$2,298.50

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6181	04/14/2023	\$2,579.02	\$0.00	\$2,579.02
<b>Outstanding Balance</b>				<b>\$8,930.60</b>
<b>Total Amount Outstanding</b>				<b>\$8,930.60</b>

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
2/17/2023	173693

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

Property Information

Estimate #
80903

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 10 inch round valve box w/purple lid	2	62.00	124.00
Replace 2 inch scrubber valve	1	445.00	445.00
Replace ICD100 Hunter 1 station decoder	1	200.00	200.00
14/1 14 gauge single strand wire	15	0.30	4.50
DBR/Y splice kit	2	2.60	5.20
Labor: 1 man @ \$ 45.00 per hour (wire repair)	1	45.00	45.00
Controller A - zone 20 - replace 1 faulty 2 inch irrigation control valve.			
Controller B - zones 13 and 38 - Replace 2 broken or damaged valve boxes.			
Controller F - zone 98 - Replace 1 faulty Hunter ICD100 decoder that is no longer under warranty.			
Controller F - zone 57 - Replace section of damaged wire.			
		Total	\$823.70
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	3/19/2023	Balance Due

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	1/5/2023
Estimate #	80903
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace 10 inch round valve box w/purple lid	2	62.00	124.00
Replace 2 inch scrubber valve	1	445.00	445.00
Replace ICD100 Hunter 1 station decoder	1	200.00	200.00
14/1 14 gauge single strand wire	15	0.30	4.50
DBR/Y splice kit	2	2.60	5.20
Labor: 1 man @ \$ 45.00 per hour (wire repair)	1	45.00	45.00
Controller A - zone 20 - replace 1 faulty 2 inch irrigation control valve.			
Controller B - zones 13 and 38 - Replace 2 broken or damaged valve boxes.			
Controller F - zone 98 - Replace 1 faulty Hunter ICD100 decoder that is no longer under warranty.			
Controller F - zone 57 - Replace section of damaged wire.			

### TERMS AND CONDITIONS:

**TOTAL \$823.70**

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

*[Signature]*  
2/13/23





Landscape Maintenance Professionals,  
Incorporated  
Corporate Office  
PO Box 267  
Seffner, FL 33583

# Invoice

Date	Invoice #
2/20/2023	173706

**Bill To**

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

Estimate No.	P.O. No.	Terms	Rep
81445	97558	Net 30	RE

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Install Lava Rock to area just West of the Club house.								
7007-Ser...	Lava Rock CY	1,276.00			2	638.00	100.00%	100.00%	1,276.00

						<b>Total</b>	\$1,276.00
						<b>Payments/Credits</b>	\$0.00
						<b>Balance Due</b>	\$1,276.00

**RECEIVED**  
02/20/23



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
2/21/2023	173726

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

Property Information

Estimate #
81414

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace ICD100 Hunter 1 station decoder	1	200.00	200.00
Replace ICD200 Hunter 2 station decoder	1	315.00	315.00
Replace faulty 1 and 2 station decoders that are no longer under warranty.			
Controller A - zones 11 - 12 and 17.		Total	\$515.00
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	3/23/2023	\$0.00
		Balance Due	

RECEIVED  
02/22/23

DATE \_\_\_\_\_



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
2/28/2023	174064

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 2-27-2023 Replace Irritrol 24V solenoid  Replaced faulty Irritrol 24V solenoid on valve not working from controller.	1	45.00	45.00

**RECEIVED**  
03/01/2023

Controller F - zone 69.		Total	\$45.00
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	3/30/2023	\$0.00
<b>Balance Due</b>			<b>\$45.00</b>

\$45.00

# Irrigation Service/Proposal Request

Property:

Harrison Ranch

DATE

2/27/2023

Location

Controller F #69

Emergency?

Work Ordered By:

Field Contact if any:

Phone

FSR/PROPOSAL #

Description of Work to be performed:

Replace Faulty Solenoid.

Materials needed:

1- Irrital 24vac solenoid @ 45

Foreman:

Lanathan

Manager

Date Completed

Total Man Hours

Inspected by

Date

Special Tools Needed:

Total. 45



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
2/28/2023	174079

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Property Information</b>

<b>Estimate #</b>
81759

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Replace ICD100 Hunter 1 station decoder	2	200.00	400.00
Replace ICD200 Hunter 2 station decoder	1	315.00	315.00
Replace / Install 2 inch scrubber valve	1	445.00	445.00
Controller A - zone 13 - replace 1 station Hunter decoder that is no longer under warranty.			
Controller F - zone 3 - replace 2 inch irrigation control valve.			
Controller F - zones 16, 17 and 18 - replace 1 station and 2 station decoders that are no longer under warranty.			

**RECEIVED**  
03/01/2023

			<b>Total</b>	<b>\$1,160.00</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>3/30/2023</b>	<b>Balance Due</b>	<b>\$1,160.00</b>

\$1,160.00



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

Completed

## Estimate

**Submitted To:**

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

Date	2/15/2023
Estimate #	81759
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace ICD100 Hunter 1 station decoder	2	200.00	400.00
Replace ICD200 Hunter 2 station decoder	1	315.00	315.00
Replace / Install 2 inch scrubber valve	1	445.00	445.00
Controller A - zone 13 - replace 1 station Hunter decoder that is no longer under warranty.			
Controller F - zone 3 - replace 2 inch irrigation control valve.			
Controller F - zones 16, 17 and 18 - replace 1 station and 2 station decoders that are no longer under warranty.			

**TERMS AND CONDITIONS:****TOTAL****\$1,160.00**

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





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
2/28/2023	174099

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description		Qty	Rate	Amount
St Augustine fertilizer		1	2,790.00	2,790.00
Bahia fertilizer		1	875.00	875.00
Feb. 2023			Total	\$3,665.00
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	3/30/2023	\$0.00
			Balance Due	\$3,665.00

RECEIVED  
03/03/23

\$3,665.00





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
2/28/2023	174100

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Pest control services	1	725.00	725.00
Feb. 2023		Total	\$725.00
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	3/30/2023	\$0.00
Balance Due			\$725.00

**RECEIVED**  
03/03/23

\$725.00

Location HARRISON RANCHDate 2/13/23  
Veh# 11TECHNICIAN: Scott RichardsonHELPER: Rigaud Lafortune

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE: 1200 PMDEPART: 330 PM

Comments

INSTRUCTIONS/ TECHNICIAN NOTE(S):

PULLED WEEDS IN ANNUAL  
BEDS AT CLUBHOUSE  
SPRAYED ROUNDUP ON  
PAVERS

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>RANGER PRO</u>		<u>20</u>		<u>BED WEEDS</u>	<u>EX</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

COI Lic. # JF5986

Location HARRISON RANCHDate 2/24/23  
Veh#            Pl#           TECHNICIAN Scott Richardson

AIR TEMP

WIND SPEED/DIRECTION

PRECIP%

ARRIVE

700 AMHELPER Rigaud Lafortune

DEPART

900 AM

INSTRUCTIONS/ TECHNICIAN NOTE(S)

Comments

TREATED WEEDS AT MONUMENTS  
AT 30/ 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>RANGE 2 PRO</u>		<u>20</u>		<u>BED WEEDS</u>	<u>EX</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	Clean

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

Bus. Lic. # JB136721  
COI Lic. # JF5986



Location

HARRISON RANCH

Date

2/28/23

Veh#

TECHNICIAN: Scott Richardson

HELPER: Rigaud Lafortune

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE:

700 AM

DEPART

300 PM

INSTRUCTIONS/ TECHNICIAN NOTE(S)

Comps

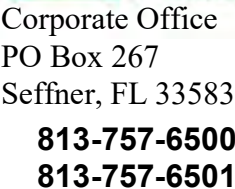
FERTILIZED TURF  
THROUGHOUT THE PROPERTY  
TREATED BED AND TURF  
WEEDS THROUGHOUT THE PROPERTY

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
RANGER PRO		80		BED WEEDS	EX	
AVENUE SOUTH SEDGE HAMMER		200		TURF WEEDS	Z	
HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow
25-0-11	ST AUG		31 BAGS	TURF FERT	EX	
	BAHIA		14 BAGS	TURF FERT	Z	
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  
COI Lic. # JF5986



Corporate Office  
PO Box 267  
Seffner, FL 33583

Date	Invoice #
3/1/2023	173848

<b>Bill To:</b>
<b>Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614</b>

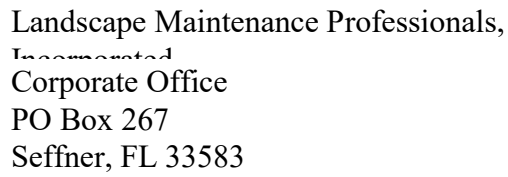
Property Information	

[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	3/31/2023	Balance Due	\$30,123.00

RECEIVED  
02/24/2023





Date	Invoice #
3/16/2023	174396

			Estimate No.		P.O. No.		Terms		Rep	
			81450				Net 30		SAR	
Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount	
	Injection to two oak trees that are struggling and need to be injected with Fungicide, Insecticide and Feertilizer. This includes 2 injections per year to strengthen the tree back to health									
7012-Ser...	Oak injection of Fungicide and Fertilizer and insecticide	400.00			2	200.00	100.00%	100.00%	400.00	
7012-Ser...	Additional Labor	105.00			1.5	70.00	100.00%	100.00%	105.00	
						<div>RECEIVED 03/16/2023</div>				
						Total \$505.00				
						Payments/Credits \$0.00				
						Balance Due \$505.00				

	<b>Total</b>	\$8,367.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$8,367.00



Manatee County Utilities		Invoice #: 02/27/2023 Harrison Ranch		Credit Balances
		Service Dates: 02/01/2023 - 02/28/2023		
Account No.:	Amount	Due	Address:	
183054 131413	\$ 627.73	3/20/2023	5755 Harrison Ranch Blvd-Fire Hydrant	
183054 131498	\$ 24.30	3/20/2023	5755 Harrison Ranch Blvd	
183054 133802	\$ 2,251.88	3/20/2023	5755 Harrison Ranch Blvd-Reclaimed	
183054 133803	\$ -	3/20/2023	4902 100th Dr E	
183054 133804	\$ -	3/20/2023	9810 47th St E	
183054 133805	\$ -	3/20/2023	9798 50th Street Cir E	
183054 133806	\$ -	3/20/2023	5314 98th Ave E	
183054 133807	\$ -	3/20/2023	9957 50th Street Cir E	
183054 136681	\$ -	3/20/2023	10704 58th Ave E-Reclaimed	\$ 2.11
183054 136685	\$ 13.06	3/20/2023	10402 55th Lane East	
183054 138336	\$ -	3/20/2023	5936 106th Terr E-Reclaimed	\$ 1.10
183054 139763	\$ -	3/20/2023	9715 54th Ct E	
183054 142107	\$ -	3/20/2023	5305 105th Ter E	\$ 5.43
183054 142108	\$ -	3/20/2023	10720 55th Ct E	\$ 5.27
183054 145806	\$ -	3/20/2023	11220 58th Street Cir E- Reclaimed	\$ 1.10
Grand Total	\$ 2,916.97		GL Code 001-53600-4301	

RECEIVED  
03/03/23

# 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

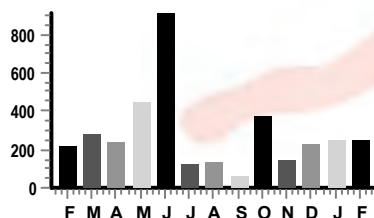
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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:				564.98
			Payments Received:				564.98
			Balance Forward:				0.00
01/23	02/21	29	Wtr Com. Master Mtr	62380	62630	250	
			Water Usage				58.75
			Cost Of Basic Service				58.12
			Swr Com. Master Mtr			250	
			Sewer Usage				130.00
			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				627.73
			<b>Total Amount Due:</b>				<b>\$627.73</b>

## COMM. MM WATER HISTORY

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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P.O. BOX 25010  
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☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131413
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$627.73

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000143 00.0000.0117 142/1



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



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

000183054200000627730131413

**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: 28-FEB-2023  
DUE DATE: 21-MAR-2023

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

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						24.30
Payments Received:						24.30
Balance Forward:						0.00
01/31	02/28	28	Wtr Fireline/Non Metered Fireline Charge 6"			
Cost Of Basic Service						24.30
Total New Charges						24.30
<b>Total Amount Due:</b>						<b>\$24.30</b>

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☐ CHANGE OF MAILING ADDRESS  
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SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131498
BILLING DATE	28-FEB-2023
DUE DATE	21-MAR-2023
TOTAL AMOUNT NOW DUE:	\$24.30

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0228A 9000000102 00.0000.0092 101/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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000183054200000024300131498

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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

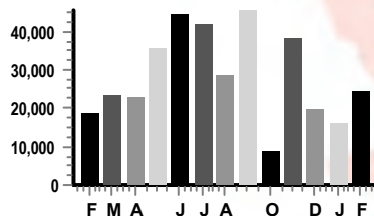
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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:						1,463.54
Payments Received:						1,463.54
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			108453	132930	24477	
Reclaimed Water Usage						2,251.88
Total New Charges						2,251.88
<b>Total Amount Due:</b>						<b>\$2,251.88</b>

## RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

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☐ CHANGE OF MAILING ADDRESS  
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SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-133802
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$2,251.88

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000151 00.0000.0125 150/1



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



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000183054200002251880133802

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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

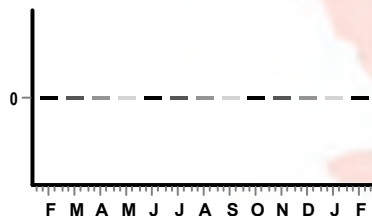
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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						
<b>Total Amount Due:</b>						<b>\$0.00</b>

### RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

Credit Balance Do Not Pay

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☐ CHANGE OF MAILING ADDRESS  
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SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	183054-133803
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000148 00.0000.0122 147/1



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



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www.mymanatee.org/utilities

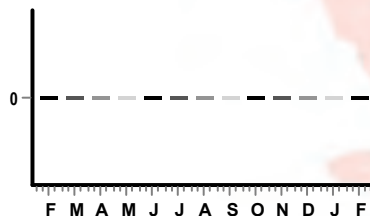
ACCOUNT NUMBER: 183054-133804  
HARRISON RANCH CDD  
9810 47TH ST E

BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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						
<b>Total Amount Due:</b>						<b>\$0.00</b>

**RECLAIM WATER NON-WASTEWATER**  
Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

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SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	183054-133804
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

**DO NOT PAY**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000147 00.0000.0121 146/1



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



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P. O. BOX 25010  
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PHONE: (941) 792-8811  
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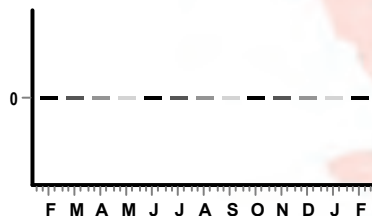
ACCOUNT NUMBER: 183054-133805  
HARRISON RANCH CDD  
9798 50TH STREET CIR E

BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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						
<b>Total Amount Due:</b>						<b>\$0.00</b>

**RECLAIM WATER NON-WASTEWATER**  
Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

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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	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

**DO NOT PAY**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 90000000138 00.0000.0112 137/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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BRADENTON FL 34206-5350

0001830542000000000000133805



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

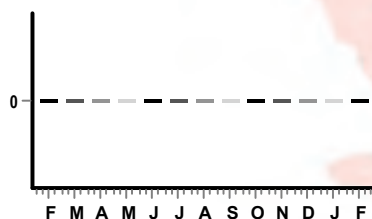
ACCOUNT NUMBER: 183054-133806  
HARRISON RANCH CDD  
5314 98TH AVE E

BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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						
<b>Total Amount Due:</b>						<b>\$0.00</b>

**RECLAIM WATER NON-WASTEWATER**  
Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

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

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	183054-133806
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

**DO NOT PAY**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000139 00.0000.0113 138/1



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



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000183054200000000000133806



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P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
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ACCOUNT NUMBER: 183054-133807  
HARRISON RANCH CDD  
9957 50TH STREET CIR E

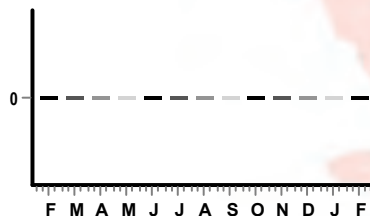
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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						
<b>Total Amount Due:</b>						<b>\$0.00</b>

**RECLAIM WATER NON-WASTEWATER**

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

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

SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	183054-133807
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000140 00.0000.0114 139/1



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



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

ACCOUNT NUMBER: 183054-136681  
HARRISON RANCH CDD  
10704 58TH ST E UNIT RECLM

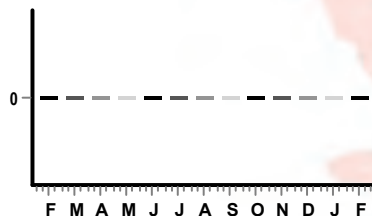
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						-2.11
Payments Received:						0.00
Balance Forward:						-2.11
Reclaim Wtr Non-WasteWtr Cust			2617	2617		
Reclaimed Water Usage						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$-2.11</b>

### RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

**Credit Balance Do Not Pay**

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

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	183054-136681
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$-2.11

AMOUNT PAID

**DO NOT PAY**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000146 00.0000.0120 145/1



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



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

0001830542000000-2110136681

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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

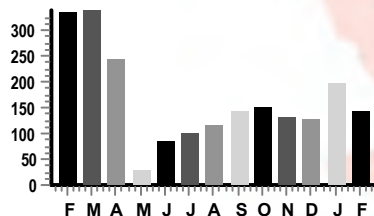
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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:						15.93
Payments Received:						15.93
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			19866	20008	142	
Reclaimed Water Usage						13.06
Total New Charges						13.06
<b>Total Amount Due:</b>						<b>\$13.06</b>

## RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	183054-136685
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$13.06

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000141 00.0000.0115 140/1



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



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

000183054200000013060136685

## 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

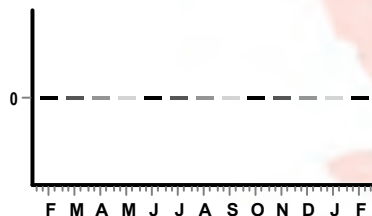
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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:						-1.10
Payments Received:						0.00
Balance Forward:						-1.10
Reclaim Wtr Non-WasteWtr Cust			9523	9523		
Reclaim Water Common Area						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$-1.10</b>

## RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

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	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000144 00.0000.0118 143/1



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



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

0001830542000000-1100138336

**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

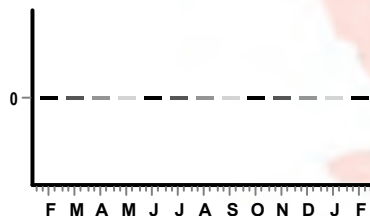
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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						
<b>Total Amount Due:</b>						<b>\$0.00</b>

**RECLAIM WATER NON-WASTEWATER**

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

**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	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

**DO NOT PAY**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000142 00.0000.0116 141/1



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



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

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

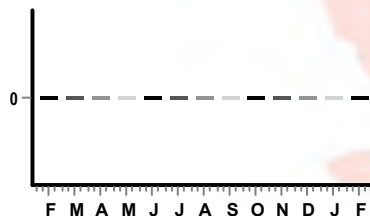
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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:						-5.43
Payments Received:						0.00
Balance Forward:						-5.43
Reclaim Wtr Non-WasteWtr Cust			0	0		
Reclaim Water Common Area						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$-5.43</b>

**RECLAIM WATER NON-WASTEWATER**

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

**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	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$-5.43

AMOUNT PAID

**DO NOT PAY**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000149 00.0000.0123 148/1



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



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

0001830542000000-5430142107



**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

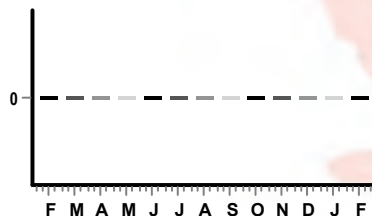
BILLING DATE: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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:						-5.27
Payments Received:						0.00
Balance Forward:						-5.27
Reclaim Wtr Non-WasteWtr Cust			2020	2020		
Reclaim Water Common Area						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$-5.27</b>

**RECLAIM WATER NON-WASTEWATER**

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

**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	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$-5.27

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000150 00.0000.0124 149/1



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



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

0001830542000000-5270142108

# 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: 27-FEB-2023  
DUE DATE: 20-MAR-2023

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:						-1.10
Payments Received:						0.00
Balance Forward:						-1.10
Reclaim Wtr Non-WasteWtr Cust			16474	16474		
Reclaim Water Common Area						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$-1.10</b>

## RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

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	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 9000000145 00.0000.0119 144/1



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



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

0001830542000000-1100145806





PO Box 13604  
Philadelphia PA 19101-3604

## Remittance Section

Customer Account Number: 1613410  
Invoice Number: 20433360  
Invoice Date: 03/10/2023  
Invoice Due Date: 04/01/2023  
Total Due: \$354.25

## INVOICE

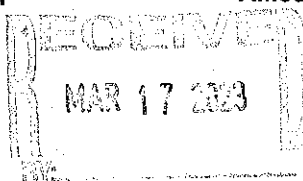
Address Service Requested

5496001122 PRESORT PBPS003 <B>



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.



Amount Paid: \$

Use enclosed envelope and make check payable to:

MARLIN LEASING CORPORATION  
PO BOX 13604  
PHILADELPHIA PA 19101-3604



09001002043336030000003542583

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

## Important Messages



MyMarlin is now  
**PEAC Connect**  
Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at [PEACconnect.com](http://PEACconnect.com)!

*\*some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE		LAST PAYMENT RECEIVED	
1613410		03/10/2023	20433360	04/01/2023		03/03/23 Thank You	
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1613410-002	Copystar CS 308ci Copier sn#RNH0Y01224						
	CONTRACT PAYMENT	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. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you \* 888-236-2409

**Contract Numbers listed on invoice:**

401-1613410-002

**Have you moved or changed your phone number?**

- ☐ **Billing Address Change**      ☐ **Both**  
☐ **Equipment location change**

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Effective Date: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Important Note:**

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

**Thank you for your business! Customer Service hours are M-F 9:00am to 5:00pm, Eastern.**

- By Phone: 888-236-2409
- For Inquiries by mail: PO Box 637, Mount Laurel, NJ 08054
- For Payments by check: PO Box 13604, Philadelphia, PA 19101-3604
- For Inquiries online: [www.peacsolutions.com](http://www.peacsolutions.com)

**Information about charges that may appear on your invoice:****Contract Payment:**

This is the regular monthly/quarterly/annual payment amount. If you (i) do not return the upper portion of this invoice with your payment, (ii) do not use the envelope provided, (iii) send multiple or folded checks, (iv) include cash, check skirts or extra correspondence and/or (v) include staples or paper clips the application of your payment to your account may be delayed and may result in the assessment of late fees.

**Payment Application:**

If you have any questions about how your payments are applied to your contract(s), please visit [www.peacsolutions.com/help-center](http://www.peacsolutions.com/help-center).

**One-Time Documentation Fee:**

We may charge a fee to compensate us for processing the documents and reimburse us for the fees incurred with filing UCC-1 financing statements that may be required.

**Interim Rent:**

After we confirm that ~~the~~ <sup>your</sup> equipment has been delivered and we've received all of the ~~contract~~ <sup>information</sup>, your equipment supplier is paid. We then set up the ~~contract~~ <sup>contract</sup> on our billing system and an invoice is sent to you for the first payment due. This payment covers the following full 30-day period. Included on the first invoice is a charge for interim rent which covers the period between when we pay your vendor and when the first contract payment is due.

**Insurance:**

Your agreement requires the equipment to be insured against all liability and risks of loss. Our policy covers our financial interest in the equipment. If you already have coverage, please have your agent send us evidence of insurance listing us as the Loss Payee and Additional Insured. Your contract number must be on the certificate for identification purposes. The certificate can be faxed to 856-813-2880. Upon receipt of evidence of acceptable insurance maintained by your company, we will no longer bill you under our insurance program. For insurance questions, please call 877-733-4433.

**Sales/Use Tax:**

In most states and some local jurisdictions, we are required to collect sales/use tax on each monthly payment. Since the contract payment was calculated in advance, and tax rates can change periodically, this amount is billed separately. In certain states, the full amount of tax is due at the inception of the contract. In these situations, the tax is added to the equipment cost to calculate the monthly payment.

**Property Tax:**

For leases only: Many local jurisdictions assess an annual tax on tangible personal property. The lessor, as owner of the equipment, pays this tax to the appropriate taxing authority. (Our lease rate does not include this tax.) We pass this tax on to you on an annual basis. Again, these taxes change periodically and are not included in the calculation for the base monthly payment. We may bill you our estimate of the taxes, and reconcile your account when the actual tax figures are received from the applicable jurisdiction. The billed amount may also include an annual property tax administration fee of up to \$25.

**Late Charge:**

If we receive your payment after the due date on the invoice, you may be assessed a late charge. The amount is calculated as a percentage of the invoice amount past due, less taxes, or may be a flat charge, depending on the terms of the contract you signed. You will receive a one-time waiver of the first late charge assessed if you call customer service at the number on the reverse side of this invoice and request it.

**Returned Check Fee:**

If your payment is returned from your bank for any reason, we may charge you a fee.

**Convenience Fee:**

If you choose to (1) make a payment over the phone, either through direct contact with a representative or through our Interactive Voice Response system (IVR), or (2) make a payment by credit card, either through direct contact with a Representative, IVR, or through your PEAC Connect account (formerly MyMarlin), then you may be assessed a convenience fee up to \$20 to compensate us for costs incurred to process your payment. This fee will apply to all payments made over the phone or made by credit card.



PO Box 13604  
Philadelphia PA 19101-3604



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

HARRISON RANCH CDD  
Attn: Accounts Payable  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578

## FEBRUARY INVOICE

Invoice No.: 176773  
Invoice Date: 02/28/2023  
Due Date: 03/30/2023  
Bill-To Account: 21450  
Sales Rep: Crystal Trunick

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
02/19/2023 - 02/19/2023	384972	Print Legal Ad-IPL01104350 IPL0110435	BRD-Bradenton Herald Legal   Legals & Public Notices CLS	1 x 67 L	67 L	1	\$79.56

## February Summary

Amount Due: \$79.56

**RECEIVED**  
03/02/23

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

## ADVERTISING INVOICE

HARRISON RANCH CDD  
Attn: Accounts Payable  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578

## FEBRUARY INVOICE

Invoice No.: 176773  
Account No.: 21450  
Account Name: HARRISON RANCH CDD  
Amount Due: \$79.56

Email questions to [ssccreditandcollections@mcclatchy.com](mailto:ssccreditandcollections@mcclatchy.com)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

0000021450 0000176773 000007956 0



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	384972	Print Legal Ad-IPL01104350 - IPL0110435		\$79.56	1	67 L

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

**HARRISON RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS  
FOR ANNUAL AUDIT SERVICES**

The Harrison Ranch Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida and has an annual operating budget of approximately \$2,009,881.33 including debt service. The final contract will require that, among other things, the audit for Fiscal Year 2023 be completed no later than June 30, 2024.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy Audits and the audit(s) shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the General Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and (1) hard copy of their proposal to Matthew Huber, Regional District Manager, Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services - Harrison Ranch Community Development District". Proposals must be received by 12:00 PM on March 13, 2023 at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Harrison Ranch CDD  
Matthew Huber, Regional District Manager  
IPL0110435  
Feb 19 2023

### THE STATE OF TEXAS COUNTY OF DALLAS

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

1 insertion(s) published on:

02/19/23

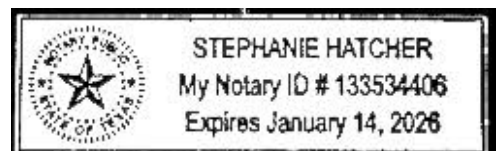
### THE STATE OF FLORIDA COUNTY OF MANATEE

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.

Sworn to and subscribed before me this 6th day of March in the year of 2023

*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!



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

HARRISON RANCH CDD  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW FL 33578

MEMO INVOICE	
Order No.:	397282
Memo Date:	03/16/2023
Bill-To Account:	21450
Sales Rep:	Crystal Trunick

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
03/26/2023 - 03/26/2023	397282	Print Legal Ad-IPL01144910 IPL0114491	BRD-Bradenton Herald Legal   Legals & Public Notices CLS	1 x 74 L	74 L	1	\$87.75

**RECEIVED**  
03/16/23

-----  
Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

\*\*\* MEMO INVOICE \*\*\*

HARRISON RANCH CDD  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW FL 33578

MEMO INVOICE	
Order No.:	397282
Account No.:	21450
Account Name:	HARRISON RANCH CDD
Order Amount:	\$87.75

Email questions to [ssccreditandcollections@mcclatchy.com](mailto:ssccreditandcollections@mcclatchy.com)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS****Order Number:**

IPL0114491

**Order Status:**

Submitted

**Classification:**

Legals &amp; Public Notices

**Package:**

BRD - Legal Ads

**Final Cost:**

87.75

**Payment Type:**

Account Billed

**User ID:**

IPL0020356

**PREVIEW FOR AD NUMBER IPL01144910****ACCOUNT INFORMATION**

HARRISON RANCH CDD IP  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578  
813-933-5571  
CDDinvoice@rizzetta.com  
HARRISON RANCH CDD

**TRANSACTION REPORT****Date**

March 15, 2023 3:32:45 PM EDT

**Amount:**

80.73

**Date**

March 15, 2023 3:50:22 PM EDT

**Amount:**

7.02

**SCHEDULE FOR AD NUMBER IPL01144910**

March 26, 2023  
Bradenton Herald



**NOTICE OF REGULAR BOARD  
OF SUPERVISORS MEETING  
AND AUDIT REVIEW  
COMMITTEE MEETING FOR THE  
HARRISON RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Audit Review Committee for the Harrison Ranch Community Development District will hold an audit review committee meeting on April 10, 2023 at 6:30 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish Florida 34219. The Audit Review Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services. At the conclusion of the Audit Review Committee meeting, the District's Board of Supervisors will hold its regular meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa FL 33614 or by calling (813) 933-5571. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor can attend the meeting at the above location and be fully informed of the discussions

taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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.

Taylor Nielsen  
District Manager  
IPL0114491  
Mar 26 2023





2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
2/4/23	20227952

## Bill To

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219

Description	Qty	DISPATCH	TERMS	P.O. NUMBER
			COD	
Description	Qty	Rate	Amount	
Date of Service: Jan 2023 Location: January 2023 Repairs Service Performed: Completed monthly repairs based on inspection reports Pole 17 - Removed and replaced bad lamp and ballast Pole 24 - Removed and replaced bad lamp, ballast, and fuse Pole 44 - Removed and replaced bad lamp and ballast Pole 46 - Removed and replaced bad lamp, ballast and fuse Pole 50 - removed and replaced bad lamp, ballast, and fuse Pole 91 - Removed and replaced bad lamp and ballast Pole 101 - Removed and replaced bad lamp and ballast Pole 158 - Installed new handhole and wired up whip for transformer. Pole 209 - Retrofit to LED, pulled in new wire up the pole with new handhole. Pole 219 - Removed and replaced bad photocell Pole 255 - Removed and replaced bad lamp and ballast Pole 262 - Removed and replaced bad lamp and ballast Pole 283 - Removed and replaced bad lamp, ballast and socket Pole 314 entry - Remove and replace bad socket Pole 325 entry *warranty - Remove and replaced bad lamp Pole 362 entry - Removed and replaced bad lamp and ballast Pole 384 - Removed and replaced bad lamp and ballast Pole 393 - Removed and replaced bad photocell Made all necessary connections and tested for proper operation. Passed by Tech: Casey		0.00	0.00	
150W HPS Lamps	10	115.00	1,150.00	
150W HPS ballast	10	205.00	2,050.00	
Socket	1	45.00	45.00	
10A Fuse	2	18.70	37.40	
Photocell	2	62.00	124.00	
		Total		
		Payments/Credits		
		Balance Due		

*In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.*

RECEIVED  
02/19/23



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
2/4/23	20227952

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

Description	Qty	DISPATCH	TERMS	P.O. NUMBER
			COD	
		Rate		Amount
250W HPS Lamp	1	120.00		120.00
250W HPS Ballast	1	290.00		290.00
Mogul Socket	1	35.00		35.00
andhole	2	21.00		42.00
1/2 Carflex	5	3.00		15.00
#12 THHN	75	0.65		48.75
Sales Tax		0.00%		0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		<b>Total</b> \$3,957.15		
		<b>Payments/Credits</b> \$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>		<b>Balance Due</b> \$3,957.15		



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

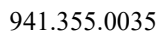
# Invoice

Date	Invoice #
2/17/23	20228099

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

	DISPATCH	TERMS	P.O. NUMBER
	230223	COD	
Description	Qty	Rate	Amount
Date of Service: 1/27/2023		0.00	0.00
Location: Pool			
Service Performed: Remove and replaced 40AMP 3 phase breaker that controls the pool equipment. Made all necessary connections and tested for proper operation.			
Passed by Tech: Anthony W			
Service Labor Hours-2Tech	1	130.00	130.00
40AMP 3 phase breaker	1	150.00	150.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		<b>Total</b>	\$280.00
		<b>Payments/Credits</b>	\$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>		<b>Balance Due</b>	\$280.00

**RECEIVED**  
02/18/23



Date	Invoice #
2/19/23	20228221

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

[illegible]



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
3/9/23	20235035

**Bill To**

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219

**DISPATCH****223828****TERMS****COD****P.O. NUMBER****Description****Qty****Rate****Amount**

Date of Service: February 2023 Repairs

Service Performed:

31- Removed and replaced bad lamp and ballast  
1 Ground light at chillinton entry- removed and replaced  
73- found bad lamp and ballast which caused wires to go bad up to socket. Pulled new wire and removed and replaced lamp and ballast. Found bad photocell at panel causing lights to stay on 24/7.  
89- Removed and replaced bad lamp and ballast.  
91- Removed and replaced bad lamp and ballast.  
157 Warranty- Wires going to transformer bad.  
228- Removed and replaced bad photocell.  
283- Removed and replaced bad lamp and ballast.  
324 Ent- Removed and replaced bad lamp and ballast  
353 Ext- Removed and replaced bad lamp and ballast  
364 both- found bad fuses, removed and replaced with new. Found both fixtures with bad lamp and ballast and removed and replaced with new.  
366 Ent- Removed and replaced bad lamp, ballast and socket  
369 Ext- Removed and replaced bad lamp and ballast

Made all necessary connections and tested for proper operation.

Passed by Tech: Casey and John

BT Labor Hours

150W HPS Lamp

150W HPS Ballast

120V Photocell

Wire #16

Fuse and Fuse holder

Sales Tax

8

11

11

2

4

2

225.00

115.00

270.00

62.00

0.75

50.00

0.00%

1,800.00

1,265.00

2,970.00

124.00

3.00

100.00

0.00

Owens Electric is "Plugged In To All Your Electrical Needs!"

Thank you for your business! EC13002293 EC13009131

**Total****03/09/2023****\$6,262.00****Payments/Credits****\$0.00****Balance Due****\$6,262.00**

*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.*

**RECEIVED**



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
3/14/23	20235112

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

	DISPATCH	TERMS	P.O. NUMBER
	230384	COD	
Description	Qty	Rate	Amount
Date of Service: 2/13/2023		0.00	0.00
Service Performed: Changed out GFCI box and weather proof cover plate by pool equipment.			
Made all necessary connections and tested for proper operation.			
Passed by Tech: Jeremy			
Service Call-Standard	1	99.00	99.00
Service Labor Hours-Standard	1	165.00	165.00
GFCI	1	45.00	45.00
FD 1-gang box	1	15.00	15.00
1-gang in use cover	1	25.00	25.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		<b>Total</b>	\$349.00
		<b>Payments/Credits</b>	\$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>		<b>Balance Due</b>	\$349.00

**RECEIVED**  
03/14/2023



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
11/19/22	20227426

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

	DISPATCH	TERMS	P.O. NUMBER
	223293	COD	
Description	Qty	Rate	Amount
Date of Service: 11/15/2022 Location: Exit Gate of Normandie Service Performed: Pole #248 - removed and replaced bad lamp, ballast, (1) fuse and (1) fuse holder. Made all necessary connections and tested for proper operation. Passed by Tech: Casey & John		0.00	0.00
150W HPS Lamp	1	115.00	115.00
150W HPS Ballast	1	205.00	205.00
10A Fuse	1	18.70	18.70
Fuse holder	1	65.00	65.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		<b>Total</b>	\$403.70
		<b>Payments/Credits</b>	\$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>		<b>Balance Due</b>	\$403.70

**RECEIVED**  
03/15/2023



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
3/22/23	20235235

**Bill To**

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219

**DISPATCH**

230720

**TERMS**

COD

**P.O. NUMBER****Description****Qty****Rate****Amount**

Date of Service: 3/17/2023

Service Performed: Added new 208-277 Photocell for main drag staying on along the boulevard from the 301 entrance to Galloway. Made all necessary connections and tested for proper operation.

Passed by Tech: John

Service Call-Standard

Service Labor Hours-Standard

208-277 Photocell

Sales Tax

1

0.00

0.00

99.00

99.00

165.00

165.00

52.50

52.50

0.00%

0.00

**RECEIVED**  
03/22/2023

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

**Total**

\$316.50

**Payments/Credits**

\$0.00

**Balance Due**

\$316.50

*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 #
3/23/23	20235254

**Bill To**

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219

	DISPATCH	TERMS	P.O. NUMBER
	230682	COD	
Description	Qty	Rate	Amount
Date of Service: 3/16/2023		0.00	0.00
Service Performed: Met with FPL to attach wires for pole. Ran #10 THHN from pole in Carflex and into transformer.			
Made all necessary connections and tested for proper operation.			
Passed by Tech: John			
Service Labor Hours	4	350.00	1,400.00
3000K LED	3	525.00	1,575.00
#10 THHN RBG	1	98.17	98.17
1/2 Car Flex	15	1.75	26.25
Handholes	3	45.00	135.00
Fuses	6	25.00	150.00
Fuse Holders	6	45.00	270.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		<b>Total</b>	\$3,654.42
		<b>Payments/Credits</b>	\$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>		<b>Balance Due</b>	\$3,654.42

**RECEIVED**  
03/23/2023



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
3/29/23	20235303

**Bill To**

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219

	DISPATCH	TERMS	P.O. NUMBER
	230604	COD	
Description	Qty	Rate	Amount
Date of Service: March 2023 Repairs Service Performed: Removed and replaced streetlights out from March Inspection (#321 ext, #338 ext and #353 ext). Replaced bad lamps and ballasts in each fixture with new. Made all necessary connections and tested for proper operation. Passed by Tech: Casey		0.00	0.00
BT Labor Hours	3	225.00	675.00
250W HPS Lamps	3	120.00	360.00
250W HPS Ballasts	3	290.00	870.00
BT Miscellaneous	1	12.00	12.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		<b>Total</b>	\$1,917.00
		<b>Payments/Credits</b>	\$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>		<b>Balance Due</b>	\$1,917.00

**RECEIVED**  
03/29/2023



13075 US Highway 19 N  
Clearwater, FL 33764  
Phone: 727-581-9339

# Invoice

**Date:** 2/10/2023  
**Invoice No.:** 127115

**Bill to:** Harrison Ranch CDD  
Accounts Payable  
3434 Colwell Av., Ste. 200  
Tampa, FL 33614

**Service at:** Harrison Ranch Clubhouse  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

**Customer ID:** 3870

**Location ID:** I-4285 HARRISONRANCH

**Description:** WO166588 Annual Alarm Inspection

**Reference:** Work Order 166588

**Terms:** NET30

**PO Number:**

Item	Description	Quantity	Unit Price	Amount
Agreement				
	SRQ Alarm Inspect Annual	1.00	232.00	232.00
		Agreement Subtotal		232.00
Labor				
	Inspection	2.00	0.00	0.00
		Labor Subtotal		0.00

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

RECEIVED  
03/08/23

<b>Subtotal:</b>	232.00
<b>Sales Tax:</b>	0.00
<b>TOTAL DUE:</b>	<b>232.00</b>



## SERVICE ORDER

WO#	I#	Combo	DATE
166588	I-4285	<input checked="" type="checkbox"/> Yes	02/10/2023
SITE NAME	EMAIL	CUSTOMER #	
Harrison Ranch Clubhouse	Bmcevoy@rizzetta.com	3870	
SERVICE ADDRESS	CITY	STATE	ZIP
5755 Harrison Ranch Blvd	Parrish	FL	34219
CONTACT	PHONE	SERVICE	PO#:
Barbara McEvoy	9417769725	Inspection	

TROUBLE REPORTED

DESCRIPTION OF WORK DONE

Annual fire alarm inspection. Wo# 166588.

QUANTITY OF REPORTS	COLOR OF INSPECTION TAG ON DEPARTURE
2 including service order	-- select an option --

ALARM PANEL NORMAL AT ARRIVAL	ALARM PANEL NORMAL AT DEPARTURE
YES	YES

MATERIAL:				LABOR:				
QTY.	MATERIAL DESCRIPTION	PRICE	TOTAL	DATE	SERVICE PERSON	HOURS	RATE/HR.	LABOR
				2/10/23	Josh Green	2		

INSPECTION DETAIL		AMOUNT	-		AMOUNT
Annual Alarm Inspection		\$232.00	TOTAL MATERIAL		
			TOTAL LABOR		
			MIN. TRIP CHARGE \$55.00 X __ DAYS		
			CONTRACT/QUOTE		
			SUB TOTAL		
			SALES TAX		
			PAY THIS AMOUNT		

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

This work was performed to customer satisfaction.

Customer Signature

Date

02/10/2023

Technician Signature

Date

02/10/2023

## Standard Terms and Conditions

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

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

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

#### 4. Schedule of Service:

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

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

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

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

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

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

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

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

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

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

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

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

---

## Deficiencies & Comments / Service Order

No activities found



## Fire Alarm System Test and Inspection Form

☒ Combo

Date of Inspection: 02/10/2023 Customer #: 3870 Inspection File #: I-4285

Inspector Name: Josh Green Inspection Qualification: FASA/BASA

Property Name: Harrison Ranch Clubhouse Customer Contact: Barbara McEvoy

Street: 5755 Harrison Ranch Blvd Phone Number: 9417769725

City: Parrish State: FL Zip Code: 34219 Fax Number:

Building/Location: Email Address: Bmcevoy@rizzetta.com

Service Provided: ☐ Quarterly ☐ Semi-annual ☒ Annual ☐ Bi-Annual Sensitivity ☒ Walk Test

Monitoring Entity: COPS Local: Yes Account #: 5T3510 Phone #: 8006332677

FACP Loc. Front Entrance Make: Gamewell Model #: 7100-1D

Addressable: Yes Dialer Make: Integral Model: 7100-1D System Type: Fire Alarm

### Prior to any Testing of Fire Alarm System

#### Make Notifications

Notifications	Entity	Yes/No	Who was notified	Time
Monitoring Entity:	COPS	Yes	Op# 101375	8:18am
Building Occupants:		Yes	Staff	8:05am
Other - Specify:		Yes	Barbara	8:15am

#### Premises Monitoring

Monitoring Info	Yes/No	Who/Operator	Time
Alarm Signal	Yes	App	9:18:52
Supervisory Signal	Yes	App	9:09:04
Supervisory Restore	Yes	App	9:09:48
Trouble Signal	Yes	App	8:27:36

#### Notification That Testing is Complete

Notifications Made	Yes/No	Who	Time
Bldg. Management	Yes	Barbara	9:45am
Monitoring Agency	Yes	App	9:43am
Building Occupants	Yes		9:46am
Other - Specify			

### Alarm Initiation Devices And Circuit Information

No of Initiation Circuits Used: 1 No of Initiation Circuits Total: 2 Circuit Styles: B SLC Last Service Date: 02/23/2022

Equipment	Qty	Manufacturer	Model #
Photo Smoke	5	Gamewell	ASD-PL2F
Duct Detector	3	System Sensor	DWR
Heat Detector			
Manual Pull Station	6	Gamewell	MS-7AF
Supervisory Switch	1	Victaulic	Tamper
Flow Switch	1	Potter(VSR-F)	Flow

Signaling Line Circuits and Circuit Information

No of Indicating Circuits Used:

2

No of Indicating Circuits Total:

2

Circuit Styles:

B

Circuits Supervised:

Yes

Equipment	Qty	Manufacturer	Model #
Bells			
Horns			
Horn/Strobes	8	System Sensor	P2R
Strobes	8	System Sensor	SR
Other:			

Primary Power Supply / System Secondary Power Supply Battery Capacities and Battery Type

Primary Nominal Voltage:

120

Is the fire alarm on its own dedicated circuit?

Yes

Breaker/Fuse #:

null

Amps:

20

Storage Battery - Qty:

2

Type of Battery:

SEALED / LED ACID

Voltage Per Battery:

12

Amp Hour:

8

Date:

1/21/20

Other:

Calculated capacity to operate system, in hours:

24

Location of fuel source, if yes:

N/A

Engine driven generator dedicated to fire alarm:

N/A

Location of UPS system:

N/A

Equipment Powered by UPS:

N/A

In Alarm mode (minutes):

5

Calculated capacity of UPS batteries to drive system in standby (hours):

N/A

System Tests and Inspections

Type	Functional	Visual	Comments
Control Panel	Yes	Yes	
Lamps/LEDs	Yes	Yes	
Trouble Signals	Yes	Yes	
Disconnect Switches	Yes		
Ground Fault Monitor	Yes		
Supervision	Yes	Yes	
Battery Condition	Yes	Yes	
Load Voltage	Yes	Yes	
Discharge Voltage:	Yes	Yes	
Charger Test	Yes	Yes	
Fan Shutdown			
Other - Specify:			

Annunciator:			
Qty	Functional	Visual	Location

Device List

☒ Inspect

☒ Test

Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
Main Entrance	Pass	Manual Pull Station	1M:01		
Main Entrance	Pass	Horn Strobe			
Above FACP	Pass	Smoke Detector	1S:01		
Women's Restroom	Pass	Strobe			
Women's Restroom	Pass	Strobe			

Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
Exit to Pool	Pass	Manual Pull Station	1M:08		
Exit to Pool	Pass	Horn Strobe			
Exit to Pool	Pass	Smoke Detector	1S:09		
Mens Room	Pass	Strobe			
Mens Room	Pass	Strobe			
Fitness Center	Pass	Manual Pull Station	1M:07		
Fitness Center	Pass	Horn Strobe			
Hall to Restroom	Pass	Strobe			
Great Room	Pass	Horn Strobe			
Exit at Kitchen	Pass	Horn Strobe	1M:06		
Exit at Kitchen	Pass	Smoke Detector	1S:04		
Exit at Kitchen	Pass	Strobe			
Game Room Exit	Pass	Manual Pull Station	1M:02		
Game Room	Pass	Horn Strobe			
Game Room Exit	Pass	Manual Pull Station	1M:03		
Game Room Exit	Pass	Horn Strobe			
Game Room Exit	Pass	Smoke Detector	1S:03		
Board Room	Pass	Strobe			
Riser Room	Pass	Tamper Switch	1M:05		
Riser Room	Pass	Waterflow	1M:04		
Riser Room	Pass	Smoke Detector	1S:02		
A/C Closet AHU#1	Pass	Duct Detector	1S:05		
A/C Closet AHU#2	Pass	Duct Detector	1S:06		
A/C Closet AHU#3	Pass	Duct Detector	1S:08		
Exterior of Clubhouse	Pass	Horn Strobe			
Hall by Game Room	Pass	Horn Strobe			
Office by Game Room	Pass	Strobe			

EXPLANATION OF "NO" ANSWERS, DISCREPANCIES AND RECOMMENDED IMPROVEMENTS:

INSPECTOR / TECHNICIAN COMMENTS:

Customer reported that panel goes into trouble. Upon further investigation, Panel goes into dact fault for account every couple of days at the same time and same duration.

Date the system was restored to normal operation on:

02/10/2023

Time:

10am

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

Name of Owner or Representative:

Spoke with Barbara

Date:

02/10/2023

Owner or Representative Signature:


Technician's Name:

Josh Green

Date:

02/10/2023

Technician's Signature:



NFPA 72 2010 Edition Table 14.4.5. This testing was performed in accordance with applicable NFPA Standard.



No activities found



13075 US Highway 19 N  
Clearwater, FL 33764  
Phone: 727-581-9339

# Invoice

**Date:** 2/10/2023  
**Invoice No.:** 127117

**Bill to:** Harrison Ranch CDD  
Accounts Payable  
3434 Colwell Av., Ste. 200  
Tampa, FL 33614

**Service at:** Harrison Ranch Clubhouse  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

**Customer ID:** 3870

**Location ID:** I-4285 HARRISONRANCH

**Description:** WO166587 Annual Sprinkler Inspection

**Reference:** Work Order 166587

**Terms:** NET30

**PO Number:**

Item	Description	Quantity	Unit Price	Amount
Agreement				
	SRQ Sprink Inspect Annual	1.00	175.00	175.00
		Agreement Subtotal		175.00
Labor				
	Inspection	4.00	0.00	0.00
		Labor Subtotal		0.00

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

RECEIVED  
03/08/23

<b>Subtotal:</b>	175.00
<b>Sales Tax:</b>	0.00
<b>TOTAL DUE:</b>	<b>175.00</b>



## SERVICE ORDER

<b>WO#</b>	<b>I#</b>	<b>Combo</b>	<b>DATE</b>
166587	I-4285	<input checked="" type="checkbox"/> Yes	02/10/2023
<b>SITE NAME</b>	<b>EMAIL</b>	<b>CUSTOMER #</b>	
Harrison Ranch Clubhouse	Bmcevoy@rizzetta.com	3870	
<b>SERVICE ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
5755 Harrison Ranch Blvd	Parrish	FL	34219
<b>CONTACT</b>	<b>PHONE</b>	<b>SERVICE</b>	<b>PO#:</b>
Barbara McEvoy	9417769725	Inspection	

### TROUBLE REPORTED

### DESCRIPTION OF WORK DONE

Annual Fire Sprinkler Inspection completed per quote. WO: 166587

### QUANTITY OF REPORTS

3

### COLOR OF INSPECTION TAG ON DEPARTURE

RED

### ALARM PANEL NORMAL AT ARRIVAL

YES

### ALARM PANEL NORMAL AT DEPARTURE

YES

### MATERIAL:

QTY.	MATERIAL DESCRIPTION	PRICE	TOTAL

### LABOR:

DATE	SERVICE PERSON	HOURS	RATE/HR.	LABOR
2/10/23	Greg Castro			
2/10/23	Josh Green			

INSPECTION DETAIL	AMOUNT
Annual Sprinkler Inspection	\$175.00

-	AMOUNT
TOTAL MATERIAL	
TOTAL LABOR	
MIN. TRIP CHARGE \$55.00 X _ DAYS	
CONTRACT/QUOTE	
SUB TOTAL	
SALES TAX	
PAY THIS AMOUNT	

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

This work was performed to customer satisfaction.

Customer Signature

Date

02/10/2023

Technician Signature



Date

02/10/2023

## Standard Terms and Conditions

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

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

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

#### 4. Schedule of Service:

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

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

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

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

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

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

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

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

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

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

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

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

---

## Deficiencies & Comments / Service Order

No activities found



## Report of Inspection of Wet Based Fire Protection Systems

<input checked="" type="checkbox"/> Combo		<input type="checkbox"/> Common areas accessed only	
		<input type="checkbox"/> Walk through performed separately	
PROPERTY NAME Harrison Ranch Clubhouse		STATE FL	Inspection File # I-4285
STREET 5755 Harrison Ranch Blvd	CITY Parrish	Customer # 3870	ZIP CODE 34219
LOCATION 			
ATTENTION Barbara McEvoy	EMAIL ADDRESS Bmcevoy@rizzetta.com	PHONE NUMBER 9417769725	FAX NUMBER 
INSPECTOR NAME Gregory Castro	INSPECTOR # FPI18-000052	SERVICE PROVIDED Annual	DATE 02/10/2023
NO. OF SYSTEMS 1		SIZE 6"	
TYPE Auto Wet NFPA 13R		WATER SOURCE City	

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

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

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

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

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

#### MAIN DRAIN TEST PIPE LOCATION (13.2.5)

- MAIN DRAIN TEST PIPE LOCATION (QUARTERLY) (13.2.5)	PIPE SIZE	STATIC BEFORE	FLOW	STATIC AFTER	TIME TO REFILL
--	-----------	---------------	------	--------------	----------------

-	MAIN DRAIN TEST PIPE LOCATION (QUARTERLY) (13.2.5)	PIPE SIZE	STATIC BEFORE	FLOW	STATIC AFTER	TIME TO REFILL
B-1	SW storage room / Riser	2"	72/62	55/55	68/66	2 sec

FIRE DEPARTMENT CONNECTIONS

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

YES

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

YES

HYDRAULIC NAME PLATE AND GAUGES

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

YES

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

YES

ALARMS

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

YES

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

YES

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

N/A

C-4 Electric bell operate properly: (5.3.3.1)

N/A

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

YES

C-6 Time to ring alarms: (range)

60

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

YES

C-8 Monitoring restored: (NFPA 72)

YES

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

YES

C-10 System left in service:

YES

C-11 Inspection tag in place

YES

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

90

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

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

YES

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

YES

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

YES

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

YES

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

NO

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

YES

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

YES

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

YES

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

N/A

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

N/A

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

YES

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

N/A

Device List

☒ Inspect

☒ Test

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

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

## Recommended Improvements

NFPA 13 OBSERVATIONS & NOTES:

TECHNICIAN COMMENTS & RECOMMENDED IMPROVEMENTS:

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

Date:

02/10/2023

Time:

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


Name of Owner or Representative:

Barbara

Date:

02/10/2023

Owner or Representative Signature:



Technician's Name:

Gregory Castro

Date:

02/10/2023

Technician's Signature:



This testing was performed in accordance with the applicable Florida adopted NFPA 25 2017 Standard.

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

## Deficiencies & Comments / Wet Based Systems

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

Walk Through revealed several Heavily Loaded Sprinkler Heads



[Linked Field](#)

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

NO





## Report of Inspection of Wet Based Fire Sprinkler Systems - Walk Through Report

Site: Location Name Harrison Ranch Clubhouse		Site: Inspection File # I-4285		Date: 02/10/2023	
Site: Address 5755 Harrison Ranch Blvd		Site: City Parrish		Site: State FL	
Site: Zip Code 34219		Site: Contact Name Barbara McEvoy		Site: Phone 9417769725	
				Site: Email Bmcevoy@rizzetta.com	

Sprinkler Type:	K Factor	Manufacturer	Model / SIN#	Temperature Rating	Sprinkler Finish	Orientation	Escutcheon Type	Response	Date of Mfg.	NPT Size
A		Tyco	TY3231	155	White	Pendant	Semi-Recessed	Quick Response	2006	1/2"
B		Tyco		155	White	Pendant	Semi-Recessed	Standard Response	2012	1/2"
C		Tyco	TY3131	200	Brasa	Upright		Quick Response	2006	1/2"

### Table Input

Building / Breezeway #	Unit #	Room or Area	Deficiency Type	Sprinkler Type:	Repaired	Comments
	Maim Entrance	OK				
	Offices	OK				
	Billiards Room	OK				
	Game Room	OK				
	Patio	Lanai	Loaded	A		
	Lounge	OK				
	Kitchen	OK				
	Gym		Loaded	A		
	Women's Restroom	OK				
	Family Restroom	OK				
	Men's Restroom	OK				
	Electrical Closet	OK				
	Riser Room	OK				

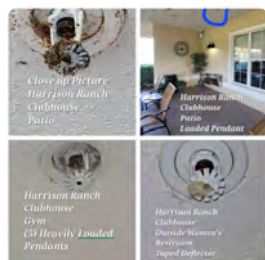
## Deficiencies & Comments / Walk Through Report

GC Gregory Castro - 2/10/2023

☐ Resolve

### Walk Through Pictures

Various







3195-A Commerce Parkway  
North Port, FL 34289  
941-876-3386 Fx 941-876-3368

**INVOICE: 20937**

**Project Number: 14031**

Invoice Date:

02/17/2023

For :

Client #:C08117  
Harrison Ranch, HOA  
4 mics and Password

Bill to:

Harrison Ranch CCD  
5755 Harrison Ranch Blvd  
Parrish, FL 34219 USA

Tel: 941-776-9725 X1

Project Site:

Harrison Ranch, HOA  
Barbara McEvoy, LCAM  
5755 Harrison Ranch Blvd  
Parrish FL 34219

Tel: 941-776-9725 x1 Fax: 928-451-2421

Terms: Due on Receipt

Invoice Date: 02/17/2023

Product Code: S

Qty	Mfr-Part No.	Description	Unit Price	Extended
		- Barbara calls in (4) mics are sounding really bad. Swapped inputs on snakes with mics that sound good and problem followed Can Password be removed from the system		
		2/16/23 - Tech Dan onsite Tested system - All working Did Zoom set-up and tested - All Working		142.50

**RECEIVED**  
02/24/23

Balance Due: \$ 142.50

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

**Invoice**

Date	Invoice #
2/24/2023	INV0000077969

**Bill To:**

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

Services for the month of	Terms	Client Number
February	Upon Receipt	00362

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,412.49	\$6,412.49
Subtotal			\$6,412.49
Total			\$6,412.49

**RECEIVED**  
02/24/23

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

## Invoice

Date	Invoice #
3/1/2023	INV0000078025

**Bill To:**

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

Services for the month of	Terms	Client Number
March	Upon Receipt	00362

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,785.33	\$1,785.33
Administrative Services	1.00	\$517.67	\$517.67
General Management & Oversight	1.00	\$750.00	\$750.00
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$468.67	\$468.67
Management Services	1.00	\$1,979.75	\$1,979.75
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$5,676.42
		<b>Total</b>	\$5,676.42

**RECEIVED**  
02/24/23

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

Invoice

Date	Invoice #
3/10/2023	INV0000078159

Bill To:

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

Services for the month of	Terms	Client Number
March	Upon Receipt	00362

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,180.18	\$3,180.18
Subtotal			\$3,180.18
Total			\$3,180.18

RECEIVED  
03/10/2023

# S & G POOLS LLC

P.O Box 52124  
Sarasota, FL 34232

941-447-6839

sgpools1@gmail.com

**INVOICE #0323**

**DATE: 3/1/23**

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 March	1,633.00
Total	1,633.00

**RECEIVED**  
03/03/23

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# 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: \$1,100.00

Date: 3/11/23

Payable to: Addi's Pony Parties, LLC

Address: Please, Do Not Mail to this Address – see below instructions.  
2813 104<sup>th</sup> Ave. E  
Parrish, FL 34219

Please have check mailed check directly to Robin Emanuel at Harrison Ranch,  
5755 Harrison Ranch Blvd. Parrish, FL 34219 by arrive by Thursday 3/31/23

Description: Egg Hunt 4/1/23

G/L Code: 4731

Requestor: Robin Emanuel

Approved by:

Taylor Nielsen

# Addi's Pony Parties, LLC

2813 104<sup>th</sup> Ave E.  
Parrish, FL 34219  
941.586.1629 bbprental@gmail.com

Agree to the terms below

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

\$1100 Due on or before Saturday April 1st, 2023  
Includes: 2 ponies and petting farm three hours of service

\$1100 for the service

Arrival Time: 8:30am (Payment Due)  
Start time: 9am  
End Time: 12pm

Signature: Bruce Woy

Date: 1/19/2023

Check – Addi's pony parties, llc

Schappacher Engineering LLC

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

# Invoice

Date	Invoice #
3/6/2023	2358

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
2/10/2023	Coordinate with lake bank repair vendor for schedule update.	0.5	175.00	87.50
2/13/2023	Prep work for CDD meeting, review agenda items. Attend CDD meeting.	3.5	175.00	612.50
2/14/2023	Download plats of community and prepare plat books	3.25	90.00	292.50
2/14/2023	Coordinate with Crosscreek Environmental on proposal for lake bank repairs and forward documents to CDD attorney to prepare contract.	0.75	175.00	131.25
2/25/2023	Review construction plans and prepare drainage flow maps for stormwater system.	6.5	100.00	650.00
2/25/2023	Prepare bank restoration contract for Crosscreek and forward to contractor for signatures.	0.75	175.00	131.25
2/28/2023	Obtain signed contract from vendor for bank repairs. Coordinate with CDD chairperson for signature. Prepare final contract and send to all parties. Review deposit invoice and send to Rizzetta for payment.	1	175.00	175.00
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>RECEIVED</b> 03/6/23		<b>Total</b> \$2,080.00

Securiteam  
 13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 Phone: 813-909-7775  
 Fax: 888-596-8464

# Invoice



Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219

Date	Invoice #	P.O. No.	Terms	Due Date
02/21/2023	13077021023		Net 30	03/23/2023

QTY	Description
1	Enforcer Illuminated Request Exit to button with timer
1.5	<p>Service Labor - 1 hour minimum (1=checked lock , the arbor was to tight not hitting the lock I loosen it to make sure it moves. The door sticks also so I greased all hidges and door closure it is closing alot better old door. Maglick wasn't engaging check system found a bad rex button,wires. To board internally were broke. So I replaced the rex button from truck stock part number sd-6276-ssvg by seco-larm. Door is fully functional tested with Jody and Robin, Barbara was out until Monday.</p> <p>2 = checked cameras they were all online looked at recording and seems it came back days ago. System seems ok they had on several monitors working. I also remotely into it. Looks good</p> <p>DanielG - Daniel Gainza - 2/1/2023 1:11:36 PM -</p> <p>&lt;&lt;&lt; details &gt;&gt;&gt;</p> <p>1- The mag-lock on the front door is only working intermittently, and people are able to just walk in. Please investigate, troubleshoot and fix.</p> <p>1- The new pool camera stopped working They had a rain storm, but nothing serious that should have knocked it out. Please investigate, troubleshoot and fix.</p> <p>Call Barbara: 941.776.9725 ext 1 before heading that way to make sure she is available.)</p>

<div>RECEIVED</div> <div>02/22/23</div>	<b>Subtotal</b>	\$347.50
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$347.50
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$347.50



Invoice

7643 Gate Parkway  
Suite# 104-167  
Jacksonville, FL 32256

Date	Invoice #
3/1/2023	7325B

Bill To

Harrison Ranch CDD  
C/o Rizzetta & company  
Mrs. Barbara McEvoy  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-51 Waterways-March	5,664.00	5,664.00
		<b>Balance Due</b>	\$5,664.00

RECEIVED  
03/01/23



March 18, 2023  
Invoice Number: 0092838031823  
Account Number: **8338 12 013 0092838**  
Security Code:  
Service At: 5755 HARRISON RANCH BLVD  
PARRISH FL 34219-4401

## Auto Pay Notice

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

## NEWS AND INFORMATION

**NEW!** Get a **FREE** mobile unlimited line when you buy Spectrum Business Internet! Call **1-866-614-3564** to learn how.

### Summary

Service from 03/18/23 through 04/17/23  
details on following pages

Previous Balance	168.13
Payments Received -Thank You!	-168.13
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	132.91
Other Charges	22.20
Taxes, Fees and Charges	13.02
Current Charges	\$168.13
YOUR AUTO PAY WILL BE PROCESSED 04/04/23	
<b>Total Due by Auto Pay</b>	<b>\$168.13</b>



### Thank you for choosing Spectrum Business.

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

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8338 1200 NO RP 18 03192023 NNNNNNNN 01 000069 0001

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

March 18, 2023

### Harrison Ranch

Invoice Number: 0092838031823  
Account Number: 8338 12 013 0092838  
Service At: 5755 HARRISON RANCH BLVD  
PARRISH FL 34219-4401

<b>Total Due by Auto Pay</b>	<b>\$168.13</b>
------------------------------	-----------------



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833812013009283800168138



Invoice Number: 0092838031823  
 Account Number: 8338 12 013 0092838  
 Security Code:

Harrison Ranch

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

Or, call us at 1-866-519-1263

8338 1200 NO RP 18 03192023 NNNNNNNN 01 000069 0001

**Charge Details**

Previous Balance		168.13
EFT Payment	03/04	-168.13
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/18/23 will appear on your next bill.

Service from 03/18/23 through 04/17/23

**Spectrum Business™ TV**

Spectrum Business TV		44.99
Spectrum Receivers	8 Receivers at 10.99 each	87.92
		<b>\$132.91</b>

Spectrum Business™ TV Total **\$132.91****Other Charges**

Broadcast TV Surcharge		22.20
<b>Other Charges Total</b>		<b>\$22.20</b>

**Taxes, Fees and Charges**

State and Local Sales Tax		5.60
Communications Services Tax		7.42
<b>Taxes, Fees and Charges Total</b>		<b>\$13.02</b>

**Current Charges \$168.13****Total Due by Auto Pay \$168.13****Billing Information**

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

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

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

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

**Authorization to Convert your Check to an Electronic Funds**

**Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**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.

**Spectrum Receiver \$10.99** - Charges include \$9.99 for Receiver Rental and \$1.00 for Secure Connection.

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

**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.

Continued on the next page....

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



Invoice Number: 0092838031823  
Account Number: 8338 12 013 0092838  
Security Code:

[Harrison Ranch](#)

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

8338 1200 NO RP 18 03192023 NNNNNNNN 01 000069 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](mailto:closedcaptioningsupport@charter.com).

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





Account Number:  
Security Code:

Harrison Ranch  
8338 12 013 0092838

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

Or, call us at 1-866-519-1263

8338 1200 NO RP 18 03192023 NNNNNNNN 01 000069 0001



**300 Mbps  
BUSINESS INTERNET**

**\$49<sup>99</sup>**  
/mo when  
bundled for  
1 year\*

**Plus get one  
FREE MOBILE UNLIMITED LINE**

*for 1 Year when you buy Business Internet\**

**The best value for small businesses.  
Add Business Internet and save.**

Get even more value for your business with:

- ☒ Fast, consistent download speeds—even during peak hours\*
- ☒ **FREE** modem, email addresses, and domain name
- ☒ **FREE** security suite software
- ☒ No contracts



**CALL 1-855-774-0371**

**VISIT [spectrum.com/business](https://spectrum.com/business)**

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \*\$49.99 Internet offer is for 12 mos. when bundled w/ TV or Voice & incl. Spectrum Business Internet starting speeds. Speed based on download speed on wired connection. Wireless speed may vary. Available speeds may vary by address. Spectrum Internet modem is req'd & included in price. Internet taxes are extra in Texas. \*Based on comparison of fiber participants in the 2023 Measuring Broadband America Report. +Free mobile offer is for 12 mos. when bundled with Business Internet and includes 1 mobile unlimited line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a purchase of Business Internet. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Free Unlimited line must be ordered at same time as Business Internet purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited. Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit [Business.Spectrum.com/optout](https://Business.Spectrum.com/optout). ©2023 Charter Communications, Inc.

BAP-12303  
SA2NF00K

Tab 4





# MONTHLY REPORT

MAY 1, 2023





# HARRISON RANCH

**Inspection Date:**

April 27, 2023

**Prepared For:**

Taylor Nielsen

**Prepared By:**

Devon Craig

Field Operations Manager

P: 941.201.7287

E:dcraig@sitexaquatics.com

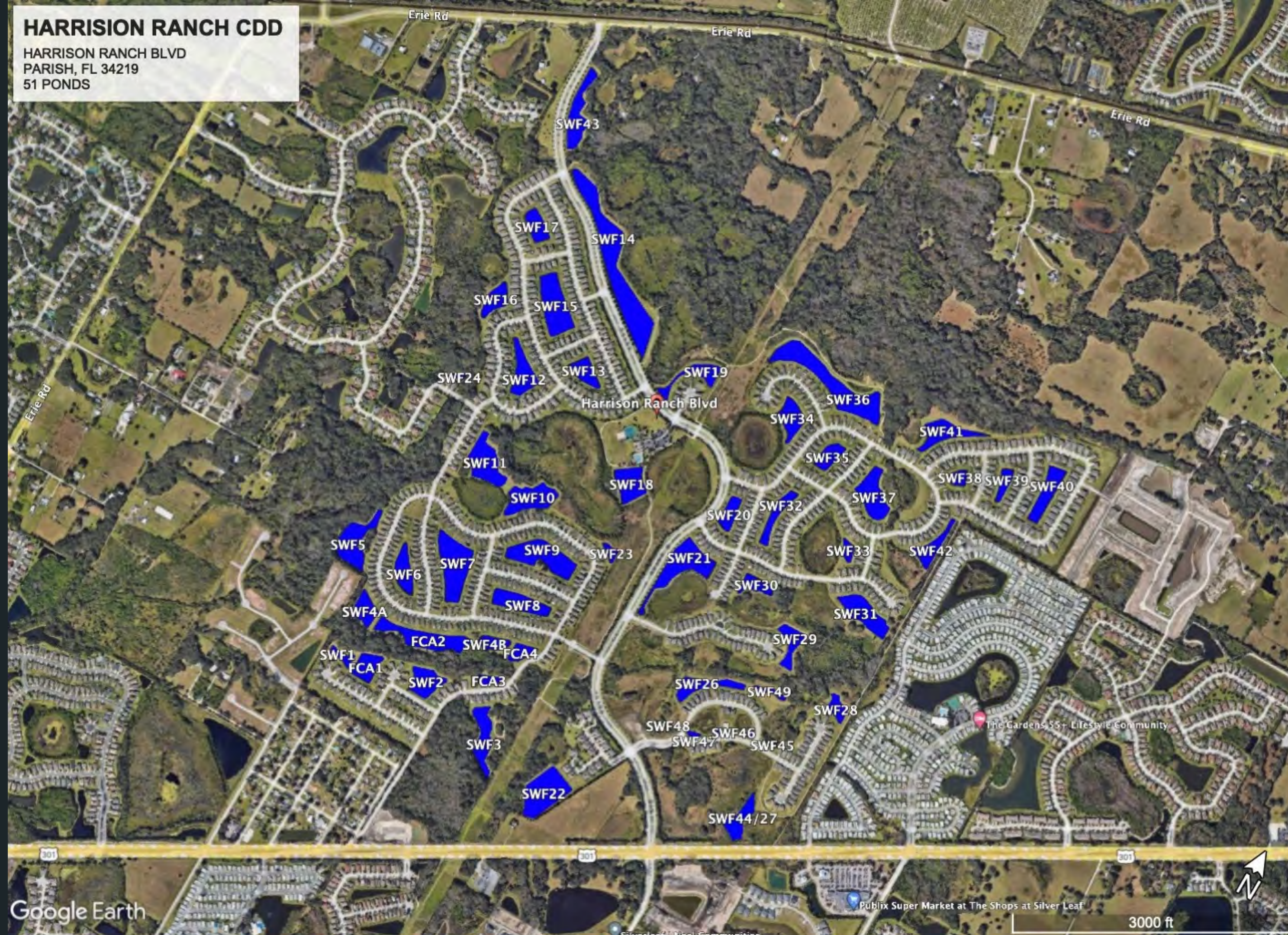
## SUMMARY:

All ponds have been treated this month. Water levels are continueing to drop and as a result algae and submerged vegetation blooms will increase. Pond 40 had a red azolla bloom and was treated and should be gone soon. SWF 35 had a natural fish kill in it at the end of the month. There were no treatments on this pond since the first week of the month. We will monitor this pond and will add blue dye to this site to reduce planktonic algae growth and cool the water down. Midge fly suppression were applied this month as well.



# HARRISON RANCH CDD

HARRISON RANCH BLVD  
PARISH, FL 34219  
51 PONDS





**FCA3.**



**SWF4A.**



**FCA2.**



**SWF2.**



**FCA1.**



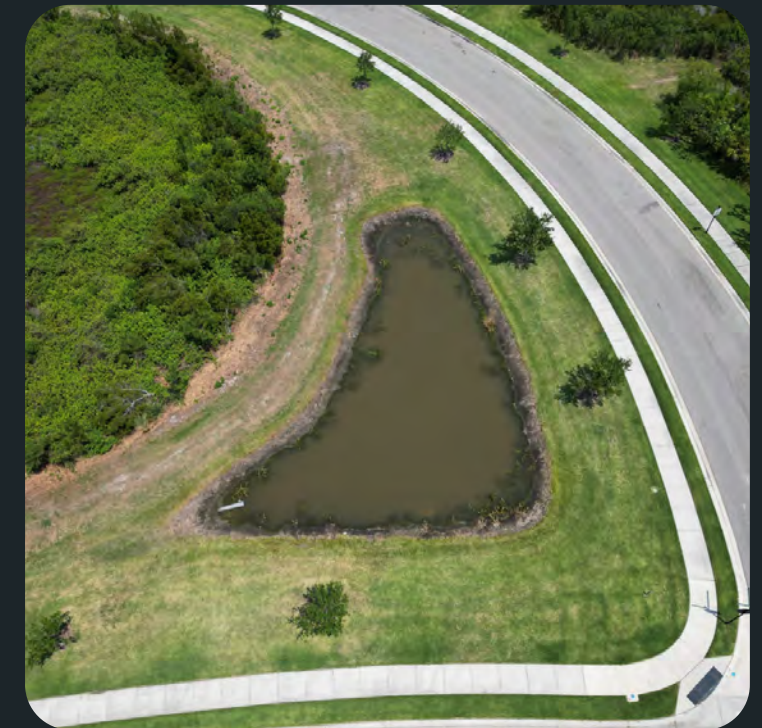
**SWF1.**



**SWF4B.**



**SWF45.**





**SWF4.**



**SWF22.**



**SWF26.**



**SWF49.**



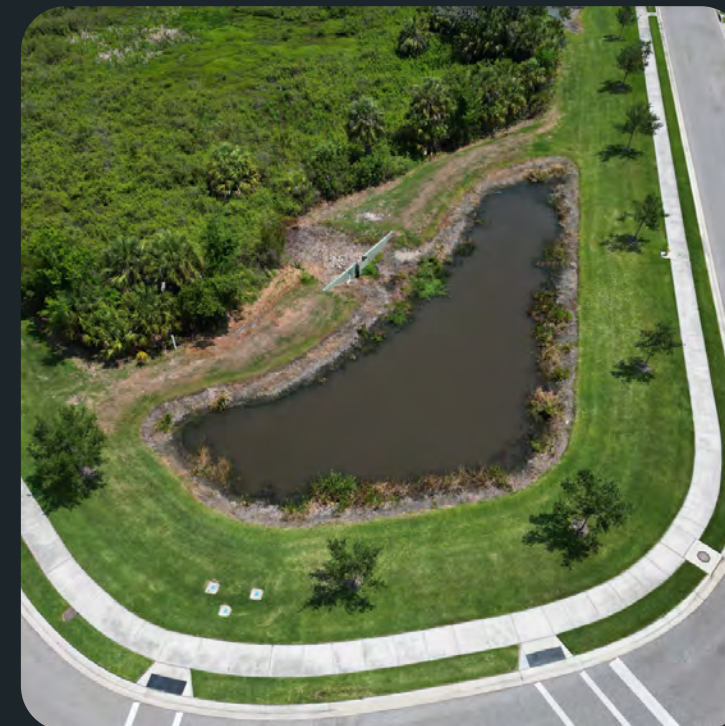
**SWF29.**



**SWF28.**



**SWF48.**



**SW46.**





# POND TREATMENTS

FCA1: Shoreline vegetation and Algae has been treated.

FCA2: Shoreline vegetation and Algae has been treated.

FCA3: Shoreline vegetation has been treated.

FCA4: Shoreline vegetation and Algae has been treated.

SWF1: Shoreline vegetation has been treated.

SWF2: Shoreline vegetation has been treated.

SWF3: Water lettuce and Algae has been treated.

SWF4A: Shoreline vegetation & Algae has been treated.

SWF4B: Shoreline vegetation & Algae has been treated.

SWF5: Shoreline vegetation and Algae has been treated.

SWF6: Shoreline vegetation and Algae has been treated.

SWF7: Shoreline vegetation and Algae has been treated.

SWF8: Shoreline vegetation and Algae has been treated.

SWF9: Shoreline vegetation and Algae has been treated.



# POND TREATMENTS

SWF10: Shoreline vegetation has been treated.

SWF11: Shoreline vegetation and Algae has been treated.

SWF12: Shoreline vegetation and Algae has been treated.

SWF13: Shoreline vegetation and Algae has been treated.

SWF14: Shoreline vegetation has been treated.

SWF15: Shoreline vegetation and Algae has been treated.

SWF16: Shoreline vegetation and Hydrilla has been treated.

SWF17: Shoreline vegetation has been treated.

SWF18: Shoreline vegetation has been treated.

SWF19: Algae, Ezolla & shoreline vegetation has been treated.

SWF20: Shoreline vegetation have been treated.

SWF21: Algae & shoreline vegetation has been treated.

SWF22: Water lettuce and shoreline vegetation has been treated.

SWF23: Shoreline vegetation has been treated.

# POND TREATMENTS

SWF24: Shoreline vegetation has been treated.

SWF26: Shoreline vegetation has been treated.

SWF28: Shoreline vegetation and Algae has been treated.

SWF29: Shoreline vegetation and Algae has been treated.

SWF30: Algae & shoreline vegetation has been treated.

SWF31: Algae & shoreline vegetation has been treated.

SWF32: Shoreline vegetation and Algae has been treated.

SWF33: Shoreline vegetation and Algae has been treated.

SWF34: Duckweed has been treated.

SWF35:

SWF36: Shoreline vegetation and Algae has been treated.

SWF37: Shoreline vegetation and Algae has been treated.

SWF38: Shoreline vegetation and Algae has been treated.

# POND TREATMENTS

SWF39: Shoreline vegetation and Algae has been treated.

SWF40: Shoreline vegetation and Azolla has been treated.

SWF41: Shoreline vegetation has been treated.

SWF42: Shoreline vegetation has been treated.

SWF43: Shoreline vegetation has been treated.

SWF44/27: Shoreline vegetation has been treated.

SWF45: Shoreline vegetation & Algae has been treated.

SWF46: Shoreline vegetation & Algae has been treated.

SWF47: Shoreline vegetation and Algae has been treated.

SWF48: Shoreline vegetation and Algae has been treated.

SWF49: Shoreline vegetation has been treated.

Tab 5

**Reference Number:**

20230428-18306125129

**Submitter Name:**Ryan Eberly (ryan.eberly@lmppro.com) |  
ryan.eberly@lmppro.com**Location:**2004 SW Egret Cir, Arcadia, FL 34269, USA  
Apr 28, 2023 9:51:30 AM EDT [ [View Map](#) ]**Form Name:**

Maintenance Quality Inspection (MQI) NEW 8-2022

**Submission Date:**

Apr 28, 2023 10:23:41 AM EDT

## 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**

Apr 28, 2023

**Next Inspection Date**

May 28, 2023

## INSPECTION DETAILS

### Monthly Maintenance

**1 DETAILS**

10

**1 DETAILS NOTES**

Property is extremely tight. The crews are paying good attention to all aspects of the job. The two things I could note that we need to continue to focus on is sniping the brown out of the juniper and removing moss on oaks.

**1 DETAILS PHOTOS**



## **2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW**

10

### **2.1 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW NOTES**

Amazing job mowing with all areas being maintained and lines looking exceptional. Small improvements needed on some bed lines, however there are very few.

## **2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW PHOTOS**





**3 SHRUB PRUNING****3 SHRUB PRUNING NOTES**

9

Shrubs are holding great form. Make sure we continue to remove vines and volunteers from plant material.

**3 SHRUB PRUNING PHOTOS****4 TREES/PALMS UP TO 15' TRIMMING**

4



**4 TREES/PALMS UP TO 15' TRIMMING NOTES**

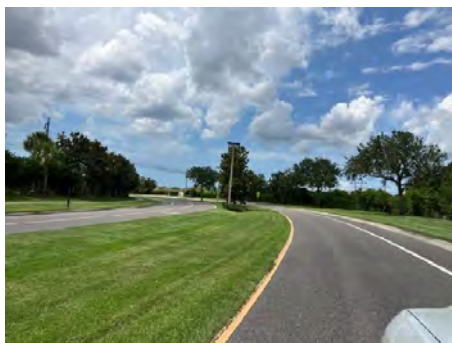
Trees and palms look great. Again, we need to focus on getting moss removed from the trees.

**4 TREES/PALMS UP TO 15' TRIMMING PHOTOS****5 OVERALL CLEANLINESS**

5

**5 OVERALL CLEANLINESS NOTES**

Property is extremely clean. We continue to pick up trash daily as a part of our services.

**5 OVERALL CLEANLINESS PHOTOS****6 TURF INSECT/DISEASE CONTROL**

5

**6 TURF INSECT/DISEASE CONTROL NOTES**

No signs of any issues. Hogs got to the front entry on the exit side again. We continue to clean up these areas the best we can.



## 6 TURF INSECT/DISEASE CONTROL PHOTOS



## 7 TURF WEED CONTROL – TURF AREAS

## 7 TURF WEED CONTROL – TURF AREAS NOTES

## 7 TURF WEED CONTROL – TURF AREAS PHOTOS



5

Turf weeds were virtually non-existent. Great job!

## 8 PLANT INSECT/DISEASE CONTROL

## 8 PLANT INSECT/DISEASE CONTROL NOTES

4

Plants all appear to be healthy with the exception of the fungus on the awabuki. We continue to treat them and have noticed improvements in most areas.

## 8 PLANT INSECT/DISEASE CONTROL PHOTOS



## 9 WEED CONTROL – BED AREAS

## 9 WEED CONTROL – BED AREAS NOTES

## 9 WEED CONTROL – BED AREAS PHOTOS

19

Weeds are extremely well managed. Very few found across the grounds. Lift stations were hit and minimal found in beds along the Blvd.



**10 TURF FERTILITY**

**10 TURF FERTILITY NOTES**

**10 TURF FERTILITY PHOTOS**

10

Exceptional. Beautiful color and volume.



**11 PLANT FERTILITY**

**11 PLANT FERTILITY NOTES**

**11 PLANT FERTILITY PHOTOS**

10

Plants look great!





12 CARRYOVERS	5
Deductions	4
OVERALL MONTHLY MAINTENANCE SCORE	96%

Additional Services

PALM PRUNING	10
MULCHING	10
WATER/IRRIGATION MANAGEMENT	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10
BEST VIEW OF THE MONTH	



Tab 6



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 12, 2023 @ 6:30pm
- **Next Board Workshop:** August 2, 2023 - do we still need this workshop?
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Series 2013 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

## District Manager's Report

May 8

# 2023

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#### FINANCIAL SUMMARY

3/31/2023

General Fund Cash & Investment Balance: \$1,188,290

Reserve Fund Cash & Investment Balance: \$408,307

Debt Service Fund Investment Balance: \$321,911

Total Cash and Investment Balances: \$1,918,508

**General Fund Expense Variance: \$80,272 Under Budget**





Rizzetta & Company

**Misc Items:**

1. FEMA Claim - all items submitted, waiting on claim settlement
2. Pond restoration project in process, waiting for update from Engineer.
3. Monument Lettering is on order, production takes a few weeks.
4. Waiting on HOA to send back signed/approved cost share agreement for benches.
5. Landscape RFP in progress, expecting to have bids ready for Board review by June meeting.



Tab 7

Prepared by and Return to:  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205  
File: 25241.080

### **THIRD AMENDMENT TO EASEMENT AGREEMENT**

This **Third Amendment to Easement Agreement** (this “Amendment”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, 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”).

#### **WITNESSETH:**

**WHEREAS**, HC Properties and Pulte Home Company, LLC, a Michigan limited liability company successor by conversion and merger to Pulte Home Corporation, a Michigan corporation (“Pulte”) and 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”);

**WHEREAS**, HC Properties and Harrison Ranch CDD entered into (and Pulte acknowledged) that certain Second Amendment to Easement Agreement dated December 5, 2022 and recorded on December 6, 2022, as Instrument Number 202241143787 of the Public Records of Manatee County, Florida (the “Second Amendment”), whereby, among other items as further set forth in the Second Amendment, the First Amendment was terminated in its entirety; and

**WHEREAS**, HC Properties and Harrison Ranch CDD desire to amend the Original Easement and the Second Amendment 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 amend the Original Easement and the Second Amendment 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 Second Amendment, the terms of this Amendment shall apply.
3. Landscaping Easements. HC Properties and Harrison Ranch CDD acknowledge and agree that the legal description and location of the Eastern Landscaping Easement (as defined in the Original Easement) are revised and updated to be as described and identified as set forth in Exhibit “A” attached hereto and made part hereof. HC Properties and Harrison Ranch CDD further acknowledge and agree that the legal description and location of the Western Landscaping Easement (as defined in the Original Easement) are revised and updated to be as described and identified as set forth in Exhibit “B” attached hereto and made part hereof.

4. Dedications. In the event of any dedication of any portion of the land subject to the Eastern Landscaping Easement or the Western Landscaping Easement to a governmental entity (the “Dedicated Land”), the Eastern Landscaping Easement or Western Landscaping Easement as the case may be shall automatically terminate as to the Dedicated Land, provided that the Eastern Landscaping Easement or Western Landscaping Easement as the case may be shall remain in full force and effect as it relates to the portion of the land that was not dedicated to a governmental entity. HC Properties agrees to use its best efforts to notify the Harrison Ranch CDD as soon as reasonably practicable following a request by a governmental entity for dedication of land subject to the Eastern Landscaping Easement or the Western Landscaping Easement.

5. Sovereign Immunity. Nothing in the Original Easement, the Second Amendment, this Amendment, or any further amendment or modification of the Original Easement, the Second Amendment, or this Amendment 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.

6. Ratification. Except as amended by the terms of this Amendment, all other terms, covenants, and conditions of the Original Easement and the Second Amendment, 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.

7. 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.

8. 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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, 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

**EXHIBIT "A"**  
**Legal Description and Identification of the Eastern Landscaping Easement**

**ZNS ENGINEERING**  
Land Planning    Engineering    Surveying    Landscape Architecture  
FL 0007076    LA 0001092    LC 0000045

CERTIFICATE OF AUTHORIZATION # LB 6982  
1023 MANATEE AVENUE WEST (7TH FLOOR)  
BRADENTON, FLORIDA 34205  
(941) 748-8080  
FAX (941) 748-3747

**DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF COMMERCIAL PARCEL EAST AS DESCRIBED IN OFFICIAL RECORD BOOK 1873, PAGE 1540 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LOCATED IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 1, S00°07'50"W, 247.65 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD #43, SECTION 1302-104-202); THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S60°16'38"W, 689.85 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF AFOREMENTIONED PARCEL; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF AFOREMENTIONED PARCEL, S60°16'38"W, 568.60 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S68°29'01"W, 1522.00 FEET AND HAVING A CENTRAL ANGLE OF 38°30'01"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING ALONG THE EASTERLY RIGHT-OF-WAY OF HARRISON RANCH BOULEVARD AND THE EASTERLY LINE OF TRACT LS2, HARRISON RANCH 1A, RECORDED IN PLAT BOOK 49, PAGE 76, OF THE AFOREMENTIONED PUBLIC RECORDS, 1022.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 17°06'07"; THENCE ALONG THE ARC OF SAID CURVE 10.45 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 39°01'50"; THENCE ALONG THE ARC OF SAID CURVE 23.84 FEET TO A POINT OF TANGENCY; THENCE N27°07'08"E, 6.89 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT THAT LIES 30 FEET EASTERLY AND PARALLEL WITH THE EASTERLY LINE OF THE AFOREMENTIONED TRACT LS2, WHOSE RADIUS POINT BEARS S29°15'50"W, 1552.00 FEET AND HAVING A CENTRAL ANGLE OF 37°56'41"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID PARALLEL CURVE 1027.83 FEET TO A POINT ON A LINE THAT LIES 30 FEET NORTHERLY OF AN PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301; THENCE N60°16'38"E, 534.39 FEET, THENCE ALONG SAID PARALLEL LINE, S29°43'20"E, 29.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.463 SQUARE FEET OR 1.09 ACRES, MORE OR LESS.

**SKETCH & DESCRIPTION**  
OF  
**30 FOOT LANDSCAPE EASEMENT**  
LOCATED IN  
**SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

DRAWN: MM      DATE: 2023.01.19

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Digitally signed by KAVIN C. WILMOTT  
DN: c=US, o=Unaffiliated,  
ou=A01410C06000175D24411400000,  
ou=D83, cn=KAVIN C WILMOTT  
Date: 2023.02.23 13:17:05-0500

BY: **KAVIN C. WILMOTT, P.S.M.**  
FLORIDA CERTIFICATE No. **PLS 6809**

**PID 726400519**  
**MANATEE COUNTY**

**SHEET 1 OF 2**

T:\Harrison\Description\Sketches\East\340 EAST.dwg, Plot Date Jan 30, 2023 09:35am, By: JLB LWWWW



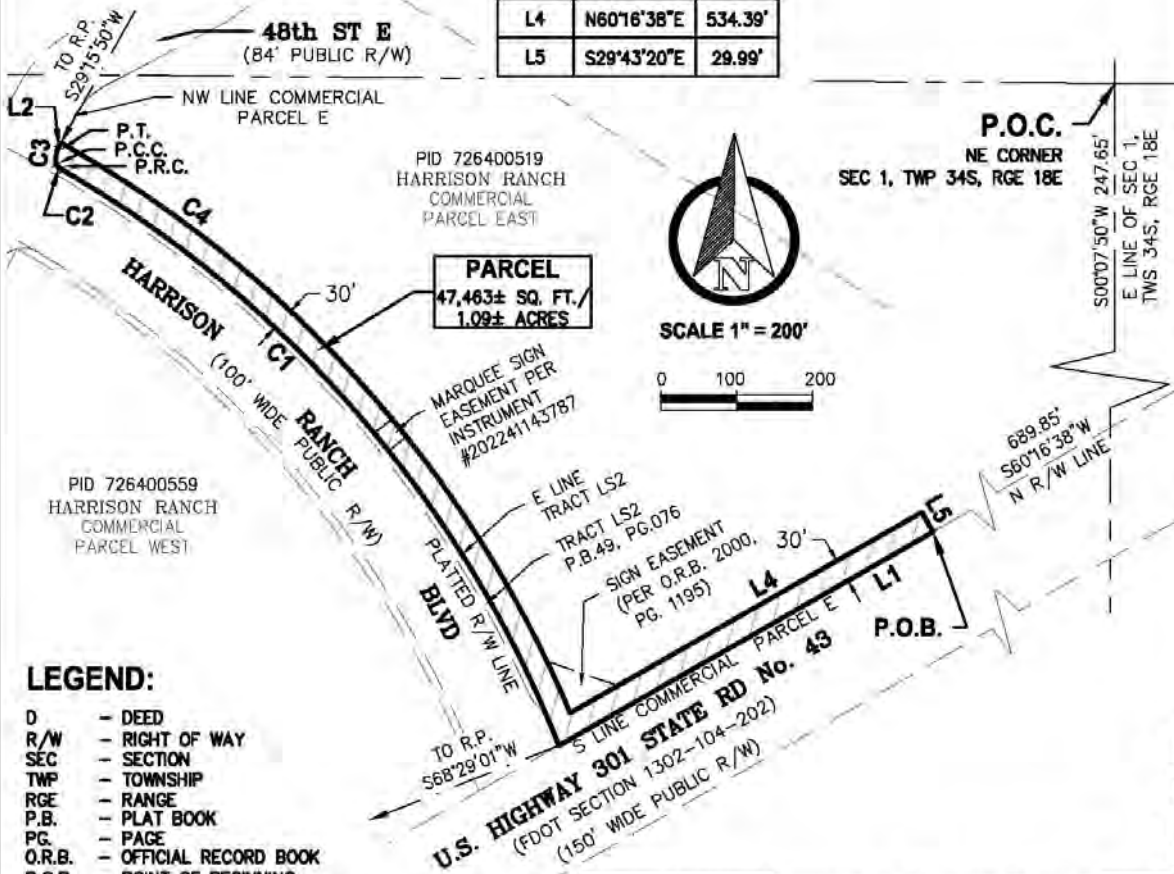
# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

HARRISON RANCH, PHASE IIA  
A SUBDIVISION  
PLAT BOOK 51, PAGE 80

CERTIFICATE OF AUTHORIZATION # LB 6982  
1023 MANATEE AVENUE WEST (7TH FLOOR)  
BRADENTON, FLORIDA 34205  
(941) 748-8080  
FAX (941) 748-3747

LINE #	DIRECTION	LENGTH
L1	S80°16'38"W	568.60'
L2	N27°07'08"E	6.69'
L4	N60°16'38"E	534.39'
L5	S29°43'20"E	29.99'



## LEGEND:

D	- DEED
R/W	- RIGHT OF WAY
SEC	- SECTION
TWP	- TOWNSHIP
RGE	- RANGE
P.B.	- PLAT BOOK
PG.	- PAGE
O.R.B.	- OFFICIAL RECORD BOOK
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
R.P.	- RADIUS POINT
P.T.	- POINT OF TANGENCY
P.R.C.	- POINT OF REVERSE CURVATURE
PID	- PARCEL IDENTIFICATION NUMBER (NOW OR FORMERLY)
	- SITE (AREA)

## SKETCH & DESCRIPTION OF 30 FOOT LANDSCAPE EASEMENT LOCATED IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

PID 726400519  
MANATEE COUNTY

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1522.00'	38°30'01"	1022.72'	N40°45'59"W
C2	35.00'	17°06'07"	10.45'	N51°27'54"W
C3	35.00'	39°01'50"	23.84'	N07°36'13"E
C4	1552.00'	37°56'41"	1027.83'	S41°45'49"E

## NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83/11, DERIVING A BEARING OF 00°07'50" FOR THE EAST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST.
- THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT.
- THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.
- CONTAINING 47,463 SQUARE FEET OR 1.09 ACRES, MORE OR LESS.

SHEET 2 OF 2



**EXHIBIT "B"**  
**Legal Description and Identification of the Western Landscaping Easement**

**ZNS ENGINEERING**  
Land Planning   Engineering   Surveying   Landscape Architecture  
FL 0007076   LA 0000192   LC 0000045

CERTIFICATE OF AUTHORIZATION # LB 6982  
1023 MANATEE AVENUE WEST (7TH FLOOR)  
BRADENTON, FLORIDA 34205  
(941) 748-8080  
FAX (941) 748-3747

**DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF COMMERCIAL PARCEL WEST AS DESCRIBED IN OFFICIAL RECORD BOOK 1873, PAGE 1540 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LOCATED IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 1, S00°07'50"W, 247.65 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD #43, SECTION 1302-104-202); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S60°16'38"W, 1379.70 FEET TO THE EASTERLY MOST CORNER OF AFOREMENTIONED PARCEL, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF AFOREMENTIONED PARCEL, S60°16'38"W, 206.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N29°43'22"W, 30.00 FEET TO A POINT ON A LINE THAT LIES 30 FEET NORTHERLY AND PARALLEL WITH THE AFOREMENTIONED RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; THENCE, ALONG SAID PARALLEL LINE, N60°16'38"E, 180.23 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT LYING 30 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF TRACT LS1, HARRISON RANCH 1A, RECORDED IN PLAT BOOK 49, PAGE 76 OF THE AFOREMENTIONED PUBLIC RECORDS, WHOSE RADIUS POINT BEARS S68°07'17"W, 1372.00 FEET AND HAVING A CENTRAL ANGLE OF 38°04'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID PARALLEL CURVE, 911.75 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AFOREMENTIONED PARCEL; THENCE ALONG SAID LINE N27°07'0"E, A DISTANCE OF 30.04 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S29°59'00"W, 1402.00 FEET AND HAVING A CENTRAL ANGLE OF 39°12'30"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE OF TRACT LS1 PER PLAT BOOK 49, PG.76, 959.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,864 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.

**SKETCH & DESCRIPTION**  
OF  
**30 FOOT LANDSCAPE EASEMENT**  
LOCATED IN  
**SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

DRAWN: MM      DATE: 2023.01.19

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PID 726400559  
MANATEE COUNTY

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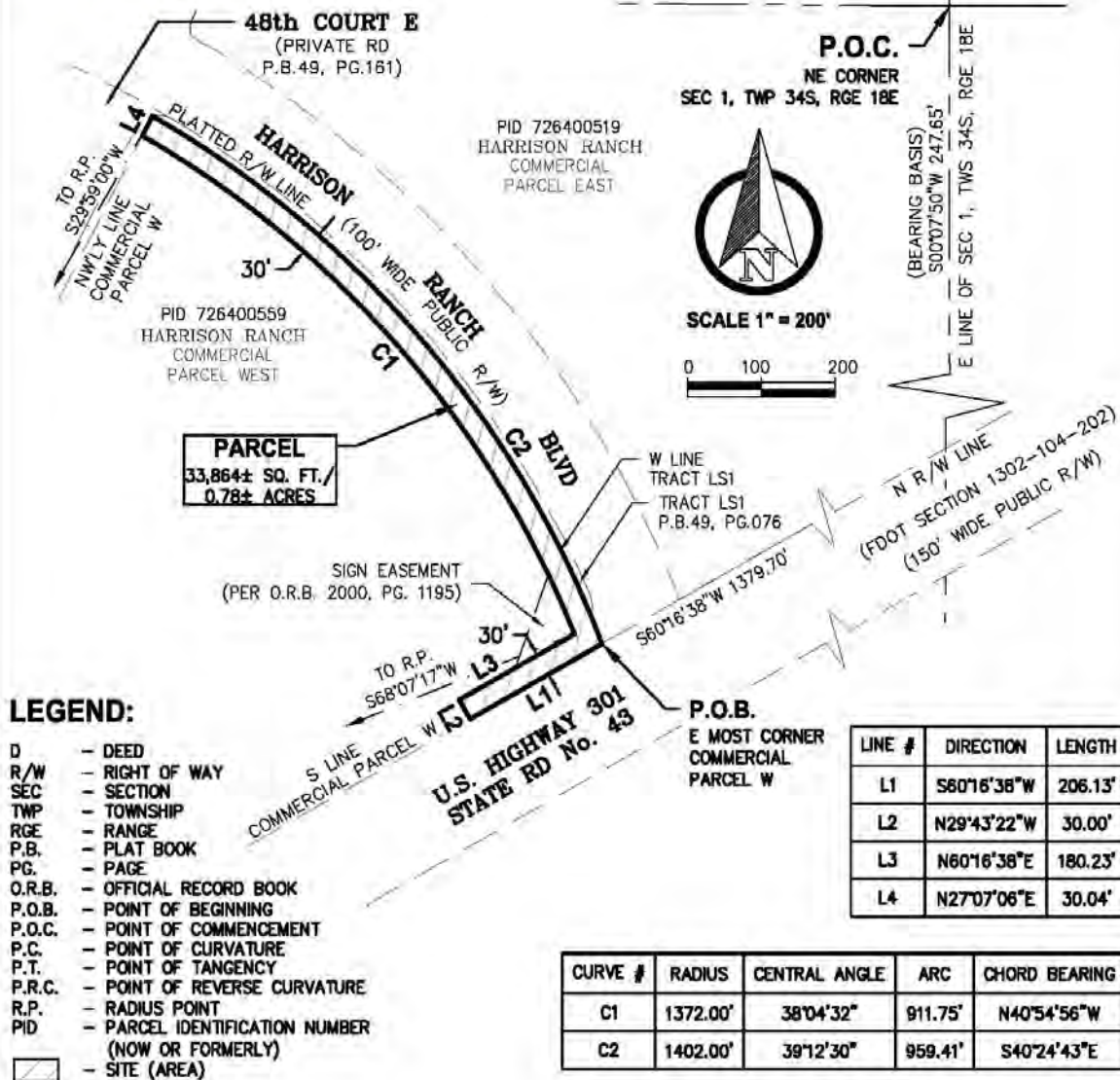


Digitally signed by KAVIN C. WILMOTT  
DN: c=US, o=Unaffiliated,  
ou=A01410C00000175D244114000000D  
83, cn=KAVIN C WILMOTT  
Date: 2023.02.23 13:39:37 -05'00'

BY: **KAVIN C. WILMOTT, P.S.M.**  
FLORIDA CERTIFICATE No. **PLS 6809**

**SHEET 1 OF 2**

TV\Harrison\Drawings\Sketches\SECT1\SECT1.dwg, Plot Date: Jan 30, 2023 9:00:33am, By: JML\JML



**SKETCH & DESCRIPTION  
OF  
30 FOOT LANDSCAPE EASEMENT  
LOCATED IN  
SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA**

**PID 726400559**  
**MANATEE COUNTY**

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83/11, DERIVING A BEARING OF 00°07'50" FOR THE EAST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST.
2. THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT.
3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.
4. CONTAINING 33,864 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.

**SHEET 2 OF 2**



Tue, 17 Jan 2023 - 4:14pm X:\acad\Shops at Harrison Ranch\ENG\Exhibits\Landscape Easement Exhibit.dwg



DESIGNED: ME  
DRAWN: ME  
DATE: 01/2023  
JOB NO: 41974  
SCALE: 1" = 30'

SHEET

LANDSCAPE EASEMENT EXHIBIT - EAST PARCEL  
FOR  
SHOPS AT HARRISON RANCH  
LOCATED IN  
SECTION 36, TOWNSHIP 33S, RANGE 18E & SECTION 1, TOWNSHIP 34S, RANGE 18E  
MANATEE COUNTY, FLORIDA

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TO REPRODUCE THIS DOCUMENT IN COMPLIANCE  
WITH F.S. CHAPTER 119.

REVISIONS

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**ZNS**ENGINEERING  
Land Planning Engineering Surveying Landscape Architecture

10223 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205  
E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE: 941.748.8080 FAX: 941.748.3316





DESIGNED: ME  
DRAWN: ME  
DATE: 01/20/23  
JOB NO: 41974  
SCALE: 1" = 30'

SHEET

LANDSCAPE EASEMENT EXHIBIT - WEST PARCEL  
FOR  
SHOPS AT HARRISON RANCH  
LOCATED IN  
SECTION 36, TOWNSHIP 33S, RANGE 18E & SECTION 1, TOWNSHIP 34S, RANGE 18E  
MANATEE COUNTY, FLORIDA

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REVISIONS

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**ZNS ENGINEERING**  
Land Planning Engineering Surveying Landscape Architecture  
1022 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205  
E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE: 941.748.8080 FAX: 941.748.3316  
LIC: 0000365  
EIR: 0022476



Tab 8



## Damm Good Plumbing and Air

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

(941) 776-9725  
remanuel@rizzetta.com

ESTIMATE	#2126
ESTIMATE DATE	Apr 10, 2023
TOTAL	\$1,450.00

### CONTACT US

6130 Clark Center Ave, Suite 102  
Sarasota, FL 34238

(941) 927-3828  
dammgoodplumbingandair@gmail.com

## ESTIMATE

Services	qty	unit price	amount
Installation Of Pressure Assisted Toilets	1.0	\$1,450.00	\$1,450.00
<ul style="list-style-type: none"><li>- Take out existing toilet in Mens and womans handicap bathrooms</li><li>- Supply and install 2 new Kohler Highline Pressure Assisted Toilets</li><li>- Supply and install new open seat</li></ul>			

Services subtotal: \$1,450.00

**Total** **\$1,450.00**

Air Clean and Countryside Plumbing presents our NEW BRAND - Damm Good Plumbing and Air!!!! Ownership has stayed the same, just under one umbrella.

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

Thank you, we appreciate your business.

Tab 9





**Proposal Submitted to:**  
**Harrison Ranch**

April 18, 2023

Ph: 941-776-9725

Fax/Email: Tnielson@rizzetta.com

Job Description: 42" Bollard Lighting

**Location:**

**Proposal #2023\_5267**

**5755 Harrison Ranch Blvd**

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

**Installation of new Integrated LED Adjustable Wattage Bollard Light Fixtures around Amenity Center:**

Remove all existing bollard light fixtures from existing concrete bases, remove any electrical boxes from concrete bases as well. Using new concrete wedge anchor bolts (3 per fixture) install new bollard light mounting bracket to existing concrete base (31 total brackets). Install new copper circuitry through new bollard lights and wire into existing circuitry. Set each new bollard light to desired wattage (9w,13w,18w). Make all connections check for proper operation. *(This proposal does not include any troubleshooting of power related issues, if power related issues are detected, troubleshooting will be time and materials and not included in this proposal price. Bollard Light fixture is maintenance free and includes a 5-year warranty on the fixture))*

**Total Proposal: \$28,380**



**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).

Residential • Commercial • Light Industrial  
Phone (941) 355-0035 • Fax (941) 894-0394 • Service@Owens-Electric.com • 2242 Industrial Blvd • Sarasota, FL 34234  
State Certified # EC13002293 • #EC13009131 • Bonded • Insured.

**www.Owens-Electric.com**



- 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.

---

<b><u>PAYMENT SCHEDULE AS FOLLOWS:</u></b>	<b><u>50% Upon Start of Job:</u></b>	<b><u>\$14,190</u></b>
	<b><u>50% Upon Completion:</u></b>	<b><u>\$14,190</u></b>

---

**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:** \_\_\_\_\_



## **Harrison Ranch Bollard Lighting**

■ **Indicates Bollard has already been changed and working correctly**

■ **Indicates Bollard needs to be replaced, Bollard may still turn on but has damage to the base or head**



Tab 10

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

### SHIP TO

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

INVOICE # 2861

DATE 04/25/2023

DUE DATE 04/25/2023

### 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

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	<b>\$7,477.20</b>

Tab 11



## RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Harrison Ranch Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," 3434 Colwell Ave, Suite 200, Tampa, FL 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Manatee County, Florida, and paid as directed therein.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 14, 2023  
HOUR: 6:30 p.m.  
LOCATION: Harrison Ranch Clubhouse  
5755 Harrison Ranch Boulevard  
Parrish, Florida 34219

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF MAY, 2023.**

ATTEST:

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget



Rizzetta & Company

# Harrison Ranch Community Development District

[harrisonranchcdd.org](http://harrisonranchcdd.org)

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**Proposed Budget for  
Fiscal Year 2023-2024**

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Proposed Budget  
Harrison Ranch Community Development District  
General Fund  
Fiscal Year 2023/2024

1

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	2022/23 Budget Comments
<b>REVENUES</b>							
Interest Earnings							
Interest Earnings	\$ 1,777	\$ 3,554	\$ -	\$ 3,554	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 1,606,148	\$ 1,606,148	\$ 1,598,059	\$ 8,089	\$ 1,724,478	\$ 126,419	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ 43,825	\$ 43,825	\$ 2,250	\$ 41,575	\$ 5,000	\$ 2,750	37k from HOA for marquee sign and security camera cost share
Clubhouse Rentals	\$ 3,134	\$ 6,268	\$ 5,000	\$ 1,268	\$ 5,000	\$ -	
Key/Access Revenue	\$ 1,189	\$ 2,378	\$ 1,000	\$ 1,378	\$ 1,000	\$ -	
Lease Revenue	\$ 1,378	\$ 2,756	\$ 1,200	\$ 1,556	\$ 1,200	\$ -	
Community Activity Revenues	\$ 3,616	\$ 7,232	\$ 1,800	\$ 5,432	\$ 4,000	\$ 2,200	
<b>TOTAL REVENUES</b>	<b>\$ 1,661,067</b>	<b>\$ 1,672,161</b>	<b>\$ 1,609,809</b>	<b>\$ 62,852</b>	<b>\$ 1,740,678</b>	<b>\$ 130,869</b>	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,661,067</b>	<b>\$ 1,672,161</b>	<b>\$ 1,609,809</b>	<b>\$ 62,852</b>	<b>\$ 1,740,678</b>	<b>\$ 130,869</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>							
Legislative							
Supervisor Fees	\$ 8,535	\$ 16,000	\$ 16,000	\$ -	\$ 16,000	\$ -	16 meetings annually budgeted
Financial & Administrative							
Administrative Services	\$ 3,106	\$ 6,212	\$ 6,212	\$ -	\$ 6,212	\$ -	contract price
District Management	\$ 11,879	\$ 23,757	\$ 23,757	\$ -	\$ 30,900	\$ 7,143	contract price
District Engineer	\$ 8,516	\$ 17,032	\$ 20,000	\$ 2,968	\$ 25,000	\$ 5,000	\$26,336 spent last FY
Trustees Fees	\$ 3,457	\$ 3,457	\$ 3,750	\$ 293	\$ 3,750	\$ -	\$3,772 spent last FY
Assessment Roll	\$ 5,624	\$ 5,624	\$ 5,624	\$ -	\$ 5,624	\$ -	contract price
Financial & Revenue Collections	\$ 2,812	\$ 5,624	\$ 5,624	\$ -	\$ 5,624	\$ -	contract price
Accounting Services	\$ 10,712	\$ 21,424	\$ 21,424	\$ -	\$ 21,424	\$ -	contract price
Auditing Services	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ 3,195	\$ (305)	contract price \$3,195 for FY23
Public Officials Liability Insurance	\$ 3,038	\$ 3,038	\$ 3,391	\$ 353	\$ 3,494	\$ 103	EGIS 23-24 Proposal + 15% increase high water mark
Legal Advertising	\$ 431	\$ 862	\$ 2,500	\$ 1,638	\$ 2,500	\$ -	\$972 spent last FY
Bank Fees	\$ 199	\$ 199	\$ -	\$ (199)	\$ 250	\$ 250	new line item
Dues, Licenses & Fees	\$ 1,758	\$ 1,758	\$ 1,700	\$ (58)	\$ 2,100	\$ 400	DEO-\$175/yr, Motion Pic-\$1,582.98/yr, &Pool permit \$250/yr
Website Hosting, Maintenance, Backup (and Email)	\$ 1,819	\$ 3,638	\$ 4,000	\$ 362	\$ 3,638	\$ (362)	contract price - Campus suites and RTS
Legal Counsel							
District Counsel	\$ 15,032	\$ 30,064	\$ 30,000	\$ (64)	\$ 35,000	\$ 5,000	\$33,119 spent last FY
<b>Administrative Subtotal</b>	<b>\$ 76,918</b>	<b>\$ 142,189</b>	<b>\$ 148,782</b>	<b>\$ 6,593</b>	<b>\$ 164,711</b>	<b>\$ 15,929</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Electric Utility Services							
Utility Services	\$ 2,159	\$ 4,318	\$ 2,750	\$ (1,568)	\$ 5,000	\$ 2,250	\$3,717 spent last FY
Utility - Recreation Facilities	\$ 17,962	\$ 35,924	\$ 32,250	\$ (3,674)	\$ 40,000	\$ 7,750	\$34,081 spent last FY
Street Lights	\$ 19,713	\$ 39,426	\$ 31,500	\$ (7,926)	\$ 45,000	\$ 13,500	\$35,462 spent last FY
Water-Sewer Combination Services							
Utility Services	\$ 18,595	\$ 37,190	\$ 43,000	\$ 5,810	\$ 43,000	\$ -	\$43,480 spent last FY
Stormwater Control							
Lake/Pond Bank Repairs/Maintenance	\$ 31,172	\$ 62,344	\$ 120,000	\$ 57,656	\$ 196,000	\$ 76,000	phase two of bank project (2021 price was 176k, expecting an increase)
Aerator Maintenance	\$ 619	\$ 1,238	\$ 1,200	\$ (38)	\$ 1,200	\$ -	contract price (\$300/qtr.)
Fish Stocking	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$0 spent last FY
Aquatic Maintenance	\$ 29,358	\$ 58,716	\$ 46,380	\$ (12,336)	\$ 67,968	\$ 21,588	contract price (\$5,664/mo.)
Aquatic Plant Replacement	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	33-39k budget for perimeter planting project if desired
Catfish removal	\$ -	\$ -	\$ 4,152	\$ 4,152	\$ 4,152	\$ -	
Midge Fly Treatment	\$ 2,214	\$ 4,428	\$ 26,568	\$ 22,140	\$ 20,526	\$ (6,042)	contract price
Other Physical Environment							
Property Insurance/General Liability	\$ 22,698	\$ 45,396	\$ 21,611	\$ (23,785)	\$ 34,047	\$ 12,436	EGIS 23-24 Proposal + 50% increase high water mark
Entry & Walls Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$0 spent last FY
Landscape Maintenance	\$ 168,860	\$ 337,720	\$ 319,000	\$ (18,720)	\$ 319,000	\$ -	contract price
Irrigation Repairs	\$ 16,389	\$ 32,778	\$ 26,600	\$ (6,178)	\$ 40,000	\$ 13,400	\$41,715 spent last FY
Landscape - Mulch	\$ 4,969	\$ 9,938	\$ 58,000	\$ 48,062	\$ 58,000	\$ -	budget price in contract
Annual Flower Program	\$ 11,109	\$ 22,218	\$ 25,000	\$ 2,782	\$ 15,000	\$ (10,000)	move 10k to plant replacements to replace annuals with perennials
Irrigation Maintenance	\$ 21,600	\$ 43,200	\$ 43,200	\$ -	\$ 43,200	\$ -	contract price
Tree Trimming Services	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 55,000	\$ (20,000)	for over 15ft, 15ft and under in maintenance contract
Trail Maintenance	\$ 7,250	\$ 14,500	\$ -	\$ (14,500)	\$ 25,000	\$ 25,000	moved 20k from tree trimming/demossing
Fire Ant Treatment	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 10,000	\$ 5,500	\$8,367 spent this year on Top Choice Treatment, not yet in financials
Conservation Area Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 35,000	\$ 5,000	phase two price is ~32k for conservation cutback project
Landscape Fertilization	\$ 29,100	\$ 58,200	\$ 41,520	\$ (16,680)	\$ 41,520	\$ -	contract price
Landscape Pest Control	\$ 4,350	\$ 8,700	\$ 8,700	\$ -	\$ 8,700	\$ -	contract price
Landscape Replacement Plants, Shrubs, Trees	\$ 3,310	\$ 6,620	\$ 35,000	\$ 28,380	\$ 45,000	\$ 10,000	\$48,029 spent last FY + 10k from annual budget to convert to perennials
Holiday Decorations	\$ 15,419	\$ 15,419	\$ 15,000	\$ (419)	\$ 15,000	\$ -	\$14,954.40 spent last FY - presidential electric proposal \$7,500
Hurricane Related Expenses	\$ 61,094	\$ 61,094	\$ -	\$ (61,094)	\$ -	\$ -	should be accounted for in Reserve Fund
Road & Street Facilities							
Street & Decorative Light Maint. & Repairs	\$ 33,100	\$ 66,200	\$ 75,000	\$ 8,800	\$ 75,000	\$ -	\$67,452 spent last FY - replace all bollard lights at amenity? (29k)
Sidewalk Repair & Maintenance	\$ 790	\$ 1,580	\$ 500	\$ (1,080)	\$ 2,500	\$ 2,000	\$5,525 spent last FY
Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Street Sign Repair & Maintenance	\$ 1,175	\$ 2,350	\$ 500	\$ (1,850)	\$ 5,000	\$ 4,500	\$62 spent last FY
Parks & Recreation							
Staff - Salaries	\$ 64,435	\$ 128,870	\$ 143,595	\$ 14,725	\$ 141,500	\$ (2,095)	contract price
Pool Repairs	\$ 5,506	\$ 11,012	\$ 10,000	\$ (1,012)	\$ 12,000	\$ 2,000	\$13,153 spent last FY
Wildlife Management Services	\$ 5,000	\$ 10,000	\$ 11,000	\$ 1,000	\$ 12,000	\$ 1,000	contract price (\$1,000/mo.)
Pool Service Contract	\$ 9,998	\$ 19,996	\$ 19,728	\$ (268)	\$ 19,596	\$ (132)	contract price (\$1,633/mo.)
Facility A/C & Heating Maintenance & Repair	\$ 1,372	\$ 2,744	\$ 2,808	\$ 64	\$ 2,808	\$ -	\$4,216 spent last FY

**Proposed Budget**  
**Harrison Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	2022/23 Budget Comments
Telephone Fax, Internet	\$ 6,848	\$ 13,696	\$ 11,150	\$ (2,546)	\$ 14,000	\$ 2,850	\$12,728 spent last FY
Clubhouse - Facility Janitorial Service	\$ 5,100	\$ 10,200	\$ 10,200	\$ -	\$ 10,200	\$ -	contract price (\$850/mo.)
Office Supplies	\$ 531	\$ 1,062	\$ 1,000	\$ (62)	\$ 1,000	\$ -	\$112 spent last FY
Clubhouse - Facility Janitorial Supplies	\$ -	\$ -	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	\$1,278 spent last FY
Exterior Clubhouse Maintenance & Repair	\$ 9,664	\$ 9,664	\$ 10,000	\$ 336	\$ 10,000	\$ -	Pressure washing
Security System Monitoring & Maintenance	\$ 9,479	\$ 18,958	\$ 12,000	\$ (6,958)	\$ 12,000	\$ -	\$11,874 spent last FY
Fire System Inspection/Maintenance	\$ 754	\$ 754	\$ 725	\$ (29)	\$ 1,000	\$ 275	Current year is first for this line item
Management Contract	\$ 5,156	\$ 9,000	\$ 9,000	\$ -	\$ 12,000	\$ 3,000	contract price
Clubhouse Programs/Events	\$ 14,428	\$ 28,856	\$ 30,000	\$ 1,144	\$ 30,000	\$ -	\$31,012 spent last FY
Pool/Patio Furniture	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$7,749 spent last FY
Pest Control	\$ 320	\$ 640	\$ 1,440	\$ 800	\$ 700	\$ (740)	contract price - Pure Green (600/yr plus possible inc)
Interior Clubhouse Maintenance & Repairs	\$ 1,804	\$ 3,608	\$ 2,500	\$ (1,108)	\$ 4,000	\$ 1,500	\$3,978 spent last FY
Furniture Repair/Replacement	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$1,547 spent last FY
Access Control Maintenance & Repair	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$3,301 spent last FY
Athletic Field Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$0 spent last FY
Computer Support, Maint & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$505 spent last FY
Fitness Equipment Maint & Repair	\$ 559	\$ 1,118	\$ 1,000	\$ (118)	\$ 1,000	\$ -	\$971 spent last FY
Playground Equipment and Maintenance	\$ 2,000	\$ 2,000	\$ 500	\$ (1,500)	\$ 1,000	\$ 500	\$749 spent last FY
Tennis Court Maintenance & Supplies	\$ 288	\$ 576	\$ 1,250	\$ 674	\$ 1,250	\$ -	\$604 spent last FY
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 10,000	\$ 8,900	\$14,920 spent last FY
<b>Field Operations Subtotal</b>	<b>\$ 672,403</b>	<b>\$ 1,254,563</b>	<b>\$ 1,461,027</b>	<b>\$ 206,464</b>	<b>\$ 1,575,967</b>	<b>\$ 114,940</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 749,321</b>	<b>\$ 1,396,752</b>	<b>\$ 1,609,809</b>	<b>\$ 213,057</b>	<b>\$ 1,740,678</b>	<b>\$ 130,869</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 911,746</b>	<b>\$ 275,409</b>	<b>\$ 0</b>	<b>\$ 275,909</b>	<b>\$ -</b>	<b>\$ (0)</b>	



**Proposed Budget**  
**Harrison Ranch Community Development District**  
**Reserve Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
<b>REVENUES</b>							
Special Assessments							
Tax Roll*	\$ 116,900	\$ 116,900	\$ 116,900	\$ -	\$ 119,823	\$ 2,923	
Interest Earnings							
Interest Earnings	\$ 2,475	\$ 2,475	\$ -	\$ 2,475	\$ -	\$ -	
<b>TOTAL REVENUES</b>	<b>\$ 119,375</b>	<b>\$ 119,375</b>	<b>\$ 116,900</b>	<b>\$ 2,475</b>	<b>\$ 119,823</b>	<b>\$ 2,923</b>	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 119,375</b>	<b>\$ 119,375</b>	<b>\$ 116,900</b>	<b>\$ 2,475</b>	<b>\$ 119,823</b>	<b>\$ 2,923</b>	
<b>EXPENDITURES</b>							
Contingency							
Capital Reserves	\$ 2,960	\$ 2,960	\$ 116,900	\$ 113,940	\$ 119,823	\$ 2,923	goal inv. According to reserve study
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,960</b>	<b>\$ 2,960</b>	<b>\$ 116,900</b>	<b>\$ 113,940</b>	<b>\$ 119,823</b>	<b>\$ 2,923</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 116,415</b>	<b>\$ 116,415</b>	<b>\$ -</b>	<b>\$ 116,415</b>	<b>\$ -</b>	<b>\$ -</b>	

**Harrison Ranch Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2017	Budget for 2023/2024
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$283,172.33	\$283,172.33
<b>TOTAL REVENUES</b>	<b>\$283,172.33</b>	<b>\$283,172.33</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$283,172.33	\$283,172.33
<b>Administrative Subtotal</b>	<b>\$283,172.33</b>	<b>\$283,172.33</b>
<b>TOTAL EXPENDITURES</b>	<b>\$283,172.33</b>	<b>\$283,172.33</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Manatee Co. Collection Costs (3%) & Early Payment Discounts (4%):

7.0%

**Gross Assessments**

**\$304,094.00**

**Notes:**

Tax Roll Collection Costs and Early Payment Discounts are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$1,844,301.00
Manatee County Collection Costs @	3%	\$59,493.58
Early Payment Discount @	4%	<u>\$79,324.77</u>
2023/2024 Total		<b>\$1,983,119.35</b>

2022/2023 O&M Budget	\$1,714,958.94
2023/2024 O&M Budget	\$1,844,301.00

Total Difference	<u><b>\$129,342.06</b></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2017 Debt Service - Attached Villas	\$618.00	\$618.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,399.17	\$1,504.70	\$105.53	7.54%
<b>Total</b>	<b>\$2,017.17</b>	<b>\$2,122.70</b>	<b>\$105.53</b>	<b>5.23%</b>
Series 2017 Debt Service - Attached Villas (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,399.17	\$1,504.70	\$105.53	7.54%
<b>Total</b>	<b>\$1,399.17</b>	<b>\$1,504.70</b>	<b>\$105.53</b>	<b>7.54%</b>
Series 2017 Debt Service - Single Family 55/60	\$706.00	\$706.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,609.05	\$1,730.40	\$121.35	7.54%
<b>Total</b>	<b>\$2,315.05</b>	<b>\$2,436.40</b>	<b>\$121.35</b>	<b>5.24%</b>
Seris 2017 Debt Service - Single Family 55/60 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,609.05	\$1,730.40	\$121.35	7.54%
<b>Total</b>	<b>\$1,609.05</b>	<b>\$1,730.40</b>	<b>\$121.35</b>	<b>7.54%</b>
Series 2017 Debt Service - Single Family 70	\$794.00	\$794.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,818.93	\$1,956.11	\$137.18	7.54%
<b>Total</b>	<b>\$2,612.93</b>	<b>\$2,750.11</b>	<b>\$137.18</b>	<b>5.25%</b>
Series 2017 Debt Service - Single Family 70 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,818.93	\$1,956.11	\$137.18	7.54%
<b>Total</b>	<b>\$1,818.93</b>	<b>\$1,956.11</b>	<b>\$137.18</b>	<b>7.54%</b>
Series 2017 Debt Service - Single Family 80	\$882.00	\$882.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,958.84	\$2,106.58	\$147.74	7.54%
<b>Total</b>	<b>\$2,840.84</b>	<b>\$2,988.58</b>	<b>\$147.74</b>	<b>5.20%</b>
Series 2017 Debt Service - Single Family 80 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,958.84	\$2,106.58	\$147.74	7.54%
<b>Total</b>	<b>\$1,958.84</b>	<b>\$2,106.58</b>	<b>\$147.74</b>	<b>7.54%</b>

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$1,844,301.00
COLLECTION COST @	3%	\$59,493.58
EARLY PAYMENT DISCOUNT @	4%	\$79,324.77
TOTAL O&M ASSESSMENT		<u>\$1,983,119.35</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2017 DEBT SERVICE <sup>(1) (2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2017 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
Attached Villas	26	26	1.00	26.00	1.97%	\$39,122.20	\$1,504.70	\$618.00	\$2,122.70
Attached Villas (2007 Prepaid)	4	0	1.00	4.00	0.30%	\$6,018.80	\$1,504.70	\$0.00	\$1,504.70
Single Family 55/60	313	313	1.15	359.95	27.31%	\$541,616.76	\$1,730.40	\$706.00	\$2,436.40
Single Family 55/60 (2007A Prepaid)	472	0	1.15	542.80	41.19%	\$816,751.16	\$1,730.40	\$0.00	\$1,730.40
Single Family 70	80	80	1.30	104.00	7.89%	\$156,488.80	\$1,956.11	\$794.00	\$2,750.11
Single Family 70 (2007A Prepaid)	184	0	1.30	239.20	18.15%	\$359,924.24	\$1,956.11	\$0.00	\$1,956.11
Single Family 80	4	4	1.40	5.60	0.42%	\$8,426.32	\$2,106.58	\$882.00	\$2,988.58
Single Family 80 (2007A Prepaid)	26	0	1.40	36.40	2.76%	\$54,771.08	\$2,106.58	\$0.00	\$2,106.58
<b>TOTAL</b>	<b>1109</b>	<b>423</b>		<b>1317.95</b>	<b>100.00%</b>	<b>\$1,983,119.35</b>			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$138,818.35)

**Net Revenue to be Collected:**

**\$1,844,301.00**

(1) Reflects 685 (six hundred eighty-five) previous Series 2007A prepayments and 1 (one) Series 2017 prepayment.

(2) Reflects the number of lots with Series 2017 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Manatee County collection costs (3%) and early payment discounts (4%).

(4) Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### **EXPENDITURES:**

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## **DEBT SERVICE FUND BUDGET**

### **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.