



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Meeting
June 12, 2023**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.harrisonranchcdd.org

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

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

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

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

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

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

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

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

June 5, 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, June 12, 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 Board of Supervisors' Regular Meeting held on May 8, 2023Tab 1
 - B.** Ratification of Operations & Maintenance Expenditures for April 2023Tab 2
- 4. STAFF REPORTS**
 - A.** Pond & Mitigation Maintenance Update
 - i. Presentation of Waterway Inspection ReportTab 3
 - ii. Consideration of Planting Proposal.....Tab 4
 - B.** Landscape Maintenance Updates
 - i. Presentation of MQI ReportTab 5
 - ii. Consideration of Landscape ProposalsTab 6
 - C.** Pool Vendor Update
 - D.** District Counsel
 - E.** District Engineer
 - i. Grand Oaks EncroachmentTab 7
 - ii. Lake Bank Repair Status UpdateTab 8
 - iii. Aquatic Plantings – Grant FundingTab 9
 - F.** District Manager/Staff Reports
 - i. Management ReportTab 10
 - ii. Activities Report.....Tab 11
 - iii. Update on FEMA Claim
- 5. BUSINESS ITEMS**
 - A.** Consideration of Painting Weirs ProposalTab 12
 - B.** Discussion of Tennis Court SurfacesTab 13
 - C.** Consideration of Toilet Proposals.....Tab 14
 - D.** Consideration of Underground Conduit and Circuitry for Street LightsTab 15
 - E.** Ratification of Rizzetta & Company Contract.....Tab 16
 - F.** Consideration of Resolution 2023-05; Approving Proposed Budget for FY 2023/2024 and Setting Public Hearing.....Tab 17

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 regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, May 8, 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	Board Supervisor, Chair
Sue Walterick	Board Supervisor, Vice-Chair
Victor Colombo	Board Supervisor, Asst. Secretary
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company
Matthew O'Nolan	District Manager, Rizzetta & Company
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Rick Schappacher	District, Engineer, Schappacher Engineering
Joanna Braddock	Clubhouse Manager
Bert Smith	Representative, Sitex
Scott Carlson	Representative, LMP
Ryan Eberly	Representative, LMP

Audience	Present
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FIRST ORDER OF BUSINESS**Call to Order****SECOND ORDER OF BUSINESS****Audience Comments**

An audience member addressed the Board regarding rental policies.

An audience member addressed the Board regarding trespassing and streetlights.

THIRD ORDER OF BUSINESS**Consent Agenda**

- A. Consideration of Minutes of the Audit Committee Meeting held on April 10, 2023**

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee Meeting held on April 10, 2023, for the Harrison Ranch Community Development District.

B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on April 10, 2023

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the minutes, of the Board of Supervisors Regular Meeting held on April 10, 2023, as amended, for the Harrison Ranch Community Development District.

C. Ratification of Operations & Maintenance Expenditures for March 2023

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for March 2023 (\$148,120.62), for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

i. Presentation of Waterway Inspection Report

Mr. Smith provided an update to the Board.

On a motion by Ms. Walterick, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$1,000.00 to replace the compressor in Pond 39 aeration system, for the Harrison Ranch Community Development District.

Mr. Smith advised that Pond 14 pushback of invasion plants were completed.

The Board requested repainting of all the weirs, all gray areas to be painted green.

B. Landscape Maintenance Update

i. Presentation of MQI Report

Mr. Eberly provided an update to the Board.

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved LMP proposals for #833315 in the amount of \$2,048.80 for perennials and #83337 in the amount of \$7,250.00 for annuals, for the Harrison Ranch Community Development District.

The Board informed LMP they expect to see improvements on the de-mossing of the Oak Trees.

C. District Counsel

No report. The Board instructed Ms. Gentry to notify the resident at 4821 95th Terrace E. of their trespassing and clearing of District property; and instruct them to cease and remove any personal property within fourteen (14) days.

D. District Engineer

Mr. Schappacher stated that the pond restoration projects should be completed this week. The Board asked Mr. Schappacher to generate a report of improvements including photos,

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

The next regular meeting will be June 12, 2023.

On a Motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the proposal for the Girl Scout Troop to install a Bat House on Harrison Ranch CDD property subject to final review and approval of plans by Mr. Cordes, for the Harrison Ranch Community Development District.

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

On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the Easement Modification, subject to a thirty (30) day timeframe to take effect and request to LMP to try and remove plant materials that can be reused on CDD property, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Toilets for Clubhouse**

This was tabled to the next CDD meeting. The Board requested an itemized breakdown of the costs.

The Board authorized District Staff to utilize Off Duty Sheriff patrol in the community within the allotted budget.

SEVENTH ORDER OF BUSINESS**Consideration of Bollard Lighting Proposal**

No formal Board action was taken.

EIGHTH ORDER OF BUSINESS

**Consideration of Holiday Lighting
Proposal**

On a Motion by Mr. Colombo, seconded by Ms. Walterick, with four in favor, and Ms. Giella abstained, the Board of Supervisors approved the Presidential Electric Services, Inc., proposal for Holiday Lighting in the amount of \$7,477.20 and a 50% deposit, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05;
Approving Proposed Budget for Fiscal
Year 2023-2024 and Setting Public
Hearing**

This item was tabled. The Board requested the numbering for the rows be added back to the presented budget for discussion purposes. The Board also requested confirmation of the budget changes for the Rizzetta on-site staff restructuring.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Benton requested an update from LMP on the irrigation changes, improvements, and forecasts of changes for next year.

Ms. Giella requested an urgent resolution to voicemail access for Ms. Braddock.

Mr. Cordes requested an update on the bench project that is cost share with the Manatee County, and an update on the tennis court surface restoration effort.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:39 p.m. for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 2

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$

171,369.93

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
CF Designs Inc	100309	478	50% Deposit - Road Monument Project 03/23	\$ 2,960.00
Damn Good Plumbing and Air Corporation	100322	9329357406	Plumber Service Call 04/23	\$ 185.00
DEX Imaging, LLC	100329	AR9285481	Copy Supplies 04/23	\$ 22.00
FitRev, Inc.	100330	27979	Fitness Equipment 04/23	\$ 1,345.45
Florida Department of Revenue	100310	51-8015668220-6 03/23	Sales Tax 03/23	\$ 235.35
Frontier Florida, LLC	100313	090719-5 04/23	941-776-3095-090719-5 04/23	\$ 532.48
Geoffery Cordes	100314	GC041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Innersync Studio, Ltd	100331	21155	CDD Website Services 04/23	\$ 384.38
Jan-Pro of Manasota	100335	76104	Janitorial Services 04/23	\$ 850.00
Julianne Giella	100315	JG041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100332	6311	Legal Services 03/23	\$ 3,934.27
Landscape Maintenance Professionals, Inc.	100307	173117.1	Fuel Surcharge 02/23	\$ 301.23
Landscape Maintenance Professionals, Inc.	100307	174505	Irrigation Repairs 03/22/23	\$ 385.55

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100307	174506	Plant Installation 03/23	\$ 2,510.00
Landscape Maintenance Professionals, Inc.	100307	174883	Fertilization 03/23	\$ 7,715.00
Landscape Maintenance Professionals, Inc.	100307	174884	Pest Control 03/23	\$ 725.00
Landscape Maintenance Professionals, Inc.	100336	174647	Monthly Maintenance 04/23	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100336	174648	Fuel Surcharge 04/23	\$ 150.62
Landscape Maintenance Professionals, Inc.	100336	174828	Mulch Installation 03/23	\$ 32,670.00
Landscape Maintenance Professionals, Inc.	100336	175089	Irrigation Repairs 04/23	\$ 490.00
Landscape Maintenance Professionals, Inc.	100336	175090	Irrigation Repairs 04/23	\$ 200.00
Landscape Maintenance Professionals, Inc.	100336	175094	Irrigation Repairs 04/23	\$ 2,649.10
Landscape Maintenance Professionals, Inc.	100336	175095	Irrigation Repairs 04/23	\$ 855.80
Landscape Maintenance Professionals, Inc.	100336	175257	Arena Granular Application 04/23	\$ 25,757.20
Manatee County Utilities Department	20230419-01	Water Summary Bill 03/23 ACH	MCUD Water Summary 03/23	\$ 5,073.64
Marlin Business Bank	100323	20491015	Copystar Copier - Account # 1613410 04/25	\$ 374.50

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
McClatchy Company, LLC	100311	181979	Legal Advertising Account #21450 04/23	\$ 94.77
Owens Electric, Inc.	100316	20235408	March 2023 Repairs	\$ 450.00
Owens Electric, Inc.	100324	20235409	April 2023 Inspection	\$ 390.00
Piper Fire Protection, Inc.	100334	130399	SRQ Extinguish Annual Inspection 04/23	\$ 125.00
Piper Fire Protection, Inc.	100334	130400	SRQ Exit/Emergency Light Annual Inspection 04/23	\$ 211.50
Rizzetta & Company, Inc.	100304	INV0000078783	Personnel Reimbursement 03/24/23	\$ 2,356.04
Rizzetta & Company, Inc.	100305	INV0000078839	District Management Fees 04/23	\$ 5,676.42
Rizzetta & Company, Inc.	100306	INV0000074970	Personnel Reimbursement 01/13/23	\$ 5,119.88
Rizzetta & Company, Inc.	100308	INV0000078948	Personnel Reimbursement 03/31/23	\$ 823.55
Rizzetta & Company, Inc.	100312	INV0000078975	Personnel Reimbursement 04/07/23	\$ 2,356.04
Robert Blanchette	100325	041223D Blanchette	50% Deposit - Live Entertainment 06/23	\$ 250.00
Robert Blanchette	100337	041223B Blanchette	50% Balance - Live Music - Bob & Tom the Band 06/23	\$ 250.00
S & G Pools, LLC	100338	0423	Monthly Pool Service - Three Times Weekly 04/23	\$ 1,633.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Schappacher Engineering, LLC	100318	2381	Engineering Services 03/23	\$ 1,706.25
Signs Plus	100326	14025345028	50% Deposit - Marquee Sign Installation 04/23	\$ 10,943.00
Sitex Aquatics, LLC	100339	7623	Monthly Lake Maintenance 04/23	\$ 5,664.00
Sitex Aquatics, LLC	100339	7697	Quarterly Aeration Maintenance 04/23	\$ 300.00
Sitex Aquatics, LLC	100339	7700	Midge Larviciding Treatment 04/23	\$ 10,263.00
Solitude Lake Management, LLC	100327	PSI-09601R	Monthly Lake and Wetland Services 09/22 Settlement	\$ 1,159.78
Spectrum	20230406-01	092838031823	8338120130092838 - Gym 03/23	\$ 168.13
Susan Walterick	100319	SW041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Thomas Benton	100320	TB041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Victor G Colombo	100321	VC041023	Board of Supervisors Meeting 04/10/23	<u>\$ 200.00</u>
Report Total				<u>\$ 171,369.93</u>



INVOICE #478

BILL TO:

Harrison Ranch CDD

CF Designs Inc.

5920 100th Ave. E

Parrish, FL 34219

708.620.3520

info@cf-designs.com

www.cf-designs.com

INVOICE DATE: 3/24/23 via email**Ship/Delivery/Install DATE:** TBD

Product/Service Description	Tax	Qty.	Unit Price	Amount
1/4" Aluminum, Polished Adonized Black - stud mount, standard - missing/broken letters only listed below <ul style="list-style-type: none">BCONNTTEEEIGL (8.6" and 8.25" heights)G (11" height)AAN (3.8" height)	T	-	-	\$2,320.00
1/4" Aluminum, Polished Adonized Black - stud mount, standard - missing/broken letters only listed below <ul style="list-style-type: none">O H (15.25" height)	T	-	-	\$750.00
Consult/Design	N	6	75.00	450.00
Survey/Prep	N	10	50.00	500.00
Installation Materials	T	-	100.00	100.00
Installation	N	24	75.00	1,800.00

Sub Total:

Sales Tax(EXEMPT):

TOTAL:**Deposit DUE (50%):****RECEIVED**
04/05/2023

\$5,920.00

\$0.00

\$5,920.00

\$2,960.00**TERMS:**

**** 50% deposit required to begin production. Production is 10-13 working days. Installation date(s) TBD and may take several days. Color match is approximate. No installation is permanently safe or gaurunteed from vandalism. ****

PAYMENT INFORMATION

FINAL PAYMENT DUE UPON COMPLETION. Please make checks payable to: CF Designs Inc.



Damm Good Plumbing and Air

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

(941) 776-9725
remanuel@rizzetta.com

INVOICE	#9329357406
SERVICE DATE	Apr 11, 2023
INVOICE DATE	Apr 13, 2023
DUE	Upon receipt
AMOUNT DUE	\$185.00

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
Mens bathroom has unflushable debris-TAKE SNAKE TAKE SNAKE	1.0	\$0.00	
Plumber Service Call Plumber includes call out fee and first hour of work	1.0	\$150.00	\$150.00
Equipment Charge - Toilet Auger ***The first drain cleaning is under warranty for 10 days after work was completed, anything following that has no warranty***	1.0	\$35.00	\$35.00

Total

\$185.00

RECEIVED
04/13/2023

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.



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

CONTRACT INVOICE

Invoice Number: AR9285481

Invoice Date: 4/18/2023

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	4/18/2023	\$22.00	\$22.00
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 3/21/2023 to 4/20/2023 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	29,410	29,846	436	1,000	0	0.011000	\$0.00
Color	COLOR	70,664	71,648	984	2,500	0	0.066100	\$0.00
								\$0.00

RECEIVED
04/19/2023

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
Balance Due:	\$22.00





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

Invoice

Date	Invoice #
4/19/2023	27979

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

Ship To
Harrison Ranch CDD Taylor Nielsen 5755 Harrison Ranch Blvd Parrish, FL 34219

S.O. No.	P.O. No.	Terms	Rep
27553		Due on receipt	ZH

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Parts	PRECOR TREADMILLS			3	350.15	1,050.45
Labor	RUNNING BELTS (36355141)			3	80.00	240.00
Freight Sales (INV)	Labor				55.00	55.00
	Freight Charges are subject to change					

RECEIVED
04/19/2023

	Subtotal	\$1,345.45
	Sales Tax (0.0%)	\$0.00
	Total	\$1,345.45
	Payments/Credits	\$0.00
	Balance Due	\$1,345.45

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.

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 51-8015668220-6

MARCH 2023

T

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HD/PM DATE:

04/04/23

Surtax Rate: 0.0100

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

235.35

Due: APRIL 01 2023

Late After: APRIL 20 2023

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 51-8015668220-6

MARCH 2023

T

┌

HD/PM DATE:

04/04/23

Surtax Rate: .0100

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

235.35

Due: APRIL 01 2023

Late After: APRIL 20 2023

0500 0 20220331 0001003043 4 4000001566 8220 2

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

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

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

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

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

	DOLLARS						CENTS				
1. Gross Sales (Do not include tax)					3	3	6	2	1	5	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)											
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)					3	3	6	2	1	5	Signature of Taxpayer _____ Date _____ Telephone # _____ Signature of Preparer <i>Hannay</i> 04/04/2023 813-533-2950
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)					2	3	5		3	5	
5. Less Lawful Deductions											Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX _____ B. Total Discretionary Sales Surtax Due _____
6. Less DOR Credit Memo											
7. Net Tax Due					2	3	5		3	5	E-file / E-pay to Receive Collection Allowance
8. Less Collection Allowance or Plus Penalty and Interest											
9. Amount Due With Return (Enter this amount on front)					2	3	5		3	5	Please do not fold or staple.

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

New Charges Due Date	5/01/23
Billing Date	4/07/23
Account Number	941-776-3095-090719-5
PIN	
Previous Balance	535.46
Payments Received Thru 3/19/23	-535.46
Thank you for your payment!	
Balance Forward	.00
New Charges	532.48
Total Amount Due	\$532.48



ANYTIME, ANYWHERE SUPPORT

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WAYS TO PAY YOUR BILL



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



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Google Play



Download on the
App Store

MyFrontier app



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

6790 0007 NO RP 07 04072023 NNNNNNYN 01 002789 0011

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

**PAYMENT STUB****Total Amount Due****\$532.48**

New Charges Due Date

5/01/23

Account Number

941-776-3095-090719-5

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

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



673001941776309509071900000000000000532485



Date of Bill
Account Number

4/07/23
941-776-3095-090719-5

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For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929.

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

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

IMPORTANT CONSUMER MESSAGES

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

SERVICE TERMS

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

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

4/07/23
941-776-3095-090719-5

CURRENT BILLING SUMMARY

Local Service from 04/07/23 to 05/06/23

Qty Description	941/776-3095.0	Charge
Basic Charges		
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		11.60
FL State Communications Services Tax		9.48
Federal USF Recovery Charge		6.96
County Communications Services Tax		4.66
FL State Gross Receipts Tax		3.84
2 Manatee Co 911 Surcharge		.80
Federal Excise Tax		.73
FL State Gross Receipts Tax		.30
2 FL Telecommunications Relay Service		.20
Total Basic Charges		212.51
Non Basic Charges		
2 FiberOptic Internet 300 Dynamic IP		301.96
Federal Primary Carrier Multi Line Charge		11.99
FCA Long Distance - Federal USF Surcharge		3.48
FL State Sales Tax		1.20
FL State Communications Services Tax		.76
County Communications Services Tax		.38
County Sales Tax		.20
Total Non Basic Charges		319.97
TOTAL	532.48	

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 \$229.12 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.





HARRISON RANCH CDD
Meeting Date: April 10, 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 checked="" type="checkbox"/>

TB041023
SW041023
JG041023
GC041023
VC041023

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
04/11/2023

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

INVOICE

BILL TO

Harrison Ranch CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21155**DATE** 04/01/2023**DUE DATE** 04/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38

Quarterly service

BALANCE DUE

\$384.38

RECEIVED
04/03/2023

TFR Cleaning Services Inc dba Jan-Pro of
Manasota
7361 International Place #408
Sarasota, FL 34240

Invoice

4/1/2023

76104

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

P.O. No.	Terms	Due Date	Rep
	Net 10	4/10/2023	138GF

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

850.00

LOCATION: 5755 Harrison Ranch Blvd Parrish, FL 34219

RECEIVED
04/03/2023

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 # 6311
Date: 04/11/2023
Due On: 05/11/2023

HRCDD-01

Harrison Ranch CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/01/2023	Analyze prior staffing models; confer with Huber regarding amenity center staffing.	0.60	\$290.00	\$174.00
Service	LG	03/02/2023	Confer with Supervisor Walterick regarding district management and amenity management transition plan; follow up with Rizzetta re same.	0.30	\$290.00	\$87.00
Service	LG	03/03/2023	Confer with Activities Director regarding amenities incident; prepare letter to resident.	0.90	\$290.00	\$261.00
Service	LG	03/10/2023	Review easement amendment request and confer with grantor regarding same.	0.40	\$290.00	\$116.00
Service	LG	03/13/2023	Prepare for, travel to, and attend board meeting.	5.10	\$290.00	\$1,479.00
Expense	AL	03/13/2023	Rental Car Expenses: Rental car for Lauren for BOS	1.00	\$44.12	\$44.12
Service	LG	03/14/2023	Provide easement materials to Board; update property owner regarding same.	0.30	\$290.00	\$87.00
Service	LG	03/15/2023	Provide background regarding marquee sign project.	0.30	\$290.00	\$87.00
Service	LG	03/16/2023	Update agreements for sign installation and related electrical work; provide background on tennis court issues and marquee sign permitting.	1.20	\$290.00	\$348.00

Service	LG	03/17/2023	Finalize cease and desist letter re trespassing; prepare notice for closed security session.	0.80	\$290.00	\$232.00
Expense	AL	03/17/2023	Certified Mail: Certified mail to Thurlow	1.00	\$4.15	\$4.15
Service	LG	03/20/2023	Review and provide updates to March minutes.	0.60	\$290.00	\$174.00
Service	LG	03/22/2023	Review sign vendor insurance certificate and provide feedback.	0.30	\$290.00	\$87.00
Service	LG	03/23/2023	Attend continued meeting.	0.80	\$290.00	\$232.00
Service	LG	03/27/2023	Prepare easement agreement and cover letter for stormwater pond access.	1.80	\$290.00	\$522.00
Total						\$3,934.27

RECEIVED
04/18/23

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6311	05/11/2023	\$3,934.27	\$0.00	\$3,934.27
Outstanding Balance				\$3,934.27
Total Amount Outstanding				\$3,934.27

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

Please pay within 30 days.



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
2/1/2023	173117.1

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Fuel surcharge for February-01/15/23 Avg Price \$3.41/gal	1	301.23	301.23
<div>RECEIVED 03/31/2023</div>			
		Total	\$301.23
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	3/3/2023	Balance Due
			-\$150.62
			\$150.61

	Total	\$385.55
	Payments/Credits	\$0.00
	Balance Due	\$385.55

	Total	\$2,510.00
	Payments/Credits	\$0.00
	Balance Due	\$2,510.00



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/30/2023	174883

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

Property Information

Estimate #

Work Order #

PO / PA #

Description		Qty	Rate	Amount
St Augustine fertilizer		1	2,790.00	2,790.00
Bahia fertilizer		1	875.00	875.00
Ornamental fertilizer		1	2,250.00	2,250.00
Palm fertilizer		1	1,800.00	1,800.00
March 2023			Total	\$7,715.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	4/29/2023	Balance Due	\$7,715.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
3/30/2023	174884

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	725.00	725.00
RECEIVED 03/31/2023			

March 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	4/29/2023	\$0.00
Balance Due			\$725.00



HARRISON RANCH

3/13/2

ARRIVE 700AM
DEPART 300PM

FERTILIZED TURF
THROUGHOUT THE PROPERTY
SPRAYED BED WEEDS AROUND
CLUBHOUSE

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
RANGER PRO		25		BED WEEDS	EX
HERBICIDE (S)	OZ./ LBS	GALLONS	SQFT	TARGET	Method
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method
25-0-11	ST AUG	31 BAGS		TURF FERT	Z
25-0-11	BAHIA	14 BAGS		TURF FERT	Z
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method

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	
	ISR?						
DAILY Vehicle	Oil Chk	Water Level Chk	Cleaned	EQUIPMENT	Oil Chk	Hydro Oil Chk	

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

Bus. Lic. # JB136721



HARRISON RANCH

3/14/23

TECHNICAL

TELEPHONE

NOTE: TO IN - 12 AM - 5 AM - 12 PM

ARRIVE 700 AM

DEPART 300 PM

FERTILIZED SHRUBS
AND PALMS THROUGHOUT
THE PROPERTY
SPRAYED SHELL PATHS
FOR WEEDS

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
RANGER PRO		60		SHELL PATH	2
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method
10-4-12	SHRUBS		36 BAGS	SHRUB FERT	2
8-2-12	PALMS		23 BAGS	PALM FERT	HAND
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method

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

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

Bus Lic. # JB136721



HARRISON RANCH

3/16/23

ARRIVE 7:00 AM

DEPART 8:00 AM

INJECTED ② OAK TREES
ON THE BIVD CLOSE TO THE
ERIE ROAD ENTRANCE

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FERT/FUNGUS INJECTION				OAK INJECTION	AIRBOR

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

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

Bus. Lic #JB136721

COLL #155000



HARRISON RANCH

3/21/21

TO DRIVE: [blank]

DATE: [blank]

MILEAGE: [blank]

ARRIVE

DEPART

100 AM

3:30 PM

NOTE: CONDITIONS TECHNICAL NOTES

APPLICATION OF TOP CHOICE FOR ANT CONTROL THROUGHOUT THE COMMUNITY

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method
TOP CHOICE			25 BAGS	ANT CONTROL	2
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method

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

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

Bus. Lic. # JB136721
COI Lic. # JF5986



Label Book

HARRISON RANCH

Date

3/27/2

Vehicle

TECHNICIAN Scott Richardson

HELPER Rigaud Lafortune

AIR TEMP

WIND SPEED/DIRECTION

PRECIP%

ARRIVE

DEPART

700A m

300PM

INSTRUCTIONS/ TECHNICIAN NOTE(S).

Complete

TREATED BED AND TURF
WEEDS THROUGHOUT THE
PROPERTY

TREATED CURB LINES

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
DANGER PRO		70		BED WEEDS	EX	
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
AVENUE SOUTH		126		TURF WEEDS	Z	
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F

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 (P)	
	ISR?						
DAILY	Vehicle	Oil Chk	Water Level Chk	Cleaned	EQUIPMENT	Oil Chk	Hydro Oil Chk
							Cle

*S = Selective; NS = non-selective

ISR - Irrigation Service Request

Bus. Lic. # JB136721

COI Lic. # IF5986



Location

HARRISON RANCH

Date

3/28/2

Vans

TECHNICIAN Scott Richards on

HELPER Rigaud Lafortune

AIR TEMP

WIND SPEED/DIRECTION

PRECIP%

ARRIVE:

700AM

DEPART:

300PM

INSTRUCTIONS/ TECHNICIAN NOTE(S).

Comments

TREATED BED AND TURF
WEEDS THROUGHOUT THE
PROPERTY AND CURB LINES

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
RANGER PRO		60		BED WEEDS	EX	
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
AVENUE SOUTH		180		TURF WEEDS	Z	
SEDGE HAMMER				SEDGE	Z	
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	F

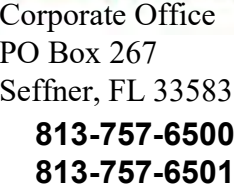
CHECKLIST	Label Book	SDS Book	Spill Kit	Cones	Safety Glasses + VEST	Face Shield	Boots
	Nitrile Gloves	Respirator	First Aid Kit	Posting Signs	Marker	Imagat on Flags (P)	
	ISR?						
DAILY	Vehicle	Oil Chk	Water Level Chk	Cleaned	EQUIPMENT	Oil Chk	Hydro Oil Chk

*S = Selective; NS = non-selective

ISR - Irrigation Service Request

Bus. Lic. # JB136721

Coll Lic # 1155086



Corporate Office
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Date	Invoice #
4/1/2023	174647

Date	Invoice #
4/1/2023	174647

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

Property Information

Description	Qty	Rate	Amount
MONTHLY CONTRACTUAL GROUNDS MAINTENANCE	1	26,523.00	26,523.00
MONTLY CONTRACTUAL IRRIGATION MAINTENANCE	1	3,600.00	3,600.00

			Total	\$30,123.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	5/1/2023	Balance Due	\$30,123.00

RECEIVED
03/27/23



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/1/2023	174648

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Fuel surcharge for April -3/15/23 Avg Price \$3.42/gal	1	150.62	150.62
		Total	\$150.62
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	5/1/2023	Balance Due
			\$0.00
			\$150.62

RECEIVED
03/27/23



Landscape Maintenance Professionals,
Incorporated
Corporate Office
PO Box 267
Seffner, FL 33583

Invoice

Date	Invoice #
4/1/2023	174828

Bill To

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

Estimate No.	P.O. No.	Terms	Rep
77186	97210	Net 30	RE

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	6. Forestry Mulching invasive vegetation on backside of pond. Ornamental Maiden grasses 10ft behind heavy vegetation. Conservation poles behind houses need tree limbs cut, tall grass trimming and selective vegetative tree removal. Total length of work 2,909ft.								
	7. Forestry Mulching invasive vegetation 10ft in front of Conservation poles. can access 90% of perimeter. Total length of work 1,978ft.								
	8. Forestry Mulching invasive vegetation on the backside of the pond 6ft to Ornamental Maiden grasses. Forestry Mulch 1 pile of Pepper trees hanging to pond edge. Other half of the conservation area planted grasses and conservation signs are on the edge. Total length of work 1,087ft.								

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

Total

Payments/Credits

Balance Due



Landscape Maintenance Professionals,
Incorporated
Corporate Office
PO Box 267
Seffner, FL 33583

Invoice

Date	Invoice #
4/1/2023	174828

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

Estimate No.	P.O. No.	Terms	Rep
77186	97210	Net 30	RE

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	9. Forestry Mulching invasive vegetation 2ft back to planted Ornamental Maiden grasses. Trim overhanging branches. South side of conservation area planted grasses and conservation poles on edge. Total length of work 1,182ft.								
	10. Forestry Mulching invasive vegetation and yard waste 3ft in front of planted Ornamental Maiden grasses. Conservation signs vary between 6ft-10ft behind vegetation. Trim overhanging limbs and hand cut vegetation by the road in planted grasses. Total length of work 1,809ft.								
	11. Forestry Mulching invasive vegetation 6ft in front of Conservation Marker. On the side with lake forestry mulch along edge to clean up lakeside. Total length of work 2,038ft.								

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

Total

Payments/Credits

Balance Due



Landscape Maintenance Professionals,
Incorporated
Corporate Office
PO Box 267
Seffner, FL 33583

Invoice

Date	Invoice #
4/1/2023	174828

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

		Estimate No.		P.O. No.		Terms		Rep	
		77186		97210		Net 30		RE	
Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	12. Forestry Mulching invasive vegetation 3ft in from north tip of 12 to the east to walking trail. From tip of 12 going west it is cut back nicely and maintained no work needed. Total length of work 1,120ft.								
	13. Forestry Mulching 1ft of light vegetation to conservation poles and a couple spots of heavier vegetation around pond bank. Total length of work 3,243ft.								
	15. Forestry Mulching invasive vegetation 5ft in front of planted Ornamental Maiden grasses around pond. From pond to main road needs 2ft forestry mulched of light vegetation and tree limbs trimmed back. Total length of work 1,381ft.								
	16. Forestry Mulching invasive vegetation 2-5ft in front of conservation signs. Total length of work 959ft.								
	17. Forestry Mulching invasive vegetation 2-5ft in front of conservation signs. Total length of work 619ft.								
Estimate is to grind Pepper trees 31 areas throughout Harrison Ranch. Attached map for detail						Total			
						Payments/Credits			
						Balance Due			



Landscape Maintenance Professionals,
Incorporated
Corporate Office
PO Box 267
Seffner, FL 33583

Invoice

Date	Invoice #
4/1/2023	174828

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

		Estimate No.		P.O. No.		Terms		Rep	
		77186		97210		Net 30		RE	
Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	21. Forestry Mulching heavy invasive Pepper tree vegetation 10ft back from pond. Cutting back 5ft from behind houses and utility center back up towards main road. Total length of work 1,856ft.								
	25. Forestry Mulching heavy invasive pepper trees 5ft back off of pond and trimming low hanging tree branches. Following the ponds about half way down it turns into lighter vegetation cut it back 3-4ft with tree branch trimming. Total length of work 2,349ft.								
	27. Forestry Mulching light/medium invasive vegetation 5ft back behind houses and behind the pond. Total length of work 1,450ft.								
	28. Forestry Mulching heavy invasive pepper trees on pond side back 5ft to original location. House side only 1 Conservation maker and overgrown 8-10ft in spots. Ground seems to stay pretty saturated on house side. Total length of work 1,659ft.								
Estimate is to grind Pepper trees 31 areas throughout Harrison Ranch. Attached map for detail						Total			
						Payments/Credits			
						Balance Due			



Landscape Maintenance Professionals,
Inc.
Corporate Office
PO Box 267
Seffner, FL 33583

Invoice

Date	Invoice #
4/1/2023	174828

Bill To

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

Estimate No.	P.O. No.	Terms	Rep
77186	97210	Net 30	RE

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	30. Forestry Mulching heavy invasive pepper trees coming along clubhouse back 5ft and trim tree banches all the way around the pond saving cabbage palms. Total length of work 948ft.								
	31. Forestry Mulching heavy invasive pepper trees back 5ft. No Conservation makers were able to be located. Total length of work 942ft.								
7065 - S...	Bush Hog Service/Phase 1	32,670.00			1	32,670.00	100.00%	100.00%	32,670.00
	Estimate is only good for 21 days from the date of the estimate								

RECEIVED
03/27/2023

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

Total \$32,670.00

Payments/Credits \$0.00

Balance Due \$32,670.00

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/13/2023	175089

Bill To:

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

Property Information

Estimate #	Work Order #	PO / PA #
82563		

Description			Qty	Rate	Amount
Replace / Install 24V Irritrol solenoid			1	45.00	45.00
Replace / Install 2 inch scrubber valve			1	445.00	445.00
Zone 60 - replace faulty 2 inch irrigation control valve.					
Zone 69 - replace faulty Irritrol 24V solenoid.					
				<div>RECEIVED</div> <div>04/14/2023</div>	
Controller F - zones 60 and 69.				Total	\$490.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date	Payments/Credits	\$0.00
		Net 30	5/13/2023	Balance Due	\$490.00



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

Controller F - zones 60 and 69.

Date	3/29/2023
Estimate #	82563
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 24V Irritrol solenoid	1	45.00	45.00
Replace / Install 2 inch scrubber valve	1	445.00	445.00
Zone 60 - replace faulty 2 inch irrigation control valve.			
Zone 69 - replace faulty Irritrol 24V solenoid.			

TERMS AND CONDITIONS:**TOTAL****\$490.00**

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

Taylor Nielsen

DATE 3/29/23

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/13/2023	175090

Bill To:

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


Property Information

Estimate #
81606

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace / Install ICD100 Hunter 1 station decoder	1	200.00	200.00
Replace faulty Hunter 1 station decoder that is no longer under warranty.			



RECEIVED
04/14/2023

Controller F - zone 60.			Total	\$200.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	5/13/2023	Balance Due	\$200.00

DATE _____



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/13/2023	175094

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

Property Information

Estimate #
81787

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Repair main line leak. This will be done on a time and materials basis with a not to exceed limit of \$ 3000.00. Repair main line leak at entrance to property. Irrigation parts - \$ 129.10 Labor: 4 men @ \$ 180.00 per hour x 14 hours = \$ 2520.00	1	2,649.10	2,649.10

RECEIVED
04/14/2023

			Total	\$2,649.10
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	5/13/2023	Balance Due	\$2,649.10



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	2/17/2023
Estimate #	81787
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Repair main line leak. This will be done on a time and materials basis with a not to exceed limit of \$ 3000.00. Repair main line leak at entrance to property. 4MEN X 14 H @ 2520 4-3" 90 @ 12.5 - 50 10-3" Pipe @ 7.91 - 79.1	1	3,000.00	3,000.00
			2649.1

TERMS AND CONDITIONS:

TOTAL	\$2,000.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE



Invoice

Date	Invoice #
4/13/2023	175095

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

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

Property Information

Estimate #
80813

Work Order #

PO / PA #

Description	Qty	Rate	Amount
<p>Track, locate, troubleshoot and repair irrigation valves not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 1000.00 and will include minor wire repairs and solenoids if needed.</p> <p>NOTE: This will not include valve or decoder replacements. If valve or decoder replacements are needed a seperate proposal will be submitted.</p> <p>Irrigation parts - \$ 135.80 Labor: 1 man @ \$ 45.00 per hour x 16 hours = \$ 720.00</p> <p>Replaced 20 ft. of Hunter 2-wire. 24 DBR/Y splice kits 2 - 10 inch round valve boxes.</p>	1	855.80	855.80

RECEIVED
04/14/2023

Controller B		Total	\$855.80
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	5/13/2023	Balance Due

\$855.80



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

Estimate

Submitted To:

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

Controller B

Date	12/21/2022
Estimate #	80813
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Track, locate, troubleshoot and repair irrigation valves not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 1000.00 and will include minor wire repairs and solenoids if needed. NOTE: This will not include valve or decoder replacements. If valve or decoder replacements are needed a separate proposal will be submitted. <i>1 MAN X 16h @ 720</i> <i>2- 10" round valve Box @ 22.7 - 45.4</i> <i>24- Splice kit @ 2.6 - 62.4</i> <i>20- Hunt Decoder wire @ 1.4 - 28</i>	1	1,000.00	1,000.00
			<i>855.8</i>

TERMS AND CONDITIONS:

TOTAL	\$1,000.00
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OWNER / AGENT

DATE

	Total	\$25,757.20
	Payments/Credits	\$0.00
	Balance Due	\$25,757.20

Manatee County Utilities		Invoice #: 03/29/23 Harrison Ranch		Credit Balances
		Service Dates: 03/01/23 - 03/31/23		
Account No.:	Amount	Due	Address:	
183054 131413	\$ 737.21	4/19/2023	5755 Harrison Ranch Blvd-Fire Hydrant	
183054 131498	\$ 24.30	4/21/2023	5755 Harrison Ranch Blvd	
183054 133802	\$ 4,306.98	4/19/2023	5755 Harrison Ranch Blvd-Reclaimed	
183054 133803	\$ -	4/19/2023	4902 100th Dr E	
183054 133804	\$ -	4/19/2023	9810 47th St E	
183054 133805	\$ -	4/19/2023	9798 50th Street Cir E	
183054 133806	\$ -	4/19/2023	5314 98th Ave E	
183054 133807	\$ -	4/19/2023	9957 50th Street Cir E	
183054 136681	\$ -	4/19/2023	10704 58th Ave E-Reclaimed	\$ 2.11
183054 136685	\$ 5.15	4/19/2023	10402 55th Lane East	
183054 138336	\$ -	4/19/2023	5936 106th Terr E-Reclaimed	\$ 1.10
183054 139763	\$ -	4/19/2023	9715 54th Ct E	
183054 142107	\$ -	4/19/2023	5305 105th Ter E	\$ 5.43
183054 142108	\$ -	4/19/2023	10720 55th Ct E	\$ 5.27
183054 145806	\$ -	4/19/2023	11220 58th Street Cir E- Reclaimed	\$ 1.10
Grand Total	\$ 5,073.64		GL Code 001-53600-4301	

RECEIVED
04/03/23

MCUD

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

ACCOUNT NUMBER: 183054-131413
HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

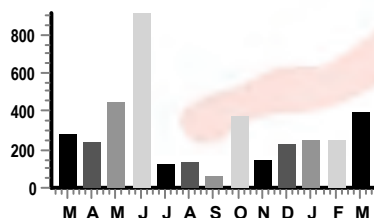
BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-2023

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:				627.73
			Payments Received:				627.73
			Balance Forward:				0.00
02/21	03/23	30	Wtr Com. Master Mtr	62630	63025	395	
			Water Usage				92.83
			Cost Of Basic Service				58.12
			Swr Com. Master Mtr			395	
			Sewer Usage				205.40
			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				737.21
			Total Amount Due:				\$737.21

COMM. MM WATER HISTORY

Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131413
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$737.21

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000146 00.0000.0120 144/1



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



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

000183054200000737210131413

MCUD

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

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

BILLING DATE: 31-MAR-2023
DUE DATE: 21-APR-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
02/28	03/31	31	Wtr Fireline/Non Metered Fireline Charge 6"			
Cost Of Basic Service						24.30
Total New Charges						24.30
Total Amount Due:						\$24.30

PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131498
BILLING DATE	31-MAR-2023
DUE DATE	21-APR-2023
TOTAL AMOUNT NOW DUE:	\$24.30

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0331A 9000000082 00.0000.0081 81/1



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



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

000183054200000024300131498

MCUD

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

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

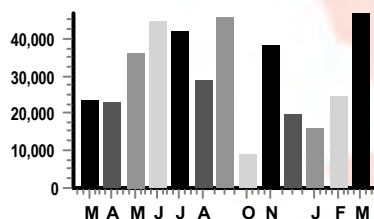
BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-2023

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:						2,251.88
Payments Received:						2,251.88
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			132930	179745	46815	
Reclaimed Water Usage						4,306.98
Total New Charges						4,306.98
Total Amount Due:						\$4,306.98

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-133802
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$4,306.98

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000150 00.0000.0124 148/1



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



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

000183054200004306980133802

MCUD

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

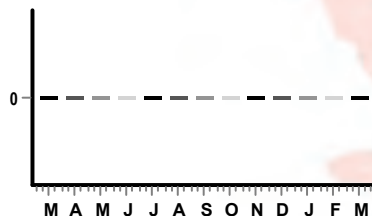
ACCOUNT NUMBER: 183054-133803
HARRISON RANCH CDD
4902 100TH DR E

BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	183054-133803
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000139 00.0000.0113 137/1



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



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

000183054200000000000133803

MCUD

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

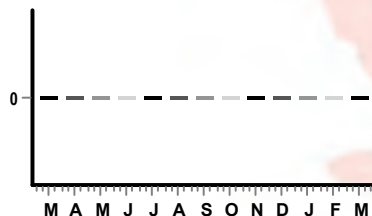
ACCOUNT NUMBER: 183054-133804
HARRISON RANCH CDD
9810 47TH ST E

BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	183054-133804
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000138 00.0000.0112 136/1



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



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

000183054200000000000133804

MCUD

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

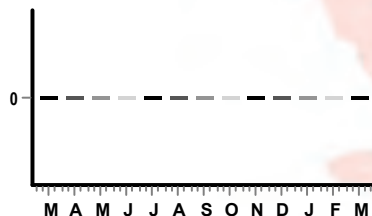
ACCOUNT NUMBER: 183054-133805
HARRISON RANCH CDD
9798 50TH STREET CIR E

BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



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Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	9798 50TH STREET CIR E
ACCOUNT NUMBER	183054-133805
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000147 00.0000.0121 145/1



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



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

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MCUD

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

ACCOUNT NUMBER: 183054-133806
HARRISON RANCH CDD
5314 98TH AVE E

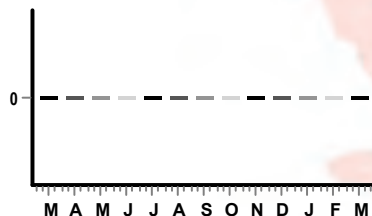
BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-2023

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						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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Credit Balance Do Not Pay

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MC-1250-19



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

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

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	183054-133806
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000149 00.0000.0123 147/1



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



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

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MCUD

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

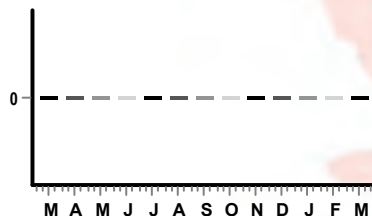
ACCOUNT NUMBER: 183054-133807
HARRISON RANCH CDD
9957 50TH STREET CIR E

BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	183054-133807
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000140 00.0000.0114 138/1



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



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

000183054200000000000133807

MCUD

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

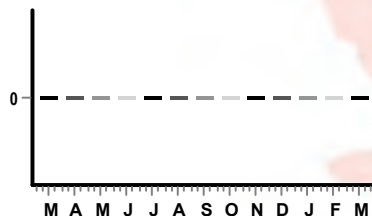
ACCOUNT NUMBER: 183054-136681
HARRISON RANCH CDD
10704 58TH ST E UNIT RECLM

BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$-2.11

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



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Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	183054-136681
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$-2.11

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000148 00.0000.0122 146/1



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



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

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MCUD

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

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

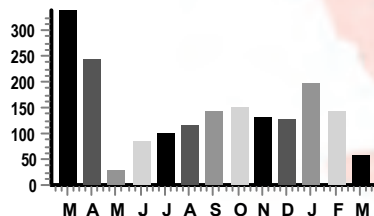
BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-2023

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:						13.06
Payments Received:						13.06
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			20008	20064	56	
Reclaimed Water Usage						5.15
Total New Charges						5.15
Total Amount Due:						\$5.15

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	183054-136685
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$5.15

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000137 00.0000.0111 135/1



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



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

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MCUD

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

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

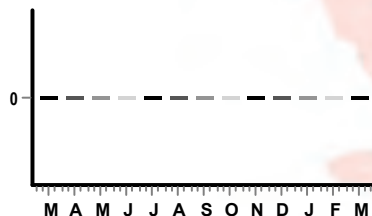
BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-2023

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						
Total Amount Due:						\$-1.10

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5936 106TH TER E
ACCOUNT NUMBER	183054-138336
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000143 00.0000.0117 141/1



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

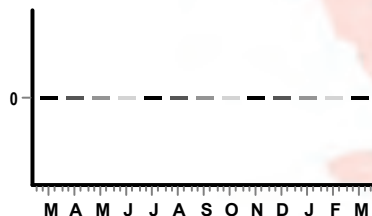
BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-2023

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						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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Credit Balance Do Not Pay

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MC-1250-19



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

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

SERVICE ADDRESS	9715 54TH CT E
ACCOUNT NUMBER	183054-139763
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000142 00.0000.0116 140/1



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



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

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MCUD

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

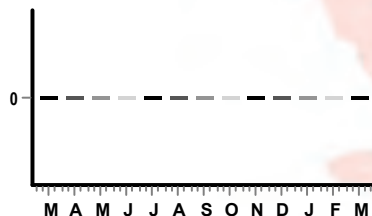
ACCOUNT NUMBER: 183054-142107
HARRISON RANCH CDD
5305 105TH TER E

BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$-5.43

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



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Credit Balance Do Not Pay

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MC-1250-19



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

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

SERVICE ADDRESS	5305 105TH TER E
ACCOUNT NUMBER	183054-142107
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$-5.43

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000145 00.0000.0119 143/1



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



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

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MCUD

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

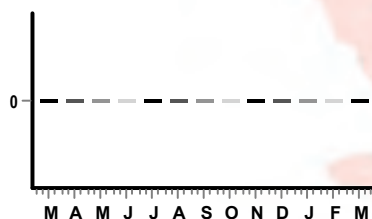
ACCOUNT NUMBER: 183054-142108
HARRISON RANCH CDD
10720 55TH CT E

BILLING DATE: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$-5.27

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



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Credit Balance Do Not Pay

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MC-1250-19



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

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

SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	183054-142108
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$-5.27

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000141 00.0000.0115 139/1



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: 29-MAR-2023
DUE DATE: 19-APR-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						
Total Amount Due:						\$-1.10

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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Credit Balance Do Not Pay

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MC-1250-19



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

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

SERVICE ADDRESS	11220 58TH STREET CIR E
ACCOUNT NUMBER	183054-145806
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0329A 9000000144 00.0000.0118 142/1



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

INVOICE

Address Service Requested

2868001081 PRESORT PBPS003



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

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

Remittance Section

Customer Account Number: 1613410
Invoice Number: 20491015
Invoice Date: 04/10/2023
Invoice Due Date: **RECEIVED**
Total Due: Upon Receipt \$728.75

Amount Paid: **APR 14 2023** \$ **374.50**

Use enclosed envelope and make check payable to:

MARLIN LEASING CORPORATION
PO BOX 13604
PHILADELPHIA PA 19101-3604



09001002049101520000007287580

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Message

YOUR ACCOUNT IS DELINQUENT
URGENT REMINDER: This invoice includes unpaid items from your last bill.

Please call **888-308-4403** and talk to your Account Representative about payment options. We offer check by phone payment options.

You can also manage your account and pay online at: www.PEACconnect.com.

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE		LAST PAYMENT RECEIVED	
1613410		04/10/2023	20491015	Upon Receipt		03/03/2023 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				622.00
	SALES/USE TAX	21.77	21.77				43.54
	LATE CHARGES	20.25					20.25
	INSURANCE FEE	20.08	20.08				40.16
	TAX ON INSURANCE FEE	1.40	1.40				2.80
	BALANCE DUE:	374.50	354.25				728.75

Past Due Amount Paid on 03/23/2023 with Check #100294

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 * 800-236-2409

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

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.

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 equipment has been delivered and we've received all of the required documents, your equipment supplier is paid. We then set up the contract 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

MARCH INVOICE

Invoice No.: 181979
Invoice Date: 03/31/2023
Due Date: 04/30/2023
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 Paid w/ CK#100295
03/26/2023 - 03/26/2023	398129	Print Legal Ad-IPL01147440 IPL0114744	BRD-Bradenton Herald Legal Legals & Public Notices CLS	1 x 80 L	80 L	1	\$94.77

March Summary

Total Net Amount:	\$182.52
Payments/Credits:	\$87.75
Amount Due:	\$94.77

RECEIVED
04/03/2023

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

MARCH INVOICE

Invoice No.: 181979
Account No.: 21450
Account Name: HARRISON RANCH CDD
Amount Due: \$94.77

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

0000021450 0000181979 000009477 7



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	398129	Print Legal Ad-IPL01147440 - IPL0114744		\$94.77	1	80 L

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

**NOTICE OF BOARD MEETING
AND CLOSED
EXECUTIVE SESSION
OF THE BOARD OF
SUPERVISORS OF
THE HARRISON RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

A regular meeting of the Board of Supervisors (the "Board") of the Harrison Ranch Community Development District, (the "District") will be held on Monday, April 10, 2023, at 6:30 p.m. at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., at 813-533-2950 or 3434 Colwell Ave, Suite 200, Tampa, FL 33614 (the "District Manager's Office").

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

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

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

Taylor Nielsen
District Manager
IPL0114744
Mar 26 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:

03/26/23

THE STATE OF FLORIDA COUNTY OF MANATEE

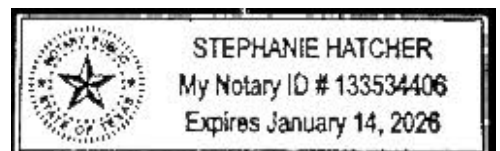
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office 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.

Crystal Trunick

Sworn to and subscribed before me this 24th 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!



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

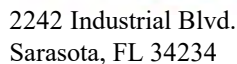
Date	Invoice #
4/11/23	20235408

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: 4/4/2023		0.00	0.00
Location: March Repairs (2)			
Service Performed: Two poles we worked on previously were strobing. Removed lamp, added new and new photocell.			
Made all necessary connections and tested for proper operation.			
Passed by Tech: Casey			
BT Labor Hours	2	225.00	450.00
LED (Warranty)	2	0.00	0.00
Photocell (Warranty)	2	0.00	0.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$450.00
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$450.00

RECEIVED
04/11/2023



Invoice

Date	Invoice #
4/13/23	20235409

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

[illegible]



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 4/11/2023
Invoice No.: 130399

Bill to: Harrison Ranch CDD
Accounts Payable
3434 Colwell Av., Ste. 200
Tampa, FL 33614

Service at: Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd
Parrish, FL 34219

Customer ID: 3870

Location ID: I-4285 HARRISONRANCH

Description: Work Order 153680 SRQ Extinguisher Inspe

Reference: Work Order 153680

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	SRQ Extinguish Inspect Annual	1.00	0.00	0.00
Agreement Subtotal				0.00
Labor				
	Inspection	1.50	0.00	0.00
Labor Subtotal				0.00
Parts				
	3-ITAG1LFR AE1 Annual Exting Inspect Loc Flat F	1.00	125.00	125.00
Parts Subtotal				125.00

RECEIVED
04/20/2023

Pay online at www.piperfire.com

Subtotal:	125.00
Sales Tax:	0.00
TOTAL DUE:	125.00



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: [727-581-9339](#)

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:

153680

DATE: 04/11/2023

THIS IS NOT AN INVOICE

CUSTOMER: Harrison Ranch Clubhouse (AR#:3870)
SITE ALIAS: I-4285 HARRISONRANCH
STREET: 5755 Harrison Ranch Blvd
CITY: Parrish, FL 34219
CONTACT: Barbara McEvoy x.1

SERIAL 6
#:

CALL TYPE: Extinguisher Inspection
TROUBLE REPORTED: SRQ Extinguisher Inspection
WORK PERFORMED: F52552147 5lb 25R
F52552140 5lb 25R
F57921577 5lb 25R
F52552132 5lb 25R
F52552112 5lb 25R (Lake; Lamar on Apr 11, 2023)

PARTS

QUANTITY	DESCRIPTION	UNIT	TOTAL
1	SRQ Extinguish Inspect Annual	--	N/A
1	AE1 Annual Exting Inspect Loc Flat Rate	\$125.00	\$125.00

LABOR

DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Apr 11, 2023	1.5	Lake; Lamar (Inspection)	\$0.00	\$0.00

SALE AMOUNT \$125.00
SALES TAX \$0.00
BALANCE \$125.00

IS JOB COMPLETE? **Yes**

Customer

Name:
Date: 04/11/2023 09:10 AM
Comments:

Email

tnielsen@rizzetta.com,

Employee

Name: Lamar Lake
Date: 04/11/2023 09:10 AM
Comments:

Customer Signature

Authorized
by Taylor



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: [727-581-9339](#)

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1595 Barber Rd.
Sarasota, FL 34240
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:

153680

DATE: 04/11/2023

THIS IS NOT AN INVOICE

TERMS AND CONDITIONS

1. Scope of Work: The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

2. Existing System: Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,

3. . Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE. which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period

4. Proposal: This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

5. Pricing: The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at www.piperfire.com. Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

6. Hazardous Material(s): In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

7. CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, CONVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFORM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER.

THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.

8. Dispute Resolution: In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 4/11/2023
Invoice No.: 130400

Bill to: Harrison Ranch CDD
Accounts Payable
3434 Colwell Av., Ste. 200
Tampa, FL 33614

Service at: Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd
Parrish, FL 34219

Customer ID: 3870

Location ID: I-4285 HARRISONRANCH

Description: Work Order 154920 SRQ Em/Ex Light Inspec

Reference: Work Order 154920

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	SRQ Exit/EM Light Insp Annual	1.00	0.00	0.00
		Agreement Subtotal		0.00
Labor				
	Inspection	1.00	0.00	0.00
		Labor Subtotal		0.00
Parts				
	3-EM/EXIT Emer/Exit Light Insp	20.00	8.45	169.00
	3-PRB64 Battery 6V 4.5Ah	1.00	42.50	42.50
		Parts Subtotal		211.50

RECEIVED
04/20/2023

Pay online at www.piperfire.com

Subtotal:	211.50
Sales Tax:	0.00
TOTAL DUE:	211.50



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: [727-581-9339](#)

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:

154920

DATE: 04/11/2023

THIS IS NOT AN INVOICE

CUSTOMER: Harrison Ranch Clubhouse (AR#:3870)
SITE ALIAS: I-4285 HARRISONRANCH
STREET: 5755 Harrison Ranch Blvd
CITY: Parrish, FL 34219
CONTACT: Barbara McEvoy x.1

SERIAL 18
#:

CALL TYPE: Em/Ex Light Inspection
TROUBLE REPORTED: SRQ Em/Ex Light Inspect
WORK PERFORMED: --

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	SRQ Exit/EM Light Insp Annual	--	N/A
20	Emer/Exit Light Insp	\$8.45	\$169.00
1	Battery 6V 4.5Ah	\$42.50	\$42.50

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Apr 11, 2023	1	Lake; Lamar (Inspection)	\$0.00	\$0.00

SALE AMOUNT \$211.50
SALES TAX \$0.00
BALANCE \$211.50

IS JOB COMPLETE? **Yes**

Customer

Name:
Date: 04/11/2023 09:15 AM
Comments:

Email

tnielsen@rizzetta.com,

Customer Signature

Authorized
by Taylor

Employee

Name: Lamar Lake
Date: 04/11/2023 09:15 AM
Comments:



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: [727-581-9339](#)

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:

154920

DATE: 04/11/2023

THIS IS NOT AN INVOICE

TERMS AND CONDITIONS

1. Scope of Work: The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

2. Existing System: Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,

3. . Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE. which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period

4. Proposal: This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

5. Pricing: The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at www.piperfire.com. Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

6. Hazardous Material(s): In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

7. CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, CONVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFORM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER.

THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.

8. Dispute Resolution: In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.

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

Invoice

Date	Invoice #
3/24/2023	INV0000078783

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	\$2,356.04	\$2,356.04
Subtotal			\$2,356.04
Total			\$2,356.04

RECEIVED
03/23/2023

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

Invoice

Date	Invoice #
4/1/2023	INV0000078839

Bill To:

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

Services for the month of	Terms	Client Number
April	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
		Subtotal	\$5,676.42
		Total	\$5,676.42

RECEIVED
03/27/23

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

Invoice

Date	Invoice #
1/13/2023	INV0000074970

Bill To:

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

Services for the month of	Terms	Client Number
January	Upon Receipt	00362

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$5,119.88	\$5,119.88
Subtotal			\$5,119.88
Total			\$5,119.88

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

Invoice

Date	Invoice #
3/31/2023	INV0000078948

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
Actual Bi-Weekly Payroll - Amenities Help	1.00	\$823.55	\$823.55
Subtotal			\$823.55
Total			\$823.55

RECEIVED
04/03/2023

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

Invoice

Date	Invoice #
4/7/2023	INV0000078975

Bill To:

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

Services for the month of	Terms	Client Number
April	Upon Receipt	00362

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$2,356.04	\$2,356.04
Subtotal			\$2,356.04
Total			\$2,356.04

RECEIVED
04/07/23

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: \$250.00

Date: 4/12/23

Payable to: Robert Blanchette
Address: 6321 Porter Rd. Suite 1
Sarasota, FL 34240

RECEIVED
04/12/2023

Description: 50% Deposit for entertainment on 6/24/23
– send directly to provider

G/L Code: 4731

Requestor: Robin Emanuel

Approved by: Taylor Nielsen

Booking Agreement for Bob & Tom the band

This contract states that Bob & Tom the band are scheduled to play at 5755 Harrison Ranch Blvd, Parrish , FL 34219 on Saturday June 24, 2023 from 7 pm to 10 pm as follows:

3 sets, 45 minutes play time and 15 minutes of break time (with pre-recorded music played during breaks).

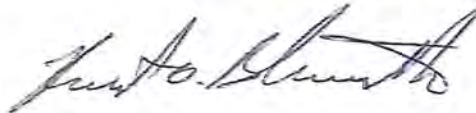
The price is \$500.00, payable by cash or check made payable to Robert Blanchette. A deposit of \$250.00 is due to secure the gig and final payment is due upon arrival and set up for the gig.

The live music style that will be played is located on the songlist page of bobandtomtheband.com

Please note the gig is not considered reserved until deposit has cleared, and may become unavailable if too much time passes before it is received.

Contact information:

Robert (Bob) Blanchette
6321 Porter Rd. Suite 1
Sarasota, FL 34240
Cell: 941-685- 5634
Fax: 941-379-4169



Please sign below and return a copy.

Thank you.



Client – Harrison Ranch CCD
5755 Harrison Ranch Blvd.
Parrish, FL 34219
Contact - Robin Emanuel

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: \$250.00

Date: 4/12/23

RECEIVED
04/12/2023

Payable to: Robert Blanchette

Address: Please, Do Not Mail to this Address – see below instructions.
5755 Harrison Ranch Blvd.
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 6/22/23

Description: Live Music – Bob & Tom the Band on 6/24/23

G/L Code: 4731

Requestor: Robin Emanuel

Approved by: Taylor Nielsen

Booking Agreement for Bob & Tom the band

This contract states that Bob & Tom the band are scheduled to play at 5755 Harrison Ranch Blvd, Parrish , FL 34219 on Saturday June 24, 2023 from 7 pm to 10 pm as follows:

3 sets, 45 minutes play time and 15 minutes of break time (with pre-recorded music played during breaks).

The price is \$500.00, payable by cash or check made payable to Robert Blanchette. A deposit of \$250.00 is due to secure the gig and final payment is due upon arrival and set up for the gig.

The live music style that will be played is located on the songlist page of bobandtomtheband.com

Please note the gig is not considered reserved until deposit has cleared, and may become unavailable if too much time passes before it is received.

Contact information:

Robert (Bob) Blanchette



6321 Porter Rd. Suite 1

Sarasota, FL 34240

Cell: 941-685- 5634

Fax: 941-379-4169

Please sign below and return a copy.

Thank you.



Client – Harrison Ranch CCD

5755 Harrison Ranch Blvd.

Parrish, FL 34219

Contact - Robin Emanuel

S & G POOLS LLC

P.O Box 52124
Sarasota, FL 34232

941-447-6839

sgpools1@gmail.com

INVOICE #0423

DATE: 4/1/23

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 April	1,633.00
Total	1,633.00

Go like our page on Facebook!

Thank you for your business!

RECEIVED
04/03/2023

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

Date	Invoice #
4/10/2023	2381

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

[illegible]



DEPOSIT INVOICE

SIGNS PLUS



1-800-848-4262



www.signsplussigns.com



4242 McIntosh Lane
Sarasota, FL 34232

BILL TO

Harrison Ranch CDD
Attention Taylor Nielsen
5755 Harrison Ranch Blvd.
Parrish, FL 34219

SHIP TO

Harrison Ranch CDD
Attention Taylor Nielsen
5755 Harrison Ranch Blvd.
Parrish, FL 34219

Salesperson Rob Probus

Customer ID 140253

Payment Terms 50% Deposit required to begin production
Balance before delivery

Invoice Date 04/12/2023

Invoice No. 14025345028

Due Date 04/22/2023

Quantity	Description	Unit Price	Line Total
1	10mm 120 x 192 DS CO LED	\$ 21,886.00	\$ 21,886.00
1	Lifetime cell data modem included		\$ -
1	Freight included		\$ -
1	Installation included		\$ -
1			\$ -
1			\$ -
1			\$ -
1			\$ -
1			\$ -
1			\$ -
1			\$ -
1			\$ -

RECEIVED
04/12/2023

Sales tax exemption requires confirmation of tax-exempt status by letter or valid resale certificate.

Subtotal \$ 21,886.00

Sales Tax @ 0% \$ -

50% DEPOSIT DUE \$ 10,943.00

Make all checks payable to Signs Plus

Add a 2% convenience fee for credit card orders

Thank you for your business!



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
4/1/2023	7623

Bill To

Harrison Ranch CDD
C/o Rizzetta & company
5755 Harrison Ranch Blvd
Parrish, FL 34219

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-51 Waterways-April	5,664.00	5,664.00
		Balance Due	\$5,664.00

RECEIVED
03/31/2023



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
4/1/2023	7697

Bill To

Harrison Ranch CDD
C/o Rizzetta & company
5755 Harrison Ranch Blvd
Parrish, FL 34219

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Quarterly Aeration Maintenance-Ponds 38,38 and 40-2nd Qtr	300.00	300.00
		Balance Due	\$300.00

RECEIVED
03/31/2023



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
4/1/2023	7700

Bill To

Harrison Ranch CDD
C/o Rizzetta & company
5755 Harrison Ranch Blvd
Parrish, FL 34219

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Midge Larviciding Treatment-April	10,263.00	10,263.00
		Balance Due	\$10,263.00

RECEIVED
03/31/2023



Solitude Lake Management
1320 Brookwood Drive
Suite H
Little Rock, AR 72202

INVOICE

Page: 1

Invoice Number: PSI-09601R
Invoice Date: 9/27/2022

Bill
To: Harrison Ranch CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship
To: Harrison Ranch CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

Tax Ident. Type Legal Entity

Ship Via
Ship Date 9/27/2022
Due Date 10/27/2022
Terms Net 30

Customer ID 9125
P.O. Number
P.O. Date 9/27/2022
Our Order No.
SalesPerson Elizabeth F. Rocque

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Harrison Ranch Cdd-Lake-ALL Settlement revised invoice Annual Maintenance		1	1	1,159.78	1,159.78

RECEIVED
04/14/2023

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax

Subtotal: 1,159.78
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,159.78



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

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

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
Remaining Balance	\$0.00
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	
Total Due by Auto Pay	\$168.13



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

Total Due by Auto Pay	\$168.13
------------------------------	-----------------



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833812013009283800168138



Invoice Number: 0092838031823
 Account Number: 8338 12 013 0092838
 Security Code:

Harrison Ranch

Contact UsVisit us at 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
Remaining Balance		\$0.00

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
		\$132.91

Spectrum Business™ TV Total **\$132.91****Other Charges**

Broadcast TV Surcharge		22.20
Other Charges Total		\$22.20

Taxes, Fees and Charges

State and Local Sales Tax		5.60
Communications Services Tax		7.42
Taxes, Fees and Charges Total		\$13.02

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 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.

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 for store locations. For questions or concerns, visit Spectrum.net/supportFor 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
Or, call us at 1-866-519-1263

8338 1200 NO RP 18 03192023 NNNNNNNN 01 000069 0001

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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.



Account Number:
Security Code:

Harrison Ranch
8338 12 013 0092838

**Contact Us**Visit us at SpectrumBusiness.net

Or, call us at 1-866-519-1263

8338 1200 NO RP 18 03192023 NNNNNNNN 01 000069 0001



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BAP-12303
SA2NF00K

Tab 3



MONTHLY REPORT

JUNE 1, 2023



HARRISON RANCH

Inspection Date:

May 31, 2023

Prepared For:

Taylor Nielsen

Prepared By:

Devon Craig

Field Operations Manager

P: 941.201.7287

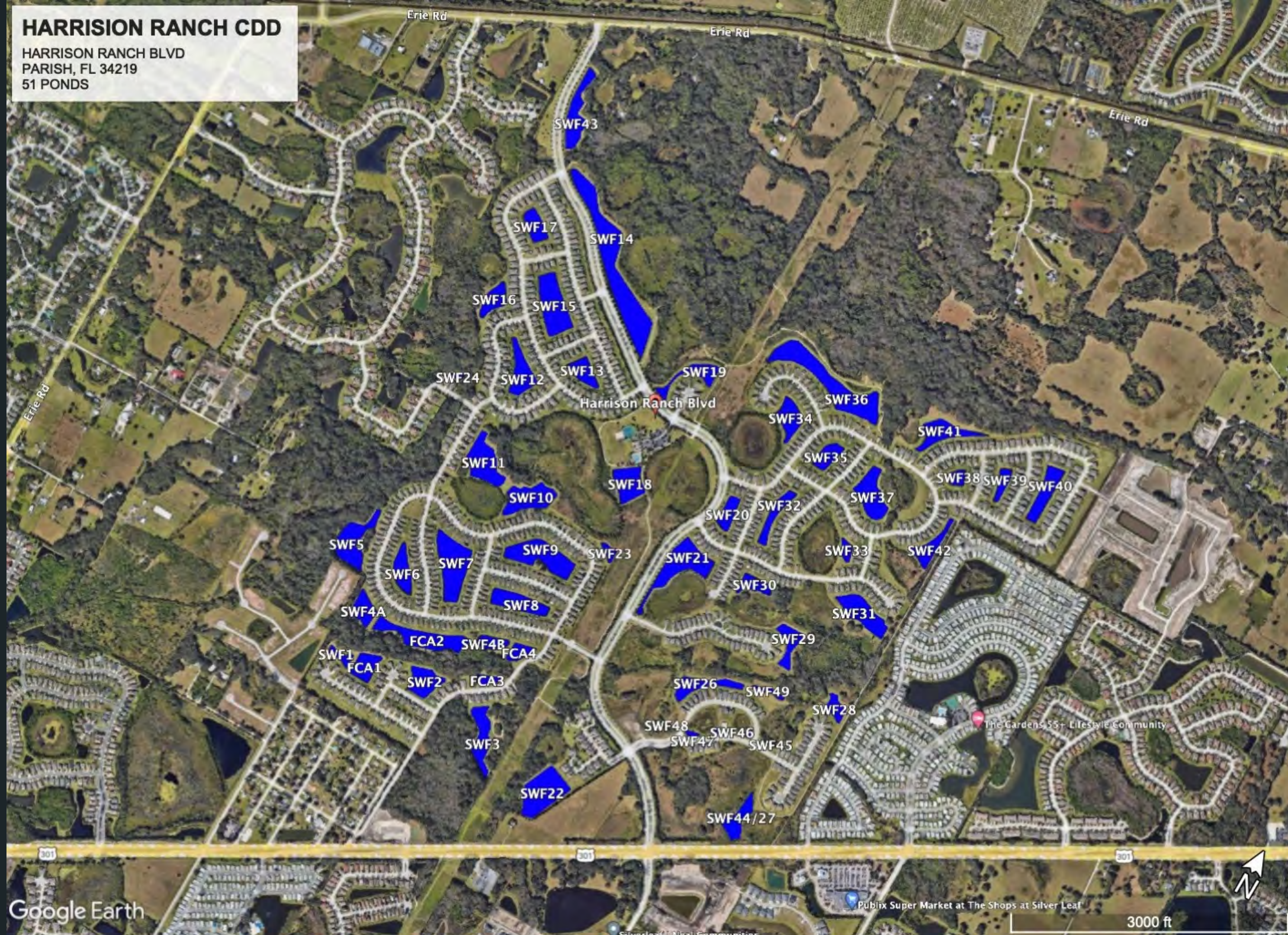
E:dcraig@sitexaquatics.com

SUMMARY:

All ponds were treated this month. We still need more rain but at least we are starting to get some. Water levels are still extremely low and we are continuing to aggressively do preventative applications. We have ordered the new compressor for pond 39. Also we have submitted a proposal for planting the littoral zone for pond 21.

HARRISON RANCH CDD

HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS



FCA36.



SWF34.



SWF35.



SWF32.



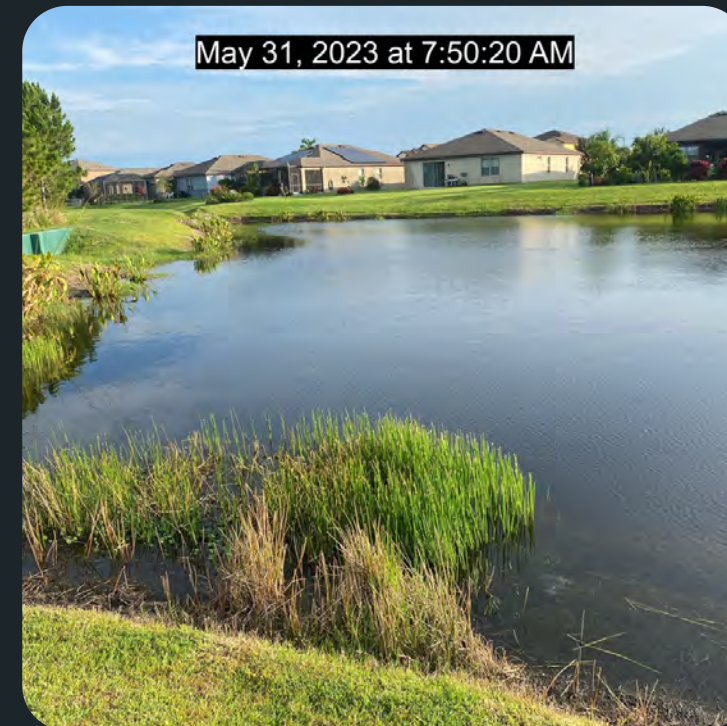
SWF21.



SWF20.



SWF33.



SWF31.



SWF37.



SWF38.



SWF41.



SWF39.



SWF40.



SWF42.



SWF18.



SWF14.



POND TREATMENTS

FCA1: Shoreline vegetation 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 and Algae has been treated.

SWF4B: Shoreline vegetation and Algae has been treated.

SWF5: Shoreline vegetation has been treated.

SWF6: Shoreline vegetation and Azolla 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 Hydrilla 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 and shoreline vegetation has been treated.

SWF20: Shoreline vegetation have been treated.

SWF21: Algae and 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 has been treated.

SWF29: Shoreline vegetation and Algae has been treated.

SWF30: Shoreline vegetation has been treated.

SWF31: Algae and shoreline vegetation has been treated.

SWF32: Shoreline vegetation has been treated.

SWF33: Shoreline vegetation and Algae has been treated.

SWF34: Shoreline vegetation has been treated.

SWF35: Algae has been treated.

SWF36: Shoreline vegetation 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 Algae has been treated.

SWF41: Shoreline vegetation has been treated.

SWF42: Shoreline vegetation and Algae has been treated.

SWF43: Shoreline vegetation has been treated.

SWF44/27: Shoreline vegetation has been treated.

SWF45: Shoreline vegetation has been treated.

SWF46: Shoreline vegetation has been treated.

SWF47: Shoreline vegetation has been treated.

SWF48: Shoreline vegetation has been treated.

SWF49: Shoreline vegetation has been treated.

Tab 4

Planting Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Harrison Ranch CDD hereafter called "customer"

Customer: Harrison Ranch CDD
C/O: Rizzetta & Company
Contact: Mr. Taylor Nielson
Address: 5755 Harrison Ranch blvd Parrish, FL 34219
Email: tnielson@rizzetta.com
Phone: 941.776.9725

The Following bid is for the Planting of the Littoral Shelf located on pond #swf-21 in the Harrison Ranch community in Parrish, Florida.

Service	Cost
5000-Bare root Club rush	\$7,500.00
Installation	Included
Total cost	\$7,500.00

A deposit of 50% (\$n/a) is due upon execution of this agreement & for equipment to be ordered, with remaining 50%(n/a) due within 30days of completion of installation. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

Accepted By

Date

President, Sitex Aquatics Ilc.

05/15/2023

Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Tab 5

Reference Number:

20230525-18311013205

Submitter Name:

Christopher Berry (christopher.berry@lmppro.com) |
christopher.berry@lmppro.com

Location:

1310 Rome Ave, Sarasota, FL 34243, USA
May 25, 2023 2:13:04 PM EDT [[View Map](#)]

Form Name:

Maintenance Quality Inspection (MQI) NEW 8-2022

Submission Date:

May 25, 2023 2:40:48 PM EDT

GENERAL INFORMATION

Section 1

PROPERTY NAME

Harrison Ranch CDD

LOCATION

SARASOTA

Supervisor Email

christopher.berry@lmppro.com

Branch Manager

christopher.berry@lmppro.com

Supervisor First Name

Christopher

Supervisor Last Name

Berry

DATE OF INSPECTION

May 25, 2023

INSPECTION DETAILS

Monthly Maintenance

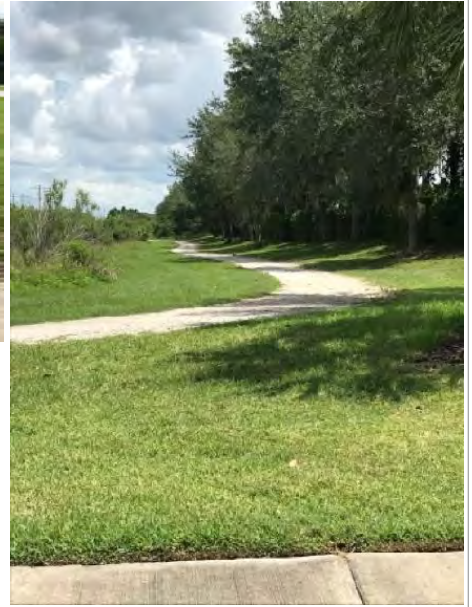
1 DETAILS

8

1 DETAILS NOTES

Detail of pathways need to be sprayed for weeds. Detail throughout the rest of the property looks good.

1 DETAILS PHOTOS

2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW

10

2.1 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW NOTES

Mowing, edging and line trimming look good throughout the community

2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW PHOTOS



3 SHRUB PRUNING 3 SHRUB PRUNING NOTES

10

Shrubs are trimmed evenly throughout the community

3 SHRUB PRUNING PHOTOS



4 TREES/PALMS UP TO 15' TRIMMING

**4 TREES/PALMS UP TO 15' TRIMMING
NOTES**

**4 TREES/PALMS UP TO 15' TRIMMING
PHOTOS**

4

Palms are needing to be trimmed outside of the pool cage and remove seed pods from them





5 OVERALL CLEANLINESS

5

5 OVERALL CLEANLINESS NOTES

Cleanliness is good throughout the community

5 OVERALL CLEANLINESS PHOTOS



6 TURF INSECT/DISEASE CONTROL

5

6 TURF INSECT/DISEASE CONTROL NOTES

Turf is free from insects and diseases damage throughout the community

6 TURF INSECT/DISEASE CONTROL PHOTOS



7 TURF WEED CONTROL – TURF AREAS
7 TURF WEED CONTROL – TURF AREAS
NOTES

3

Weeds in turf are at a minimum throughout the community. We are scheduled to respray next week

7 TURF WEED CONTROL – TURF AREAS
PHOTOS



8 PLANT INSECT/DISEASE CONTROL

5

8 PLANT INSECT/DISEASE CONTROL NOTES

No signs of insect or diseases damage throughout the community

8 PLANT INSECT/DISEASE CONTROL
PHOTOS



9 WEED CONTROL – BED AREAS

17

9 WEED CONTROL – BED AREAS NOTES

Bed areas have weeds but we are scheduled to retreat next week throughout the community

10 TURF FERTILITY

10

10 TURF FERTILITY PHOTOS



11 PLANT FERTILITY

11 PLANT FERTILITY NOTES

11 PLANT FERTILITY PHOTOS

10

Plant fertilizer looks good throughout the community



12 CARRYOVERS

Deductions

OVERALL MONTHLY MAINTENANCE SCORE

5

8

92%

Additional Services	
PALM PRUNING	10
MULCHING	10
WATER/IRRIGATION MANAGEMENT	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10

Tab 6

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	6/2/2023
Estimate #	83798
LMP REPRESENTATIVE	
RE	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Flush cut and remove large dead oak tree on the West ROW near the hedges.			
Flush cut, remove, and dispose of oak tree	1	2,200.00	2,200.00

TERMS AND CONDITIONS:

TOTAL	\$2,200.00
--------------	-------------------

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 _____

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	6/2/2023
Estimate #	83799
LMP REPRESENTATIVE	
RE	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Install shell to pathway in various locations where matt is showing or signs of erosion are present.			
Shell - 1/2" Washed	47	178.75	8,401.25

TERMS AND CONDITIONS:

TOTAL	\$8,401.25
--------------	-------------------

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 _____

Tab 7



No signs of encroachment and no signs of cut vegetation.



No signs of encroachment and no signs of cut vegetation.





Portions of barb wire fence remains.



Portions of barb wire fence remains.



Tab 8



May 16, 2023

Harrison Ranch CDD Lake Bank Repairs Final Walk-Through

A final walk through of the lake bank repairs was conducted on this date and the following people were in attendance:

Sue Walterick, Harrison Ranch CDD Vice Chair

Matt Jones, Crosscreek Environmental

Rick Schappacher, District Engineer

Bank restoration efforts were done on Ponds 8 & 9. Sod has been watered a few times and is starting to take root and turn green. The contract includes a total of 10 waterings. The spot repairs included a yard drain, piping and rip rap. The yard drains should also include a collar around the drain to help prevent grass growing over the drain as well as providing a way for the landscaper to edge without damaging the yard drain. None of the collars have been placed and this has been placed on the contractor's punch list. There were also a few locations that lacked the rip rap at the toe, and these have also been added to the punch list. The missing rip rap was at the southeast corner of Pond 7 and at the northeast side of Pond 16.

Punch List Prepared By:

A handwritten signature in blue ink that reads 'Rick Schappacher'.

Rick Schappacher, District Engineer



Southeast side of Pond 9 viewing east



Transition edge on south side of Pond 9



Southeast side of Pond 9 viewing west



North side of Pond 8 viewing west

Harrison Ranch – Lake Bank Final Walk Through -5.16.23 – Page 1



East side of Pond 8 viewing north



Depression on south side of Pond 8 – punch list item



South side of Pond 8 viewing west



Southwest side of Pond 8 viewing west



South side of Pond 8 at west end Littoral Shelf



East side of Pond 8 Littoral Shelf



Bull Rush growing around control structure on Pond 8, southwest corner



Northwest corner of Pond 8



North side of Pond 8 at NW corner viewing east



North side of Pond 8 viewing east



Drainage pipe partially buried – punch list item



MES repair near southwest corner of Pond 9



MES repair near southwest corner of Pond 9



Spot Repair at southeast corner of Pond 7 needs rip rap – punch list item



New grate at southeast corner of Pond 7 needs edging – punch list item



MES Repair on west side of Pond 7



Minimal aquatic plants on littoral shelf on Pond 7



MES Repair on northwest side of Pond 7



MES Repair on northwest side of FCA-2



MES Repair on southwest side of Pond 11



New grate at northeast side of Pond 16 needs edging – punch list item



Spot Repair at northeast side of Pond 16 needs rip rap – punch list item



MES Repair on south corner of Pond 15



MES Repair on south side of Pond 2



MES Repair on northwest side of Pond 22



MES Repair on northwest corner of Pond 2



MES Repair on northwest side of Pond 22

Tab 9

Exhibit "A"

Harrison Ranch Aquatic Plantings

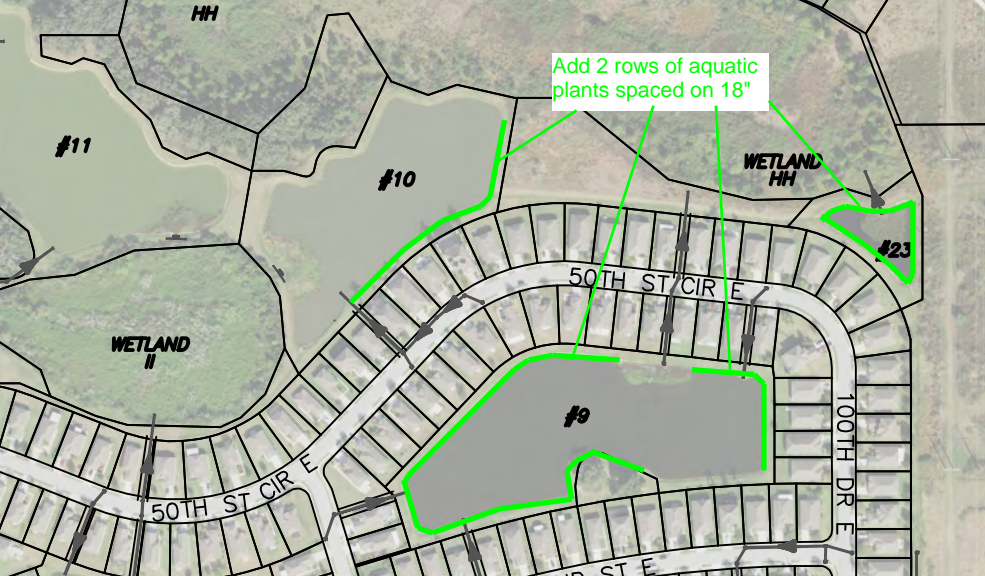
Bid Form 6.5.23

Bid Item	Description	Quantity	Unit	Unit Price	Total
1*	Furnish Aquatic plantings along Pond 9 lake bank (1,525 LF with 2 staggered rows at 18" centers)	2034	EA		
2*	Furnish Aquatic plantings along Pond 10 lake bank (550 LF with 2 staggered rows at 18" centers)	734	EA		
3*	Furnish Aquatic plantings along Pond 23 lake bank (525 LF with 2 staggered rows at 18" centers)	700	EA		
4	Install Aquatic Planting	3,468	EA		
5	Miscellaneous cleanup and work	1	LS		
Total					

*Aquatic Plants should be equal mixture of Duck Potato, Pickerell and Spike Rush

Bids due by Friday June 16th, 2023 at 5:00 PM

Contractor:



Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 10, 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

June 12

2023

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FINANCIAL SUMMARY

4/30/2023

General Fund Cash & Investment Balance:	\$1,057,828
Reserve Fund Cash & Investment Balance:	\$409,078
Debt Service Fund Investment Balance:	\$328,330
Total Cash and Investment Balances:	\$1,781,334

General Fund Expense Variance: \$42,997 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. Waiting for pricing on fencing for property adjacent to Grand Oaks.

Tab 11

HARRISON RANCH ACTIVITIES REPORT

May Activities

<u>Date</u>	<u>Activity</u>	<u>Summary</u>	<u>RSVP</u>	<u>Attended</u>	<u>Revenue</u>	<u>Budget</u>	<u>Expense</u>	<u>Cost PP</u>
5/4/2023	Sip & Paint	Professional artist provided painting instructions for seascape canvas pictures. The attendees asked for more types of classes. Instructor brought all supplies and the charge covered the cost of the instructor.	6	6	\$0.00	\$0.00	\$0.00	\$0.00
5/6/2023	Kids Craft - Mother's Day	Kids made gifts for their loved one. We offered 3 different age appropriate crafts to choose from plus a mothers day card.	22	21	\$0.00	\$100.00	\$91.94	\$4.18
5/16/2023	Blood Drive	Partnership with Suncoast Blood Centers		6		\$0.00	\$0.00	\$0.00
5/24/2023	Coffee Talk PM - Fish & Wildlife Commission	Officer Klobuchar provided an interesting presentation with video about the different branches of the organization and how they serve the community. Lots of great questions were asked and everyone enjoyed seeing and touching the alligator and python.	33	26	\$0.00	\$25	\$17.12	\$0.52
					\$0	\$0.00	\$0	\$0.00

\$109.06

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NEXT MONTH:

6/1/2023	Annual Ice Cream Social	Make your own sunday and roll the dice for wacky toppings. Always a great turnout.					
6/6/2023	Kids Multi-Sports Program	Summer program for kids ages 8-12 run by Athletic City Sports. They pay instructor directly. We received enough interest to hold 1 day a week through the summer.					
6/10/2023	Kids Craft - Father's Day	Kids make gifts for dad.					
6/12/2023	OnSpot	Partnership with OnSpot Dermatology					
6/14/2023	Youth Project	Food Preparation and table setting education for kids 11 & up.					
6/24/2023	Live Music	Entertainment with Bob & Tom the Band					

Tab 12



ESTIMATE

Nick Knows LLC
2424 W Brandon Blvd
Suite 1136
Brandon, Florida 33511
United States

855-465-6697
www.nickknowscleaning.com

BILL TO
Harrison Ranch CDD
Taylor Nielson
5755 Harrison Ranch Blvd
Parrish, Florida 34219
United States

TNielson@rizzetta.com

SHIP TO
Florida
United States

Estimate Number: PTE 9

Estimate Date: May 26, 2023

Expires On: May 26, 2023

Grand Total (USD): \$3,180.00

Items	Quantity	Price	Amount
Clean and Paint Concrete Weirs Clean and paint all 12 concrete wiers within the community. First will need to remove dirt mold and moss and wait for the drying process. Apply green concrete paint to both sides of the weirs as close to the water line as possible.	12	\$265.00	\$3,180.00

Total: \$3,180.00

Grand Total (USD): \$3,180.00

Thank You for Your Business!

Tab 13

From: Sandra <Sandra@sportsurfaces.com>
Sent: Tuesday, May 9, 2023 11:45 AM
To: Nick Chavez; rick schappachereng.com
Subject: RE: Harrison Ranch Tennis Court Photo Summary

Dear Rick,

There could be several things happening with your concrete courts peeling and bubbling.

I am not sure if the contractor who installed the surface installed the concrete as well, that does make a difference when it comes to warranty.

Concrete needs to be installed a certain way with vapor barrier, medium broom finish and no sealers within or on top of concrete for court surface to adhere.

When those pre-conditions are not met the court surface will peel and bubble up.

Another issue could be the court preparation. The concrete needs to be acid washed and special concrete paint/coating needs to be applied to ensure adhesion to the concrete.

Again when these things don't apply the court surface will peel and bubble.

Once a court surface starts to peel and bubble up there is no saving it, you would have to grind it down/remove it and start from scratch with a new surfacing because if you go over the existing court surface and the bottom layer doesn't adhere to the concrete the new top layer will peel with the existing court surface below it.

Let me know if you have any questions.

Regards,

Sandy Kasper

Sport Surfaces LLC

7011 Wilson Road
West Palm Beach, FL 33413
Phone 561-964-2001
Cell: 561-860-3321



www.SportSurfaces.com

About Sport Surfaces:

SSI is One of the largest builders of Tennis, Basketball and Bocce Ball Courts In Florida
SSI Achieving the highest industry standards
SSI where technology meets old world quality

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From: rick schappachereng.com <rick@schappachereng.com>

Sent: Friday, May 5, 2023 12:55 PM

To: Nick Chavez <nick@sportsurfaces.com>

Subject: Harrison Ranch Tennis Court Photo Summary

Nick,

I am the CDD Engineer for Harrison Ranch in Parrish and they are having some issues with the painting on the tennis courts. They asked me to take a look and I have no expertise on this and told them that I can reach out to someone that knows much more about this than me. It appears the areas are bubbling up and more and more areas are peeling. Is this something that can be fixed or do they have to start from scratch?

Thanks,

Rick Schappacher, P.E.

Schappacher Engineering

3604 53rd Ave. East

Bradenton, Florida 34203

Office Phone: 941 251-7613

Website: www.schappachereng.com



7011 Wilson Rd.
WPB FL. 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

PROPOSAL/AGREEMENT

May 11, 2023

CUSTOMER

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish FL 34219

Agreement made between Sports Surfaces LLC hereinafter called the Contractor, and Harrison Ranch hereinafter called the Customer, for the resurfacing of (2) tennis courts with respect to the following terms and specifications:

COURT PREPARATION:

Court Size: 120' x 120'

Please note: Concrete needs to have a vapor barrier, medium broom finish and no sealers within or on top of concrete for court surface to adhere.

The Contractor will scarify entire court area to remove existing failing court surface.

The Contractor will acid etch the surface to neutralize the alkalinity of the new concrete as well as increase the porosity to ensure proper paint adhesion.

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew and oil.

The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges. Up to 10 gallons of patching material included.

The Contractor will fill open cracks with crack filler. Hairline cracks cannot be filled and will return fairly quickly.

Expansion joints if pre-existing to remain as is.

Note: court must have a minimum of 1% slope in one plane in order to guarantee removal of water.

SURFACING OF TENNIS COURT:

The Contractor will apply (2) **Coats of Acrylotex**, a cementitious acrylic paint, to fill voids, provide smooth surface, paint adhesion, and in-depth color to the surface.

Color Choice

The Contractor will accurately locate, mark, and paint playing lines in accordance with USTA regulations using white textured heavy bodied acrylic latex paint.

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of *******TWENTY SIX THOUSAND NINE HUNDRED DOLLARS (\$ 26,900.00)*******



7011 Wilson Rd.
WPB FL 33413
561-964-2001 1 Fax: 561-964-5009
www.sportsurfaces.com

May 11, 2023

CUSTOMER

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish FL 34219

OPTIONAL – PLEASE INITIAL TO ORDER

Waste Removal: Customer will provide dumpster for waste removal or agrees hereby to be billed for waste removal fees. Average Price per dumpster \$ 600-\$1,000.00 depending on location/service provider.

Dumpster provided by customer _____ Dumpster provided by Sport Surfaces _____

Color Choice Additional Coating: Light Colors and Red will need a 3rd Coat. ADD \$ 3,200.00 _____

Only applies to red and light colors. Most colors do not need additional coating.

PROVISIONS:

The Customer agrees to pay a 35% due upon acceptance of proposal

The Customer agrees to pay a 35% due upon commencement

The Customer agrees to balance upon completion of the above-proposed work.

GUARANTEE:

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

TERMS & CONDITIONS

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: <https://sportsurfaces.com/terms-and-conditions/>

*All prices are in US Dollars. Prices are subject to change after ninety days. Our bid prices are based upon you providing adequate access and storage areas.

Respectfully submitted by:

Nick Chavez - Sport Surfaces LLC.

Proposal accepted by: _____ Title: _____ Date: _____



7011 Wilson Rd.
WPB FL 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

May 11, 2023

CUSTOMER

Harrison Ranch
5755 Harrison Ranch Blvd.
Parrish FL 34219

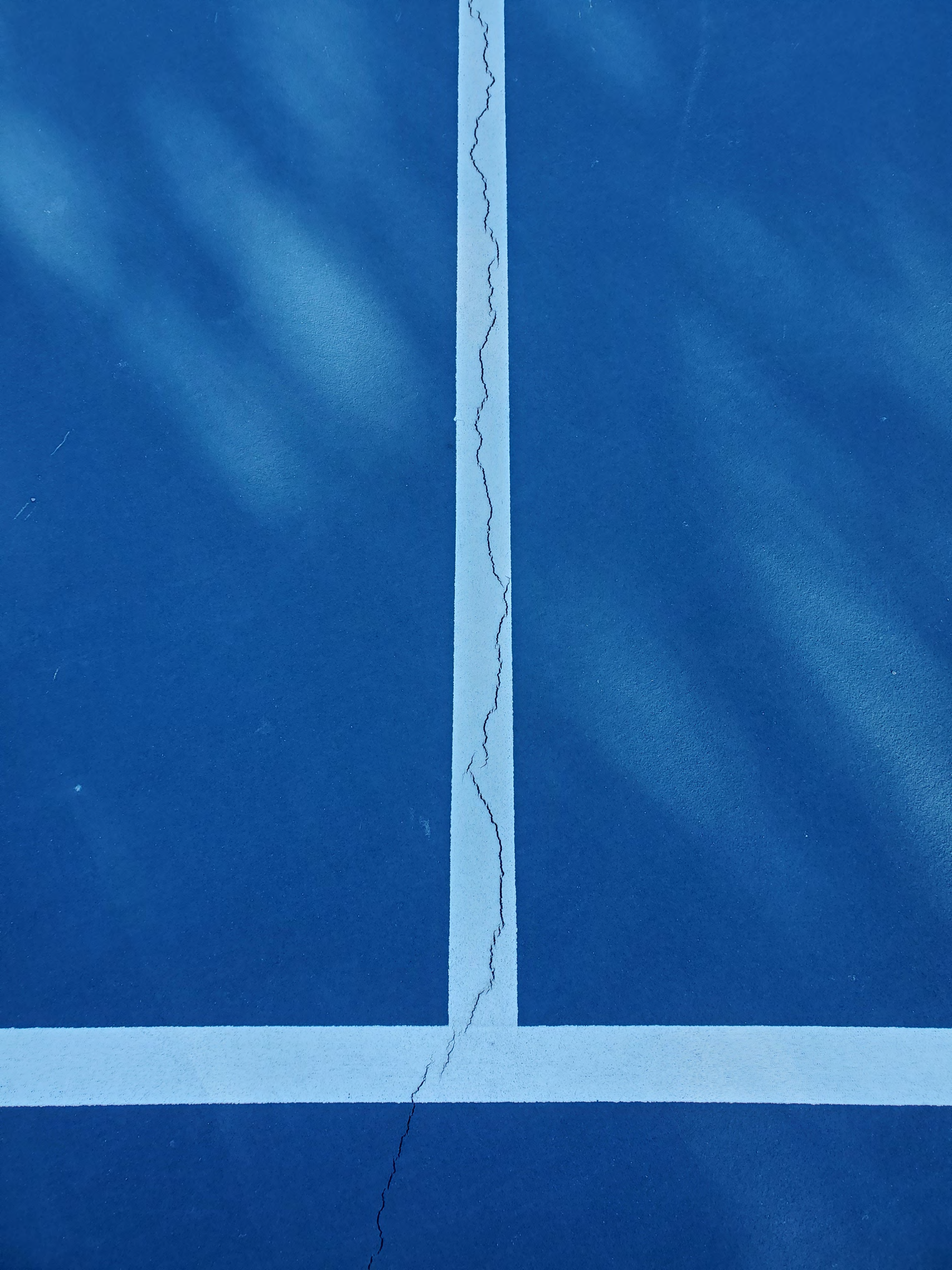
Disclaimer of any type of warranty on Concrete Pad Resurfacing:

Due to the potential for improper additives, lack of vapor barrier, waterproofing membranes being applied and many other unknown factors we do not provide any type of warranty on the court surface. This means that should the court surface not adhere properly, peel bubble or otherwise fail due to improper concrete construction / materials we will not be held responsible. Also note that the original paint may peel of and cause our surface to in turn fail. Should any failures occur any time after application of the paint we will charge you a change order to repair the surface. The repair may in turn fail again and we will not be responsible for the repair as this only will occur when the concrete was not installed properly or improper materials were used.

Most of our courts do not have issues we need to have this disclaimer signed in order to proceed with the work to cover ourselves when slabs are improperly constructed or the materials used are improper. So please let this document serve as a total warranty disclaimer whether it be in written or implied form.

Respectfully submitted by: *Nick Chavez* Sports Surfaces LLC.

Proposal accepted by: _____ Title: _____ Date: _____







Tab 14



ESTIMATE	#2126
ESTIMATE DATE	Apr 10, 2023
TOTAL	\$1,450.00

Damm Good Plumbing and Air

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

(941) 776-9725
remanuel@rizzetta.com

CONTACT US

6130 Clark Center Ave, Suite 102
Sarasota, FL 34238

(941) 927-3828
dammgoodplumbingandair@gmail.com

ESTIMATE

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as **PREQUALIFY**
\$65.54/mo*. Your credit score will not be affected.

Services	qty	unit price	amount
Installation Of Pressure Assisted Toilets			
- Take out existing toilet in Mens and womans handicap bathrooms			
- Supply and install 2 new Kohler Highline Pressure Assisted Toilets			
- Supply and install new open seat			
Price of labor for two toilets	1.0	\$400.00	\$400.00
			Services subtotal: \$400.00
Materials	qty	unit price	amount
Kohler Highline Pressure Assisted Toilets	2.0	\$450.00	\$900.00
Kohler Soft close open front seat	2.0	\$65.00	\$130.00
Wax Seal and Bolts - Wax Ring	2.0	\$10.00	\$20.00
Toilet Wax Ring			

Materials subtotal: \$1,050.00

Subtotal	\$1,450.00
----------	------------

Total	\$1,450.00
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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 | AC#
CAC1821519, NADCA #014100417, PL#
CFC1431524

<http://www.dammgoodplumbingandair.com>

Tab 15



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Estimate 14274973
Estimate Date 5/31/2023

Billing Address

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219 USA

Job Address

Harrison Ranch
5755 Harrison Ranch
Boulevard
Parrish, FL 34219 USA

Description of work

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation of new Underground Conduit and Circuitry for Street Light

Utilizing directional bore/missile, install new PVC conduit from existing in-ground junction box to base of existing pole light. Install one new in-ground junction box next to existing pole. Pull in new copper circuitry through new conduit and into new junction box. Install new copper circuitry up pole and into existing fixture. Install new in-line fuses to protect fixture. Make all connections, check for proper operation. (Directional boring requires underground utility locates, these locates are performed by a 3rd party and may take up to 2 weeks to be completed)

Total Proposal: \$5,685

PAYMENT SCHEDULE AS FOLLOWS:

50% Due Upon Acceptance: \$2,842.50
50% Due Upon Completion: \$2,842.50

Sub-Total	\$5,685.00
Tax	\$0.00
Total Due	\$5,685.00
Deposit/Downpayment	\$0.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

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 (365) day warranty on contracted projects, and (30) days on service and repair work. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

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.

Tab 16

CONTRACT FOR PROFESSIONAL AMENITY SERVICES

DATE: April 20th, 2023

BETWEEN: RIZZETTA & COMPANY, INC.
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
2700 S. Falkenburg Rd. Suite 2745
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional amenity services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional amenity services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include professional management and oversight to perform the services outlined in this Contract. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation. The Consultant will upon request, attend meetings in person or via phone to provide any updates or address concerns. The Consultant will be available to any board member for open and direct communications regarding any questions they may have;
- ii. **Personnel** - the Consultant shall employee Clubhouse Personnel that will be assigned to the District. A general description of this position is provided below:
 - a. **Clubhouse Manager:** Shall be employed as a full time, hourly position to oversee and supervise the amenity facilities. They are the onsite representative of the Consultant. The Clubhouse Manager shall have the responsibilities of overseeing all personnel along with outside

maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board of Supervisors and District Manager.

- b. **Activity Coordinator:** Shall be employed as a full time, hourly position to develop, organize, promote, and manage activities and events for residents and guests. They will also be responsible for the design, promotion, and implementation of all the events, programs, and classes. These duties include scheduling, reservations, registration, payment collection and staffing if needed.

All persons performing the services as generally described above and as more specifically set forth in **Exhibit A** of this Contract, at the amenity facilities, will be employees of the Consultant. Consultant and the District each acknowledge and agree that persons performing services pursuant to this contract are not employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or otherwise.

B. RESPONSIBILITIES. A detailed description of these services is provided in **Exhibit A** to this contract.

C. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

- II. **ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to attendance at additional meetings, presentations, and vendor meetings or responses.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

- IV. **TERM.** The initial term of this contract shall be from the date of execution of the contract

to September, 30th, 2023. This Contract shall automatically renew for one (1)-year terms each October 1st unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

V. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, and III, of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services as soon as may be practicable bi-weekly in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice.
- ii. The District agrees to pay Consultant in an amount equal to all Consultant's costs directly related to the personnel of the Consultant providing the services at the amenity facilities including: wages, benefits, applicable payroll-related tax withholdings, workers' compensation, payroll administration and processing, fees for background checks and drug testing, in accordance with the amounts set forth at Exhibit B.
- iii. Upon the execution of this contract, the District will provide a one-time payroll deposit to the Consultant for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs and shall be applied to offset the first payment due under this Contract.
- iv. Fees for the Standard On-Going Services in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- v. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested,

if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- vi. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.
- vii. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.
- viii. Except as otherwise stated in this Contract or authorized by resolution, no expenditure outside normal day to day operating costs may be made without prior Board approval. In the event of an Emergency, the Consultant shall report the reason for the expenditure to the District Manager and Chairperson of the Board of Supervisors for approval prior to making such expenditure

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed bi-weekly pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- VIII. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.
- IX. **RESPONSIBILITIES.**
 - A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
 - B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant except to the extent resulting damages are caused by the Consultant's negligent or wrongful acts or omissions. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature except to the extent resulting damages are caused by the Consultant's negligent or wrongful acts or omissions.
- X. **TERMINATION.** This Contract may be terminated as follows:
 - A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant at the address noted herein.
 - B. By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal,

state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District at the address noted herein.

- C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.
- D. Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.
- E. **Transition.** Upon termination of this Agreement, the Clubhouse Manager shall, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:
 - a. deliver to the District all materials, equipment, tools and supplies, keys contracts and documents relating to the District and/or it's Amenities, and such other accountings, papers, and records as the District shall request and are in the Clubhouse Manager's possession, or under the Clubhouse Manager's reasonable direct control pertaining to the District or the Amenities;
 - b. vacate any portion of the Amenities or other District property then accessed by the Clubhouse Manager as a consequence of this agreement; and
 - c. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Clubhouse Manager's duties and activities hereunder. Within ten (10) days after the effective date of any such temptations, the Clubhouse Manager shall deliver to the District any written reports at the time of termination.

XI. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.

- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- F. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only up to the amounts of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, directors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. Any subcontractor retained by the Contractor shall acknowledge the same in writing. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all

settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIII. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence, including the following:

Damages to Rented Premises (\$300,000)

Personal and Advertising Injury (\$1,000,000)

General Aggregate (\$2,000,000)

Products – Comp/Op Aggregate (\$2,000,000)

iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence/aggregate.

iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence/aggregate.

v. Comprehensive Automobile Liability Insurance for hired/non-owned vehicles used by the Consultant's staff, whether owned, non-owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).

vi. Commercial Crime insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence – Third Party Crime with limit of One Million Dollars (\$1,000,000) per each occurrence.

vii. Excess Liability Insurance with limits of \$1,000,000 each occurrence/aggregate.

C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida. Consultant's insurance shall be primary and non-contributory. With the exception of Worker's Compensation and Professional Liability insurance, all such insurance shall be on a per-occurrence basis.

demand, all information that may be required in connection with the District's obtaining the required insurance.

- XIV. ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.
- XV. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVI. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Harrison Ranch Community Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Attn: District Manager

With a copy to: Kilinski Van Wyk PLLC

2016 Delta Blvd. Suite 101
Tallahassee, FL 32303
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and

their respective representatives, successors, and assigns.

- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXV. EXPENSES RELATED TO FACILITY.** All purchases will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law.
- XXVI. FACILITY REVENUE.** The Consultant will remit any gross revenue derived from income generating services and programs to the District on a monthly basis, which revenue will be used to defray the operations and maintenance costs of the amenity facilities. The Consultant shall keep close accounting of all revenue and expenditures.
- XXVII. NON-COMPETITION.** The District agrees for a period of one (1) year, from the termination or expiration of this contract, not to directly or indirectly solicit, employ, or contract with any individual employed by the Consultant in a managerial position at the amenity facilities.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

CONTRACT FOR PROFESSIONAL AMENITY SERVICES
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

12

RIZZETTA & COMPANY, INC.

BY:

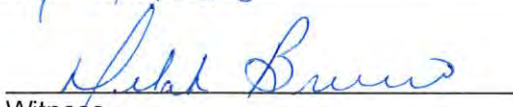



PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: May 3, 2023

WITNESS:


Witness

Print Name of Witness

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

BY:


Julianne Giella (May 2, 2023 14:14 EDT)

PRINTED NAME: Julianne Giella

TITLE: Chairperson, Board of Supervisors

DATE: May 2, 2023

ATTEST:

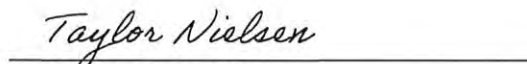

Assistant Secretary
Board of Supervisors
Taylor Nielsen
Print Name

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees

EXHIBIT A

Scope of Services

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Provide professional management and oversight to perform the services outlined in this contract.
- B. Upon request, attend meetings in person or via phone to provide any updates or address concerns.
- C. Be available to any board member for open and direct communications regarding any questions they may have.
- D. Managing the recruiting, hiring, training, oversight and evaluation of personnel.

PERSONNEL:

The Consultant shall provide the services of Clubhouse personnel that will be assigned to the District. A general description of these positions are provided below:

- a. **Clubhouse Manager:** Shall be employed as a full time, hourly position to oversee and supervise the amenity facilities. They are the onsite representative of the Consultant. The Clubhouse Manager shall have the responsibilities of overseeing all personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board of Supervisors and District Manager.
- b. **Activity Coordinator:** Shall be employed as a full time, hourly position to develop, organize, promote, and manage activities and events for residents and guests. They will also be responsible for the design, promotion, and implementation of all the events, programs, and classes. These duties include scheduling, reservations, registration, payment collection and staffing if needed.

RESPONSIBILITIES:

The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

Clubhouse Manager

General:

- Responsible for the operations and maintenance of the District property and amenities.
- Ensure a presentable overall appearance of the Clubhouse and amenities.
- Serve as an on-site representative of the District to the residents.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Handle interactions with residents professionally and forward their questions, concerns, and requests to the District Manager prior to making commitments.
- Full knowledge/awareness of all rules and regulations of the amenities.
- Enforce the rules and regulations of the facility.
- Prepare any incident or accident reports and forward to the District Manager.
- Oversee personnel to maintain and improve effectiveness and efficiency.
- Submit a monthly operations report to the District Manager.
- Attend Board and Committee meetings. Set up for meetings.
- Display flexibility in handling after-hours emergency calls.

Community Relations:

- Responsible for building and maintaining relationships with residents.
- Notify residents of upcoming events, meetings, and general information.
- Meeting Notice signs out five days in advance and taken down by twenty-four hours after meeting.

Budget & Finance:

- Purchase (via Consultant supplied debit card) supplies, consumables, and other items as approved by the District, and timely review and monthly submission of invoices.
- Responsible for adhering to the annual CDD operating budget.
- Provide input and recommendations regarding Reserve Fund line items.
- Prepare and obtain quotes for services when directed by the District Manager or Board.
- Process resident purchases. Maintain log of all transactions and submit a monthly report to the Finance Team.
- Prepare debit card receipts for accounting.

Property & Facility Management:

- Work with assigned contractors to ensure quality service is provided to the District.
- Contact and meet prospective vendors for proposals, quotes, etc.
- Maintain preventative maintenance records, inventories, purchases and review of invoices.
- Ensure the community meets the quality maintenance standards of the Board.
- Process and manage work orders as needed.

- Assess condition of District property resulting from neglect, vandalism, depreciation, and contact District Manager.
- Maintain and manage warranties, regular maintenance, and inspections for the facilities as needed.
- Responsibility of Clubhouse Manager to keep appropriate supplies on hand for meetings.
- Issue access cards for residents.
- Coordinate the rental of recreational rooms for private parties and activities, collection of deposits and rental fees.

Activity Coordinator

General:

- Research, develop, schedule, promote, implement and facilitate activities programming and special events for residents and guests.
- Maintain a schedule of weekly activities, monthly activities, and special events for residents and guests.
- Evaluate the effectiveness of activities and special events using research-gathering tools.
- Maintain accurate records of financial transactions for ticket and event sales.
- Provide communication related to resident services.
- Assist residents who call or come to the office.
- Answer prospect and resident inquiries and concerns which may include questions about the surrounding area, the community, the company, amenities, etc.
- Provide superior customer service to internal and external customers.
- Maintain internal media such as newsletter, electronic news messages, and community information meetings.
- Provide layout and design services and support for monthly newsletter and other assigned publications, both print and electronic.
- Take photographs for print and electronic publications.
- Work with volunteers to propose and develop themes for Harrison Ranch activities and event promotions.
- Maintain other activities communication media such as community information meetings.
- Maintain accurate records of financial transactions.
- Perform other duties as assigned or as necessary.
- When requested, attend Board and Committee meetings.

ADDITIONAL SERVICES:

In addition to the Amenity Management Services described above, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations and vendor responses.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

If any litigation support services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

EXHIBIT B
Schedule of Fees

AMENITY MANAGEMENT SERVICES:

Pricing is based on projected 40 hours a week at individual wage x hour, and shall be billed based on the hours actually worked by the individuals filling those contracted positions.

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of April 1st, 2023 to September 30th, 2023.

PERSONNEL:

Clubhouse Manager:

Full Time Personnel (40 hours/week) Billed at \$35.57 per hour inclusive of all burden

Activity Coordinator:

Full Time Personnel (40 hours/week) Billed at \$33.76 per hour, inclusive of all burden

Budgeted Personnel Total ⁽¹⁾ \$ 70,750.

General Management and Oversight ⁽²⁾ \$ 6,000.

Total Annual Cost: \$ 76,750.

One-time Payroll Deposit ⁽³⁾ \$ \$10,970.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.

AMENITY MANAGEMENT SERVICES:

Pricing is based on projected 40 hours a week at individual wage x hour, and shall be billed based on the hours actually worked by the individuals filling those contracted positions.

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1st, 2023 to September 30th, 2024.**

PERSONNEL:

Clubhouse Manager:

Full Time Personnel (40 hours/week) Billed at \$35.57 per hour inclusive of all burden

Activity Coordinator:

Full Time Personnel (40 hours/week) Billed at \$33.76 per hour, inclusive of all burden

Budgeted Personnel Total ⁽¹⁾ \$ 141,500.

General Management and Oversight ⁽²⁾ \$ 12,000.

Total Annual Cost: \$ 153,500

(1). **Budgeted Personnel:** These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). **General Management and Oversight:** The costs associated with Rizzetta Amenity Services, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). **Payroll Deposit:** A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.

The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

Pre-employment Testing: Background and substance abuse reports shall be ordered for candidates identified to fill amenity positions.

Uniforms: Personnel shall wear community specific shirts provided by the District if required.

Office Equipment: Personnel will require a dedicated computer, printer, and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District.

Cell Phone: Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

Mileage Reimbursement: Personnel shall receive mileage reimbursement incurred while performing the District's responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional Licensed Community Association Manager	\$200.00
Accounting Manager	\$200.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Supervisor, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/13/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER M. E. Wilson Company, LLC 300 W. Platt St. Ste 200 Tampa, FL 33606	1-813-229-8021	CONTACT NAME: Feather Wright PHONE (A/C, No, Ext): 813-984-3609 E-MAIL ADDRESS: fwright@mewilson.com	FAX (A/C, No): 813-434-2431
INSURED Rizzetta & Company, Inc. 3434 Colwell Ave., Suite 200 Tampa, FL 33614		INSURER(S) AFFORDING COVERAGE	
		INSURER A: OLD REPUBLIC INS CO	NAIC # 24147
		INSURER B: StarStone National Insurance Company	25496
		INSURER C: FEDERAL INS CO	20281
		INSURER D: HOUSTON SPECIALTY INS CO	12936
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 67286297

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			MWZY31662522	05/01/22	05/01/23	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			MWTB31662622	05/01/22	05/01/23	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			S75803223ALI	05/01/22	05/01/23	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	MWC3166242	05/01/22	05/01/23	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Crime			82229260	11/28/22	11/28/23	Employee Dishonest 2,000,000
D	Professional Liability			MEOHS000212900	11/01/21	05/01/23	Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

30 days notice of cancellation applies except non-payment of premium 10 days notice per policy terms & conditions

CERTIFICATE HOLDER

For Information Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Harrison Ranch Contract for Professional Amenity Services- Final (002)

Final Audit Report

2023-05-02

Created:	2023-04-28
By:	Taylor Nielsen (tnielsen@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAypmVrRijJmnetd9N0F3lpTC3diLOIOZx

"Harrison Ranch Contract for Professional Amenity Services- Final (002)" History

-  Document created by Taylor Nielsen (tnielsen@rizzetta.com)
2023-04-28 - 2:51:23 PM GMT- IP address: 47.206.151.210
-  Document emailed to seat2@harrisonranchcdd.org for signature
2023-04-28 - 2:51:49 PM GMT
-  Email viewed by seat2@harrisonranchcdd.org
2023-05-02 - 6:11:04 PM GMT- IP address: 174.211.100.122
-  Signer seat2@harrisonranchcdd.org entered name at signing as Julianne Giella
2023-05-02 - 6:14:28 PM GMT- IP address: 174.211.100.122
-  Document e-signed by Julianne Giella (seat2@harrisonranchcdd.org)
Signature Date: 2023-05-02 - 6:14:30 PM GMT - Time Source: server- IP address: 174.211.100.122
-  Agreement completed.
2023-05-02 - 6:14:30 PM GMT



Adobe Acrobat Sign

Tab 17

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 12th DAY OF JUNE, 2023.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget



Rizzetta & Company

Harrison Ranch Community Development District

harrisonranchcdd.org

**Proposed Budget for
Fiscal Year 2023-2024**

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Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2023/2024

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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
REVENUES							
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	
TOTAL REVENUES	\$ 1,661,067	\$ 1,672,161	\$ 1,609,809	\$ 62,852	\$ 1,740,678	\$ 130,869	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,661,067	\$ 1,672,161	\$ 1,609,809	\$ 62,852	\$ 1,740,678	\$ 130,869	
EXPENDITURES - ADMINISTRATIVE							
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
Administrative Subtotal	\$ 76,918	\$ 142,189	\$ 148,782	\$ 6,593	\$ 164,711	\$ 15,929	
EXPENDITURES - FIELD OPERATIONS							
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
Field Operations Subtotal	\$ 672,403	\$ 1,254,563	\$ 1,461,027	\$ 206,464	\$ 1,575,967	\$ 114,940	
TOTAL EXPENDITURES	\$ 749,321	\$ 1,396,752	\$ 1,609,809	\$ 213,057	\$ 1,740,678	\$ 130,869	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 911,746	\$ 275,409	\$ 0	\$ 275,909	\$ -	\$ (0)	

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
REVENUES							
Special Assessments							
Tax Roll*	\$ 116,900	\$ 116,900	\$ 116,900	\$ -	\$ 119,823	\$ 2,923	
Interest Earnings							
Interest Earnings	\$ 2,475	\$ 2,475	\$ -	\$ 2,475	\$ -	\$ -	
TOTAL REVENUES	\$ 119,375	\$ 119,375	\$ 116,900	\$ 2,475	\$ 119,823	\$ 2,923	
TOTAL REVENUES AND BALANCE FORWARD	\$ 119,375	\$ 119,375	\$ 116,900	\$ 2,475	\$ 119,823	\$ 2,923	
EXPENDITURES							
Contingency							
Capital Reserves	\$ 2,960	\$ 2,960	\$ 116,900	\$ 113,940	\$ 119,823	\$ 2,923	goal inv. According to reserve study
TOTAL EXPENDITURES	\$ 2,960	\$ 2,960	\$ 116,900	\$ 113,940	\$ 119,823	\$ 2,923	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 116,415	\$ 116,415	\$ -	\$ 116,415	\$ -	\$ -	

Harrison Ranch Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2017	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments	\$283,172.33	\$283,172.33
TOTAL REVENUES	\$283,172.33	\$283,172.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$283,172.33	\$283,172.33
Administrative Subtotal	\$283,172.33	\$283,172.33
TOTAL EXPENDITURES	\$283,172.33	\$283,172.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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		\$1,983,119.35

2022/2023 O&M Budget	\$1,714,958.94
2023/2024 O&M Budget	\$1,844,301.00

Total Difference	<u>\$129,342.06</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%
Total	\$2,017.17	\$2,122.70	\$105.53	5.23%
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%
Total	\$1,399.17	\$1,504.70	\$105.53	7.54%
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%
Total	\$2,315.05	\$2,436.40	\$121.35	5.24%
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%
Total	\$1,609.05	\$1,730.40	\$121.35	7.54%
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%
Total	\$2,612.93	\$2,750.11	\$137.18	5.25%
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%
Total	\$1,818.93	\$1,956.11	\$137.18	7.54%
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%
Total	\$2,840.84	\$2,988.58	\$147.74	5.20%
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%
Total	\$1,958.84	\$2,106.58	\$147.74	7.54%

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 ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2017 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
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
TOTAL	1109	423		1317.95	100.00%	\$1,983,119.35			

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
1)

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.

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.

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.