



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Meeting
July 10, 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 30, 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, July 10, 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 June 12, 2023Tab 1
 - B.** Ratification of Operations & Maintenance
Expenditures for May 2023Tab 2
- 4. STAFF REPORTS**
 - A.** Pond & Mitigation Maintenance Update
 - i. Presentation of Waterway Inspection Report
(under separate cover)
 - B.** Landscape Maintenance Updates
 - i. Presentation of MQI ReportTab 3
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Manager/Staff Reports
 - F.** District Manager/Staff Reports
 - i. Management ReportTab 4
 - ii. FEMA Update
- 5. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2023-06; Removing
Assistant SecretaryTab 5
 - B.** Consideration of Resolution 2023-07; Re-Designating
SecretaryTab 6
 - C.** Consideration of Pool Heater ProposalsTab 7
 - D.** Ratification of Rizzetta District Management and
Rizzetta Amenity Services Contracts
 - i. District Management Contract.....Tab 8
 - ii. District Management AddendumTab 9
 - iii. Amenity Services ContractTab 10
- 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, June 12, 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 (via call-in)

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

Audience comments were entertained regarding the proposed budget, Spanish Moss, pond erosion and the reserve study.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on May 8, 2023**

B. Ratification of Operations & Maintenance Expenditures for April 2023

Following a brief discussion, the Board decided to approve both items together.

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the minutes from the May 8, 2023, meeting and ratified the Operations & Maintenance Expenditures for April 2023 (\$171,369.93), 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.

ii. Consideration of Planting Proposal

On a motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the planting proposal for pond #21 at a cost of \$7,500, for the Harrison Ranch Community Development District.

B. Landscape Maintenance Update**i. Presentation of MQI Report**

Mr. Eberly provided an update to the Board.

ii. Consideration of landscape Proposals

A brief discussion was held regarding the three proposals for landscape enhancements.

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved LMP proposals 83798 in the amount of \$2,200 for the removal and disposal of an oak tree, and #83799 in the amount of \$8,401.25 to fill in bare spots in shell pathway, and # 83967 for the removal of Jasmine Minma to be replaced with sod in four locations in the amount of \$3,916 for the Harrison Ranch Community Development District.

C. District Counsel

No report.

D. District Engineer**i. Grand Oaks Encroachment**

Mr. Schappacher spoke briefly regarding the easement request, noting that the cost of the requested fence is \$4,000. A brief discussion was held with no Board action being taken.

85
86 ii. **Lake Bank Repair Status Update**

87 Mr. Schappacher presented the final inspection report for the lake bank
88 repairs completed on ponds 8 & 9.

89
90 A brief discussion was held regarding proposal #10311 for additional erosion
91 repairs.
92

On a Motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the Crosscreek Environmental Proposal #10311 for erosion repairs, for the Harrison Ranch Community Development District.

93
94 iii. **Aquatic Plantings - Grant Funding**

95 Mr. Schappacher spoke regarding ponds 9, 10 & 23. The Board directed
96 Management to further look into Grant Funding for these three ponds. The
97 Board requested some additional information be presented to the residents
98 on the proposed no mow zones to ensure we can collaboratively work on
99 implementing this and take advantage of the grant program.

100
101 **E. District Manager/ Staff**

102 i. **Management Report**

103
104 The next regular meeting will be July 10, 2023, at 6:30 p.m.

105 Mr. Nielsen stated that the District is currently \$42,000 under budget. He spoke
106 regarding the bench project and was directed by the Board to move forward
107 with the previously selected style of benches.

108 Mr. Nielsen sought and received direction from the Board regarding the
109 replacement of the 50th Street sign utilizing the same style sign as before at a
110 cost of \$400.

111 ii. **Update of FEMA Claim**

112 Mr. Nielsen provided an update on the FEMA claim and asked if the Board
113 would like to withdraw claim #1 for clubhouse fence repairs at less than \$5,000.
114 The Board indicated that they were fine with dropping this claim but would like
115 to move forward with the one for landscape debris claim.

116 **FIFTH ORDER OF BUSINESS**

**Consideration of Painting Weirs
Proposal**

117
118
119 The Board tabled this matter.
120

121 **SIXTH ORDER OF BUSINESS**

Discussion of Tennis Court Surfaces

122
123 Following a brief discussion, the Board tabled this matter until the next CDD
124 meeting.
125

SEVENTH ORDER OF BUSINESS

Consideration of Toilet Proposals

The Board tabled this matter pending further discussion.

EIGHTH ORDER OF BUSINESS

**Consideration of Underground Conduit
and Circuitry for Street Lights Proposal**

A brief discussion was held regarding the proposal to install underground conduit that was damaged by construction. A request was made that reimbursement for the repairs be sought from the County as the damage was caused by their contractor.

On a Motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the Owens Electric Inc., proposal for installation of new underground conduit and circuitry in the amount of \$5,685 with a 50% deposit, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Rizzetta and
Company Amenity Contract**

The Board tabled this matter pending a breakdown of fees.

TENTH ORDER OF BUSINESS

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

Mr. Nielsen presented the Resolution noting that the revisions requested to the budget have been included. District Counsel will revise the resolution as discussed. It was noted that the proposed budget results in zero increases in O & M assessments for residents.

On a Motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved Resolution 2023-05 (as amended), approving the FY 2023/2024 Proposed Budget and setting the Public Hearing on the final Budget for August 14, 2023, at 6:30 PM at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219 , for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Cordes asked that a copy of the reserve study be added to the website.

Ms. Giella requested that Management confirm that there is a cost share agreement with the HOA for the printer.

Ms. Walterick asked that a recap of the meeting be emailed to residents.

TWELFTH 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 9:22 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 May 2023 For Board Approval

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

The total items being presented: **\$123,370.82**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
CF Designs Inc	100343	479	50% Deposit - Monument Sign Project 03/23	\$ 1,033.61
DEX Imaging, LLC	100366	AR9433370	Copy Supplies 05/23	\$ 22.00
Fields Consulting Group, LLC	100346	3064	Signage Installation 04/23	\$ 500.00
Florida Department of Revenue	100347	51-8015668220-6 04/23	Sales Tax 04/23	\$ 101.07
Florida Power & Light Company	100367	Electric Summary 05/23 362	FPL Electric Summary Billing 05/23	\$ 6,707.06
Frontier Florida, LLC	100363	090719-5 05/23	941-776-3095-090719-5 05/23	\$ 532.48
Geoffery Cordes	100350	GC042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
Geoffery Cordes	100350	GC050823	Board of Supervisors Meeting 05/08/23	\$ 200.00
Grau & Associates, P.A.	100351	24056	Auditing Services FYE 09/30/22	\$ 1,000.00
Harrison Ranch CDD	DC 050823	DC 050823	Debit Card Replenishment	\$ 1,184.87
Harrison Ranch CDD	DC 053123	DC 053123	Debit Card Replenishment	\$ 862.42
Jan-Pro of Manasota	100369	76510	Janitorial Services 05/23	\$ 850.00
Jayman Enterprises, LLC	100370	2551	Handyman Services 05/23	\$ 275.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Julianne Giella	100352	JG042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
Julianne Giella	100352	JG050823	Board of Supervisors Meeting 05/08/23	\$ 200.00
Karalee Hammes	100348	042823 Hammes	Artist for Sip and Paint Event 04/23	\$ 270.00
Kilinski / Van Wyk, PLLC	100371	6618	Legal Services 04/23	\$ 3,558.50
Landscape Maintenance Professionals, Inc.	100353	175620	Fertilization 04/23	\$ 5,915.00
Landscape Maintenance Professionals, Inc.	100353	175621	Pest Control 04/23	\$ 725.00
Landscape Maintenance Professionals, Inc.	100372	175437	Monthly Maintenance 05/23	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100372	175438	Fuel Surcharge 05/23	\$ 301.24
Landscape Maintenance Professionals, Inc.	100372	175897	Annuals 05/23	\$ 7,250.00
Landscape Maintenance Professionals, Inc.	100372	176004	Annual Bed Replacement 05/23	\$ 2,048.80
Manatee County Utilities Department	20230519-01	Water Summary Bill 04/23	Water Summary Bill 04/23	\$ 4,101.73
Marlin Business Bank	100364	20548100	Copystar Copier - Account # 1613410 05/23	\$ 410.75
Owens Electric, Inc.	100354	13678430	Service Call 04/23	\$ 350.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Owens Electric, Inc.	100354	13719006	Service Call 04/23	\$ 4,253.00
Owens Electric, Inc.	100354	20235445	Service Call 03/23	\$ 1,755.00
Owens Electric, Inc.	100354	20235456	Service Call 09/22	\$ 1,584.00
Owens Electric, Inc.	100368	14087390	May 2023 Inspection	\$ 390.00
PC Consultants	100355	108105	Service Call - Computer Upgrades 04/23	\$ 154.00
PC Consultants	100365	108122	Computer Support 05/05/23	\$ 610.00
PC Consultants	100365	108123	Computer Support 05/08/23	\$ 105.00
Pure Green Lawn and Pest Services	100356	10396	Pest Control 04/23	\$ 100.00
Rizzetta & Company, Inc.	100340	INV0000079775	Personnel Reimbursement 04/28/23	\$ 13,338.49
Rizzetta & Company, Inc.	100341	INV0000079740	Personnel Reimbursement 04/21/23	\$ 2,356.04
Rizzetta & Company, Inc.	100342	INV0000079664	District Management Fees 05/23	\$ 5,676.42
Rizzetta & Company, Inc.	100345	INV0000079780	Personnel Reimbursement 05/05/23	\$ 2,356.04
Rizzetta & Company, Inc.	100362	INV0000079864	Personnel Reimbursement 05/12/23	\$ 5,105.19

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
S & G Pools, LLC	100373	0523	Monthly Pool Service - Three Times Weekly 05/23	\$ 1,633.00
Schappacher Engineering, LLC	100357	2404	Engineering Services 04/23	\$ 1,575.00
Securiteam, Inc.	100374	16734	Service Call 05/23	\$ 2,839.98
Securiteam, Inc.	100374	16782	Remote Video Monitoring 06/23 - 08/23	\$ 2,515.00
Sitex Aquatics, LLC	100375	7335	Monthly Lake Maintenance 05/23	\$ 5,739.00
Spectrum	20230508-01	2144984051823 ACH	0092838041823 - Gym 04/23	\$ 168.13
Susan Walterick	100358	SW042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
Susan Walterick	100358	SW050823	Board of Supervisors Meeting 05/08/23	\$ 200.00
Thomas Benton	100359	TB050823	Board of Supervisors Meeting 05/08/23	\$ 200.00
Under Pressure Washing LLC	100360	7052154	Pressure Washing 04/23	\$ 1,195.00
Victor G Colombo	100361	VC042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
Victor G Colombo	100361	VC052823	Board of Supervisors Meeting 05/08/23	<u>\$ 200.00</u>

Report Total

\$ 123,370.82



INVOICE
#479

BILL TO:

Harrison Ranch CDD

CF Designs Inc.

941 Wildwood Drive

New Lenox, IL 60451

708.620.3520

info@cf-designs.com

www.cf-designs.com

QUOTE DATE: 3/19/23 via email

Ship/Delivery/Install DATE: 5/21/23

Product/Service Description	Tax	Qty.	Unit Price	Amount
1/4" Aluminum, Painted Matte Black 2025 - stud mount, standard - missing/broken letters only listed below <ul style="list-style-type: none">▪ ERRI (8.6" heights)▪ NC (15.25" height)<ul style="list-style-type: none">◦ (At Erie Monument)▪ E (6.25" height)<ul style="list-style-type: none">◦ (At Pembroke Monument)	T	-	-	\$1,042.21
Consult/Design	N	2	75.00	75.00
Survey/Prep	N	2	50.00	100.00
Installation Materials	T	-	100.00	100.00
Installation	N	10	75.00	750.00

Sub Total:

\$2,067.21

Sales Tax(7%):

\$0.00

TOTAL:

\$2,067.21

Balance DUE (50%):

\$1,033.61

* EXEMPT *
RECEIVED
05/23/2023

TERMS:

**** Quote valid for 25 calendar days. 50% deposit required to begin production. Production is 10-13 working days. Installation date TBD and may take several days. Color match is approximate. ****

PAYMENT INFORMATION

Please make checks payable to: CF Designs Inc.

Casey Fabiani



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

CONTRACT INVOICE

Invoice Number: AR9433370

Invoice Date: 5/16/2023

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	5/16/2023	\$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 4/21/2023 to 5/20/2023 overage period	\$0.00 **
Remote Diagnostic, Connectivity Agreement	\$22.00
**See overage details below	\$22.00

RECEIVED
05/17/23

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	29,846	30,101	255	1,000	0	0.011000	\$0.00
Color	COLOR	71,648	72,209	561	2,500	0	0.066100	\$0.00
								\$0.00

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





11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
4/24/2023	3064

Bill To

Rizzetta & Company
Harrison Ranch CDD
Attn: Taylor Nielsen
3434 Colwell Ave, Suite 200
Tampa, FL 33614

P.O. No.	Terms
	50% Deposit

Item	Description	Qty	Rate	Amount
Install (Signage)	"55th Court East" -- Reinstall signs using new stainless hardware	2	50.00	100.00
Printing & Reprod...	"55th Court East" -- Install new (30x30) "Crosswalk" hi-intensity reflective sign and (1) black frame backer; Includes new stainless hardware	1	400.00	400.00

RECEIVED
04/24/2023

Subtotal \$500.00

Sales Tax (7.0%) \$0.00

Total \$500.00

Payments/Credits \$0.00

Balance Due \$500.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fegmarketing.com



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

APRIL 2023

T

┌

HD/PM DATE:

05/05/23

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

101.07

Due: MAY 01 2023

Late After: MAY 20 2023

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 51-8015668220-6

APRIL 2023

T

┌

HD/PM DATE:

05/05/23

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

101.07

Due: MAY 01 2023

Late After: MAY 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)				1	443	90
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)				1	443	90
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				1	01	07
5. Less Lawful Deductions						
6. Less DOR Credit Memo						
7. Net Tax Due				1	01	07
8. Less Collection Allowance or Plus Penalty and Interest						
9. Amount Due With Return (Enter this amount on front)				1	01	07

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

Signature of Taxpayer _____ Date _____ Telephone # _____

Signature of Preparer _____ Date _____ Telephone # _____

Discretionary Sales Surtax Information

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

B. Total Discretionary Sales Surtax Due _____

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS			CENTS		
1. Gross Sales (Do not include tax)				1	443	90
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)				1	443	90
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				1	01	07
5. Less Lawful Deductions						
6. Less DOR Credit Memo						
7. Net Tax Due				1	01	07
8. Less Collection Allowance or Plus Penalty and Interest						
9. Amount Due With Return (Enter this amount on front)				1	01	07

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

Signature of Taxpayer _____ Date _____ Telephone # _____

Signature of Preparer *Hannay* 05/05/2023 813-533-2950

Discretionary Sales Surtax Information

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

B. Total Discretionary Sales Surtax Due _____

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

Harrison Ranch CDD FPL Electric Summary
Account # 79909-28017 04/14/23 to 05/15/23
Due: 06/07/23

<u>Account</u>	<u>Service</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
		4605 Harrison Ranch Blvd-Main		
02865-79362	UTILITY SERVICES	Entrance	001 53100 4301	\$ 57.37
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	\$ 94.93
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	\$ 143.15
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	\$ 78.10
14123-45298	STREET LIGHTS	5756 99th Avenue Cri E	001 53100 4307	\$ 135.01
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	\$ 87.30
		5755 Harrison Ranch Blvd		
23025-48272	RECREATIONAL FACILITIES	Perimeter	001 53100 4304	\$ 31.11
23843-37065	UTILITY SERVICES	11049 58th Street Cir E	001 53100 4301	\$ 25.66
29090-55432	UTILITY SERVICES	10402 55th Ln E #Sign	001 53100 4301	\$ 26.74
29678-78196	UTILITY SERVICES	10202 57th Ct E	001 53100 4301	\$ 30.10
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	\$ 29.55
30037-27066	UTILITY SERVICES	11131 58th Street Cir E #Unit 1	001 53100 4301	\$ 55.37
30797-37064	UTILITY SERVICES	5808 110th Ave E	001 53100 4301	\$ 25.66
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	\$ 47.75
36260-99109	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	\$ 36.80
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	\$ 105.22
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	\$ 123.78
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	\$ 137.56
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	\$ 123.65
59381-21463	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	\$ 2,073.93
67960-61205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	\$ 110.03
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	\$ 52.70
		5026 Harrison Ranch Blvd		
71480-20378	UTILITY SERVICES	Entrance	001 53100 4301	\$ 29.68
73725-36180	STREET LIGHTS	Street Lights & Harrison Rnc	001 53100 4307	\$ 1,513.26
75284-20461	STREET LIGHTS	5821 100th Ave E	001 53100 4307	\$ 99.59
76568-88273	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	\$ 617.58
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	\$ 25.79
77871-91514	UTILITY SERVICES	10609 48th St E	001 53100 4301	\$ 29.55
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	\$ 133.14
		5755 Harrison Ranch Blvd		
79950-70468	RECREATIONAL FACILITIES	Landscape	001 53100 4304	\$ 144.74
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	\$ 131.14
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	\$ 104.94
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	\$ 112.17
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	\$ 48.84
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	\$ 85.17
TOTAL				\$ 6,707.06

Summary	
UTILITY SERVICES	001 53100 4301 \$ 357.43
RECREATIONAL FACILITIES	001 53100 4304 \$ 2,904.16
STREET LIGHTS	001 53100 4307 \$ 3,445.47
Total	\$ 6,707.06

RECEIVED
05/18/23



Summary Bill Statement

Statement Date: May 17, 2023

Master Account #: 79909-28017

Total Number of Subordinates: 35

CURRENT BILL

\$6,707.06

TOTAL AMOUNT YOU OWE

JUN 7, 2023

NEW CHARGES DUE BY

HARRISON RANCH CDD

SUMMARY BILL

Total kWh	56,224
Total accounts billed	35
Total accounts not billed	0

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

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

Customer Service:
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Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



/ 27

9012799092801716070760000

SUMMARY BILL MASTER
79909-28017

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

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

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

79909-28017

ACCOUNT NUMBER

\$6,707.06

TOTAL AMOUNT YOU OWE

JUN 7, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
HARRISON RANCH CDD

Account Number:
79909-28017

FPL.com Page 2

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

FPL.com Page 3

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
02865-79362	4605 HARRISON RANCH BLVD # MAIN ENTRANCE	AC13668	2023-05-15 31	332 / 0	\$57.37	
05365-28037	9918 100TH DR E # LTS	AC13452	2023-05-15 31	613 / 0	\$94.93	
05462-88259	9782 50TH STREET CIR E # LTS	AC13499	2023-05-15 31	974 / 0	\$143.15	
10034-50200	9881 50TH STREET CIR E # LTS	AC13677	2023-05-15 31	487 / 0	\$78.10	
14123-45298	5756 99TH AVENUE CIR E # LTS	AC13476	2023-05-15 31	913 / 0	\$135.01	
21023-16292	9908 59TH ST E # LTS	AC13475	2023-05-15 31	556 / 0	\$87.30	
23025-48272	5755 HARRISON RANCH BLVD # PERIMETER LIG	AE05816	2023-05-15 31	91 / 0	\$31.11	
23843-37065	11049 58TH STREET CIR E	ACD5445	2023-05-15 31	0 / 0	\$25.66	
29090-55432	10402 55TH LN E # SIGN	ACD4023	2023-05-15 31	18 / 0	\$26.74	
29678-78196	10202 57TH CT E	ACD0427	2023-05-15 31	74 / 0	\$30.10	
29683-69252	10016 58TH ST E	AC13541	2023-05-15 31	65 / 0	\$29.55	
30037-27066	11131 58TH STREET CIR E #UNIT 1	ACD5378	2023-05-15 31	317 / 0	\$55.37	
30797-37064	5808 110TH AVE E	ACD1469	2023-05-15 31	0 / 0	\$25.66	
31255-79270	10515 48TH CT E # ENTRANCE	AC73193	2023-05-15 31	260 / 0	\$47.75	
36260-99109	5755 HARRISON RANCH BLVD # IRR	KLJ3465	2023-05-15 31	178 / 0	\$36.80	
38549-29274	9935 52ND ST E # LTS	AC13500	2023-05-15 31	690 / 0	\$105.22	
46128-19252	5838 100TH AVE E # LTS	AC13544	2023-05-15 31	829 / 0	\$123.78	
46298-57030	9712 46TH CT E # LTS	AC73195	2023-05-15 31	932 / 0	\$137.56	
56720-86294	9737 50TH STREET CIR E # LTS	AC13496	2023-05-15 31	828 / 0	\$123.65	
59381-21463	5755 HARRISON RANCH BLVD # POOL	KLL6997	2023-05-15 31	19032 / 52	\$2,073.93	
67960-61205	5323 98TH AVE E # LTS	AC13472	2023-05-15 31	726 / 0	\$110.03	
69576-29360	9805 47TH ST E # LTS	AC13607	2023-05-15 31	297 / 0	\$52.70	
71480-20378	5026 HARRISON RANCH BLVD # ENTRANCE	AC13495	2023-05-15 31	67 / 0	\$29.68	
73725-36180	STREET LIGHTS # HARRISON RNC		2023-05-15 31	16832 / 0	\$1,513.26	
75284-20461	5821 100TH AVE E # LTS	AC73148	2023-05-15 31	648 / 0	\$99.59	

Continue on next page



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

FPL.com Page 4

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
76568-88273	5755 HARRISON RANCH BLVD	KLL6998	2023-05-15 31	5093 / 17	\$617.58	
77678-60393	STREET LIGHTS # HARRISON RCH		2023-05-11 29	300 / 0	\$25.79	
77871-91514	10609 48TH ST E	ACD3197	2023-05-15 31	65 / 0	\$29.55	
78604-78036	5009 99TH AVE E # LTS	AC13479	2023-05-15 31	899 / 0	\$133.14	
79950-70468	5755 HARRISON RANCH BLVD # LANDSCAPE	KL83325	2023-05-15 31	986 / 0	\$144.74	
80171-39109	5735 99TH AVENUE CIR E # LTS	AC13473	2023-05-15 31	884 / 0	\$131.14	
93846-48250	5769 99TH AVENUE CIR E # LTS	AC13474	2023-05-15 31	688 / 0	\$104.94	
95166-90204	5221 100TH DR E # LTS	AC13542	2023-05-15 31	742 / 0	\$112.17	
96273-49039	4728 100TH DR E # LTS	AC13606	2023-05-15 31	268 / 0	\$48.84	
97013-08257	5012 100TH DR E # LTS	AC13469	2023-05-15 31	540 / 0	\$85.17	
TOTAL AMOUNT OF BILL					\$6,707.06	

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 02865-79362**Service Address:**4605 HARRISON RANCH BLVD # MAIN ENTRANCE
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$113.05**

TOTAL AMOUNT YOU OWE

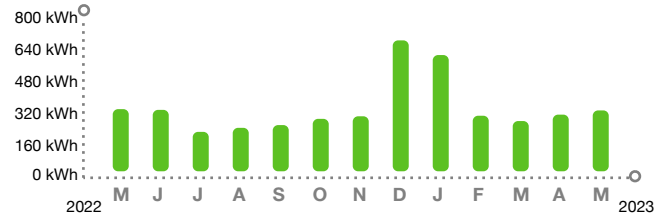
Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	55.68
Balance before new charges	55.68
Total new charges	57.37
Total amount you owe	\$113.05

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$55.68 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

02865-79362

ACCOUNT NUMBER

\$113.05

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	55.68
Balance before new charges	\$55.68
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$31.48
Fuel: (\$0.035360 per kWh)	\$11.74
Electric service amount	55.90
Gross receipts tax (State tax)	1.43
Taxes and charges	1.43
Regulatory fee (State fee)	0.04
Total new charges	\$57.37
Total amount you owe	\$113.05

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	76442		76110		332

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	332	309	339
Service days	31	30	29
kWh/day	11	10	12
Amount	\$57.37	\$55.68	\$51.49

KEEP IN MIND

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

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 05365-28037**Service Address:**

9918 100TH DR E # LTS

PARRISH, FL 34219

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

CURRENT BILL**\$193.96**

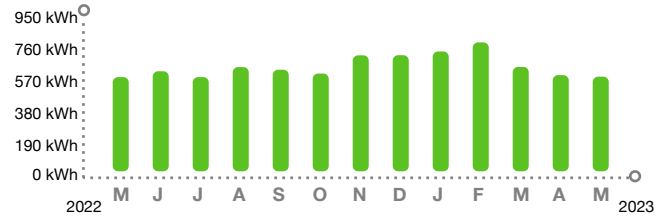
TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	99.03
Balance before new charges	99.03
Total new charges	94.93
Total amount you owe	\$193.96

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

- Did you forget? \$99.03 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

05365-28037

ACCOUNT NUMBER

\$193.96

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	99.03
Balance before new charges	\$99.03
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$58.13
Fuel: (\$0.035360 per kWh)	\$21.68
Electric service amount	92.49
Gross receipts tax (State tax)	2.37
Taxes and charges	2.37
Regulatory fee (State fee)	0.07
Total new charges	\$94.93
Total amount you owe	\$193.96

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	76984		76371		613

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	613	623	610
Service days	31	30	29
kWh/day	20	21	21
Amount	\$94.93	\$99.03	\$82.89

KEEP IN MIND

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

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

CURRENT BILL**\$291.74**

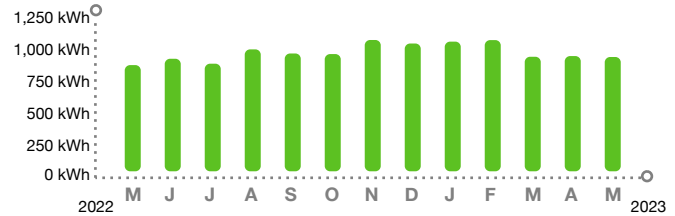
TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	148.59
Balance before new charges	148.59
Total new charges	143.15
Total amount you owe	\$291.74

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

- Did you forget? \$148.59 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

05462-88259

ACCOUNT NUMBER

\$291.74

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	148.59
Balance before new charges	\$148.59
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$92.35
Fuel: (\$0.035360 per kWh)	\$34.44
Electric service amount	139.47
Gross receipts tax (State tax)	3.58
Taxes and charges	3.58
Regulatory fee (State fee)	0.10
Total new charges	\$143.15
Total amount you owe	\$291.74

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	27749		26775		974

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	974	982	905
Service days	31	30	29
kWh/day	31	33	31
Amount	\$143.15	\$148.59	\$117.07

KEEP IN MIND

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

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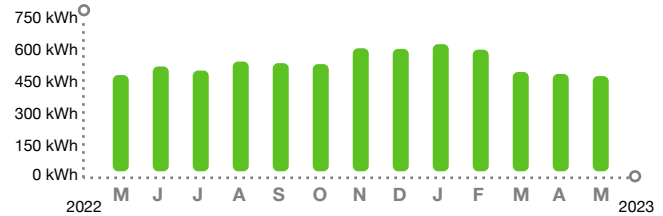
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 10034-50200**Service Address:**9881 50TH STREET CIR E # LTS
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$159.86**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$81.76 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	81.76
Balance before new charges	81.76
Total new charges	78.10
Total amount you owe	\$159.86

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

10034-50200

ACCOUNT NUMBER

\$159.86

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	81.76
Balance before new charges	\$81.76
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$46.19
Fuel: (\$0.035360 per kWh)	\$17.22
Electric service amount	76.09
Gross receipts tax (State tax)	1.95
Taxes and charges	1.95
Regulatory fee (State fee)	0.06
Total new charges	\$78.10
Total amount you owe	\$159.86

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	69697		69210		487

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	487	498	492
Service days	31	30	29
kWh/day	16	17	17
Amount	\$78.10	\$81.76	\$69.23

KEEP IN MIND

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

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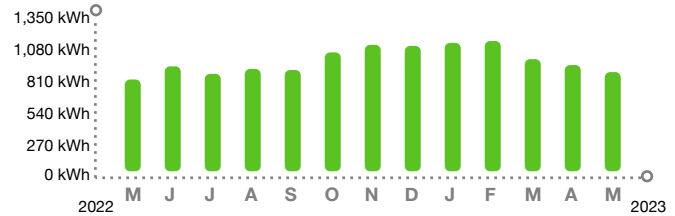
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 14123-45298**Service Address:**5756 99TH AVENUE CIR E # LTS
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$283.04**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$148.03 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	148.03
Balance before new charges	148.03
Total new charges	135.01
Total amount you owe	\$283.04

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

14123-45298

ACCOUNT NUMBER

\$283.04

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	148.03
Balance before new charges	\$148.03
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$86.57
Fuel: (\$0.035360 per kWh)	\$32.28
Electric service amount	131.53
Gross receipts tax (State tax)	3.38
Taxes and charges	3.38
Regulatory fee (State fee)	0.10
Total new charges	\$135.01
Total amount you owe	\$283.04

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	10455		09542		913

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	913	978	845
Service days	31	30	29
kWh/day	29	33	29
Amount	\$135.01	\$148.03	\$110.13

KEEP IN MIND

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

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 21023-16292**Service Address:**

9908 59TH ST E # LTS

PARRISH, FL 34219

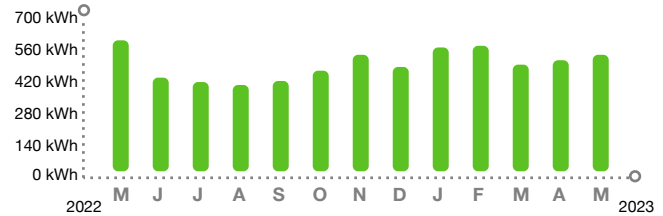
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$173.46**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$86.16 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	86.16
Balance before new charges	86.16
Total new charges	87.30
Total amount you owe	\$173.46

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

21023-16292

ACCOUNT NUMBER

\$173.46

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	86.16
Balance before new charges	\$86.16
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$52.72
Fuel: (\$0.035360 per kWh)	\$19.66
Electric service amount	85.06
Gross receipts tax (State tax)	2.18
Taxes and charges	2.18
Regulatory fee (State fee)	0.06
Total new charges	\$87.30
Total amount you owe	\$173.46

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	59650		59094		556

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	556	530	625
Service days	31	30	29
kWh/day	18	18	22
Amount	\$87.30	\$86.16	\$84.64

KEEP IN MIND

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

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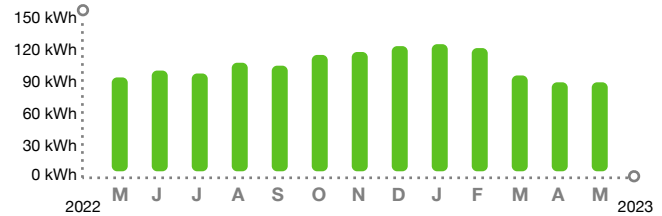
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 23025-48272**Service Address:**5755 HARRISON RANCH BLVD # PERIMETER LIG
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$62.62**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	31.51
Balance before new charges	31.51
Total new charges	31.11
Total amount you owe	\$62.62

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$31.51 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

23025-48272

ACCOUNT NUMBER

\$62.62

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	31.51
Balance before new charges	\$31.51

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$5.79

Non-fuel: (\$0.094820 per kWh) \$8.62

Fuel: (\$0.035360 per kWh) \$3.22

Electric service amount 30.31

Gross receipts tax (State tax) 0.78

Taxes and charges 0.78

Regulatory fee (State fee) 0.02

Total new charges \$31.11

Total amount you owe \$62.62

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	11675		11584		91

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	91	91	96
Service days	31	30	29
kWh/day	3	3	3
Amount	\$31.11	\$31.51	\$23.34

KEEP IN MIND

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

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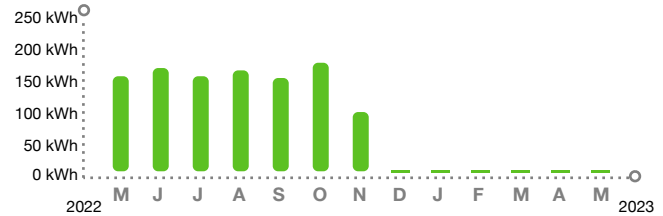
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 23843-37065**Service Address:**11049 58TH STREET CIR E
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$51.32**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	25.66
Balance before new charges	25.66
Total new charges	25.66
Total amount you owe	\$51.32

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$25.66 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

23843-37065

ACCOUNT NUMBER

\$51.32

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	25.66
Balance before new charges	\$25.66

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge:
\$0.094820 per kWh

Fuel charge: \$0.035360 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

Total amount you owe \$51.32

METER SUMMARY

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

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	0	0	162
Service days	31	30	29
kWh/day	0	0	6
Amount	\$25.66	\$25.66	\$31.00

KEEP IN MIND

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

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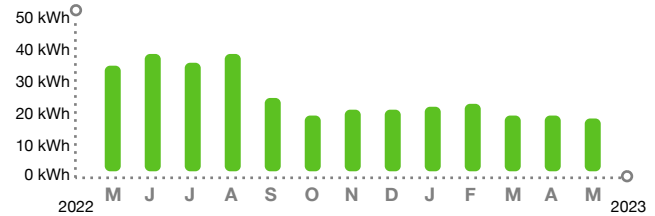
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 29090-55432**Service Address:**10402 55TH LN E # SIGN
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$53.62**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	26.88
Balance before new charges	26.88
Total new charges	26.74
Total amount you owe	\$53.62

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$26.88 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

29090-55432

ACCOUNT NUMBER

\$53.62

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	26.88
Balance before new charges	\$26.88

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$11.03

Non-fuel: (\$0.094820 per kWh) \$1.70

Fuel: (\$0.035360 per kWh) \$0.64

Electric service amount 26.05

Gross receipts tax (State tax) 0.67

Taxes and charges 0.67

Regulatory fee (State fee) 0.02

Total new charges \$26.74

Total amount you owe \$53.62

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	08429		08411		18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	18	19	36
Service days	31	30	29
kWh/day	1	1	1
Amount	\$26.74	\$26.88	\$16.39

KEEP IN MIND

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

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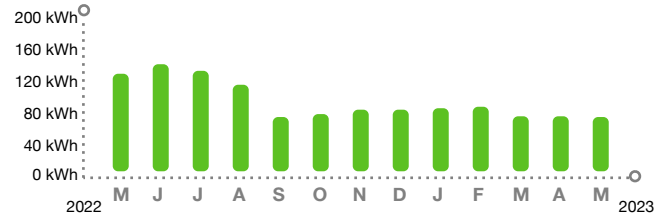
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 29678-78196**Service Address:**10202 57TH CT E
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$60.59**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	30.49
Balance before new charges	30.49
Total new charges	30.10
Total amount you owe	\$60.59

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$30.49 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

29678-78196

ACCOUNT NUMBER

\$60.59

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	30.49
Balance before new charges	\$30.49
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$7.01
Non-fuel: (\$0.094820 per kWh)	\$7.02
Fuel: (\$0.035360 per kWh)	\$2.62
Electric service amount	29.33
Gross receipts tax (State tax)	0.75
Taxes and charges	0.75
Regulatory fee (State fee)	0.02
Total new charges	\$30.10
Total amount you owe	\$60.59

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16468		16394		74

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	74	75	133
Service days	31	30	29
kWh/day	2	3	5
Amount	\$30.10	\$30.49	\$27.63

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 29683-69252**Service Address:**

10016 58TH ST E

PARRISH, FL 34219

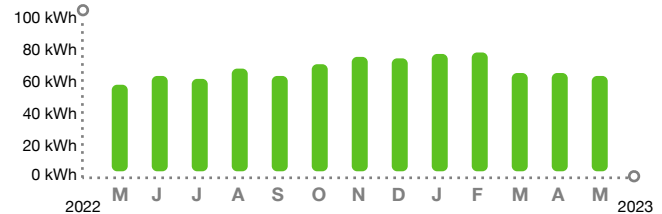
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$59.53**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	29.98
Balance before new charges	29.98
Total new charges	29.55
Total amount you owe	\$59.53

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$29.98 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

29683-69252

ACCOUNT NUMBER

\$59.53

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	29.98
Balance before new charges	\$29.98

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.65

Non-fuel: (\$0.094820 per kWh) \$6.16

Fuel: (\$0.035360 per kWh) \$2.30

Electric service amount 28.79

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.02

Total new charges \$29.55

Total amount you owe \$59.53

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	25075		25010		65

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	65	67	59
Service days	31	30	29
kWh/day	2	2	2
Amount	\$29.55	\$29.98	\$19.07

KEEP IN MIND

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

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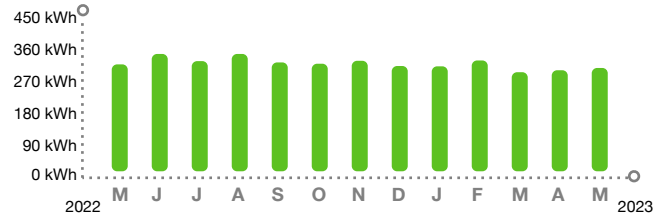
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 30037-27066**Service Address:**11131 58TH STREET CIR E #UNIT 1
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$111.18**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	55.81
Balance before new charges	55.81
Total new charges	55.37
Total amount you owe	\$111.18

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$55.81 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

30037-27066

ACCOUNT NUMBER

\$111.18

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	55.81
Balance before new charges	\$55.81
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$30.06
Fuel: (\$0.035360 per kWh)	\$11.21
Electric service amount	53.95
Gross receipts tax (State tax)	1.38
Taxes and charges	1.38
Regulatory fee (State fee)	0.04
Total new charges	\$55.37
Total amount you owe	\$111.18

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	12841		12524		317

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	317	310	328
Service days	31	30	29
kWh/day	10	10	11
Amount	\$55.37	\$55.81	\$50.22

KEEP IN MIND

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

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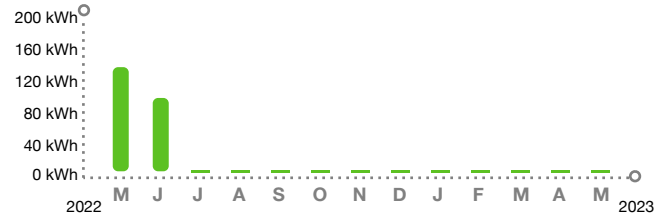
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 30797-37064**Service Address:**5808 110TH AVE E
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$51.32**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	25.66
Balance before new charges	25.66
Total new charges	25.66
Total amount you owe	\$51.32

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$25.66 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

30797-37064

ACCOUNT NUMBER

\$51.32

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	25.66
Balance before new charges	\$25.66

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge:
\$0.094820 per kWh

Fuel charge: \$0.035360 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

Total amount you owe \$51.32

METER SUMMARY

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

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	0	0	142
Service days	31	30	29
kWh/day	0	0	5
Amount	\$25.66	\$25.66	\$28.68

KEEP IN MIND

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

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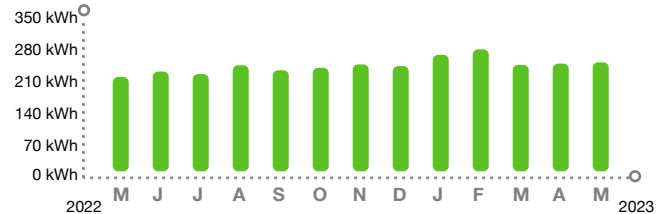
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 31255-79270**Service Address:**10515 48TH CT E # ENTRANCE
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$96.24**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	48.49
Balance before new charges	48.49
Total new charges	47.75
Total amount you owe	\$96.24

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$48.49 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

31255-79270

ACCOUNT NUMBER

\$96.24

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	48.49
Balance before new charges	\$48.49
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$24.66
Fuel: (\$0.035360 per kWh)	\$9.19
Electric service amount	46.53
Gross receipts tax (State tax)	1.19
Taxes and charges	1.19
Regulatory fee (State fee)	0.03
Total new charges	\$47.75
Total amount you owe	\$96.24

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	50936		50676		260

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	260	257	225
Service days	31	30	29
kWh/day	8	9	8
Amount	\$47.75	\$48.49	\$38.29

KEEP IN MIND

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

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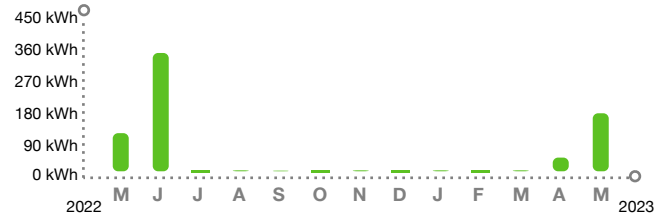
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 36260-99109**Service Address:**5755 HARRISON RANCH BLVD # IRR
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$65.17**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$28.37 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	28.37
Balance before new charges	28.37
Total new charges	36.80
Total amount you owe	\$65.17

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

36260-99109

ACCOUNT NUMBER

\$65.17

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	28.37
Balance before new charges	\$28.37
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$16.88
Fuel: (\$0.035360 per kWh)	\$6.29
Electric service amount	35.85
Gross receipts tax (State tax)	0.92
Taxes and charges	0.92
Regulatory fee (State fee)	0.03
Total new charges	\$36.80
Total amount you owe	\$65.17

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	21461		21283		178

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	178	42	117
Service days	31	30	29
kWh/day	5	1	4
Amount	\$36.80	\$28.37	\$25.78

KEEP IN MIND

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

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 38549-29274**Service Address:**

9935 52ND ST E # LTS

PARRISH, FL 34219

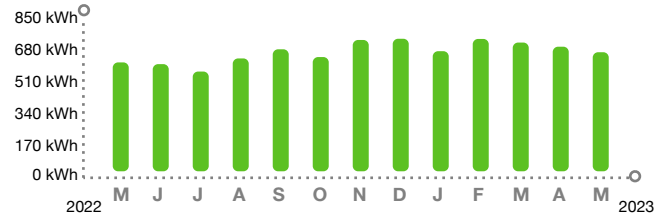
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$217.91**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$112.69 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	112.69
Balance before new charges	112.69
Total new charges	105.22
Total amount you owe	\$217.91

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

38549-29274

ACCOUNT NUMBER

\$217.91

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	112.69
Balance before new charges	\$112.69

New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$65.43

Fuel: (\$0.035360 per kWh) \$24.40

Electric service amount 102.51

Gross receipts tax (State tax) 2.63

Taxes and charges 2.63

Regulatory fee (State fee) 0.08

Total new charges \$105.22

Total amount you owe \$217.91

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	94109		93419		690

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	690	722	631
Service days	31	30	29
kWh/day	22	24	22
Amount	\$105.22	\$112.69	\$85.32

KEEP IN MIND

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

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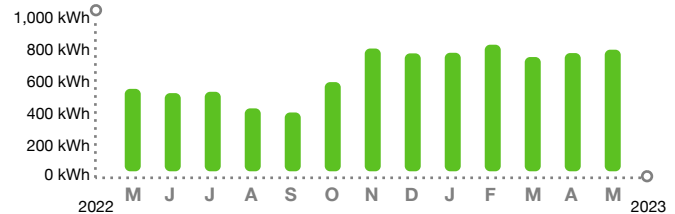
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 46128-19252**Service Address:**5838 100TH AVE E # LTS
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$248.06**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	124.28
Balance before new charges	124.28
Total new charges	123.78
Total amount you owe	\$248.06

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$124.28 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

46128-19252

ACCOUNT NUMBER

\$248.06

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	124.28
Balance before new charges	\$124.28
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$78.61
Fuel: (\$0.035360 per kWh)	\$29.31
Electric service amount	120.60
Gross receipts tax (State tax)	3.09
Taxes and charges	3.09
Regulatory fee (State fee)	0.09
Total new charges	\$123.78
Total amount you owe	\$248.06

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	79079		78250		829

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	829	806	562
Service days	31	30	29
kWh/day	27	27	19
Amount	\$123.78	\$124.28	\$77.35

KEEP IN MIND

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

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 46298-57030**Service Address:**

9712 46TH CT E # LTS

PARRISH, FL 34219

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

CURRENT BILL**\$284.64**

TOTAL AMOUNT YOU OWE

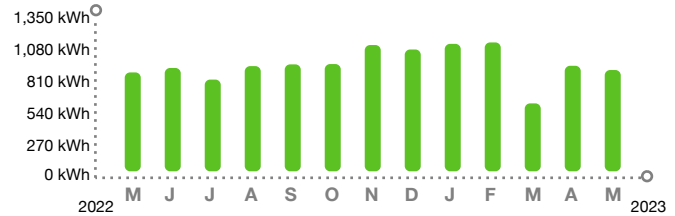
Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	147.08
Balance before new charges	147.08
Total new charges	137.56
Total amount you owe	\$284.64

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$147.08 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

46298-57030

ACCOUNT NUMBER

\$284.64

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	147.08
Balance before new charges	\$147.08
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$88.38
Fuel: (\$0.035360 per kWh)	\$32.96
Electric service amount	134.02
Gross receipts tax (State tax)	3.44
Taxes and charges	3.44
Regulatory fee (State fee)	0.10
Total new charges	\$137.56
Total amount you owe	\$284.64

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	39052		38120		932

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	932	971	910
Service days	31	30	29
kWh/day	30	32	31
Amount	\$137.56	\$147.08	\$117.65

KEEP IN MIND

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

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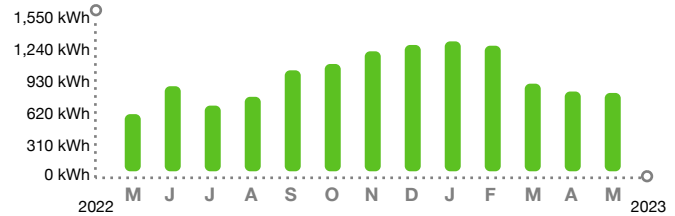
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 56720-86294**Service Address:**9737 50TH STREET CIR E # LTS
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$253.03**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$129.38 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	129.38
Balance before new charges	129.38
Total new charges	123.65
Total amount you owe	\$253.03

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

56720-86294

ACCOUNT NUMBER

\$253.03

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	129.38
Balance before new charges	\$129.38
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$78.51
Fuel: (\$0.035360 per kWh)	\$29.28
Electric service amount	120.47
Gross receipts tax (State tax)	3.09
Taxes and charges	3.09
Regulatory fee (State fee)	0.09
Total new charges	\$123.65
Total amount you owe	\$253.03

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	08154		07326		828

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	828	843	604
Service days	31	30	29
kWh/day	27	28	21
Amount	\$123.65	\$129.38	\$82.21

KEEP IN MIND

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

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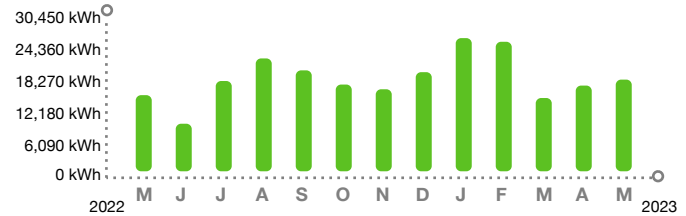
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 59381-21463**Service Address:**5755 HARRISON RANCH BLVD # POOL
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$4,163.75**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	2,089.82
Balance before new charges	2,089.82
Total new charges	2,073.93
Total amount you owe	\$4,163.75

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$2,089.82 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

59381-21463

ACCOUNT NUMBER

\$4,163.75

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	2,089.82
Balance before new charges	\$2,089.82
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$659.84
Fuel: (\$0.035360 per kWh)	\$672.97
Demand: (\$12.65 per KW)	\$657.80
Electric service amount	2,020.59
Gross receipts tax (State tax)	51.85
Taxes and charges	51.85
Regulatory fee (State fee)	1.49
Total new charges	\$2,073.93
Total amount you owe	\$4,163.75

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	77203		58171		19032
Demand KW	51.96				52

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	19032	17794	15806
Service days	31	30	29
kWh/day	613	593	545
Amount	\$2,073.93	\$2,089.82	\$1,709.59

KEEP IN MIND

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

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 67960-61205**Service Address:**

5323 98TH AVE E # LTS

PARRISH, FL 34219

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

CURRENT BILL**\$241.36**

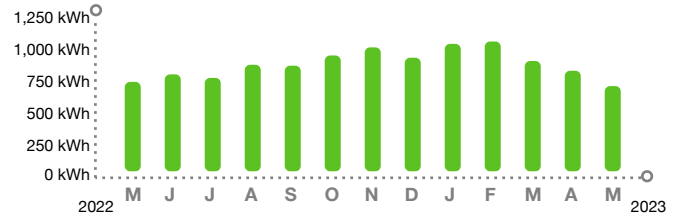
TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	131.33
Balance before new charges	131.33
Total new charges	110.03
Total amount you owe	\$241.36

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

- Did you forget? \$131.33 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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

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

67960-61205

ACCOUNT NUMBER

\$241.36

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	131.33
Balance before new charges	\$131.33
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$68.85
Fuel: (\$0.035360 per kWh)	\$25.67
Electric service amount	107.20
Gross receipts tax (State tax)	2.75
Taxes and charges	2.75
Regulatory fee (State fee)	0.08
Total new charges	\$110.03
Total amount you owe	\$241.36

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20827		20101		726

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	726	857	762
Service days	31	30	29
kWh/day	23	29	26
Amount	\$110.03	\$131.33	\$100.49

KEEP IN MIND

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

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 69576-29360**Service Address:**

9805 47TH ST E # LTS

PARRISH, FL 34219

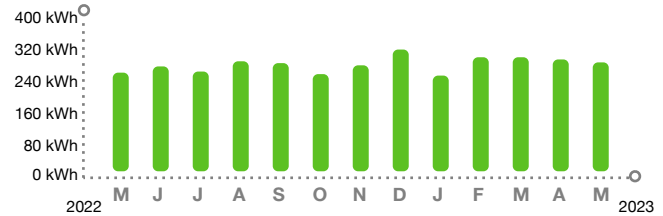
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$107.83**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$55.13 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	55.13
Balance before new charges	55.13
Total new charges	52.70
Total amount you owe	\$107.83

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

69576-29360

ACCOUNT NUMBER

\$107.83

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	55.13
Balance before new charges	\$55.13
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$28.16
Fuel: (\$0.035360 per kWh)	\$10.50
Electric service amount	51.34
Gross receipts tax (State tax)	1.32
Taxes and charges	1.32
Regulatory fee (State fee)	0.04
Total new charges	\$52.70
Total amount you owe	\$107.83

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	43571		43274		297

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	297	305	269
Service days	31	30	29
kWh/day	10	10	9
Amount	\$52.70	\$55.13	\$43.40

KEEP IN MIND

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

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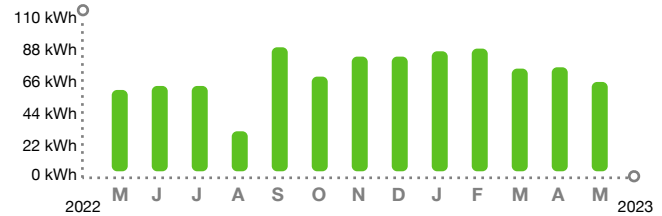
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 71480-20378**Service Address:**5026 HARRISON RANCH BLVD # ENTRANCE
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$60.36**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	30.68
Balance before new charges	30.68
Total new charges	29.68
Total amount you owe	\$60.36

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$30.68 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

71480-20378

ACCOUNT NUMBER

\$60.36

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	30.68
Balance before new charges	\$30.68

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.51

Non-fuel: (\$0.094820 per kWh) \$6.36

Fuel: (\$0.035360 per kWh) \$2.37

Electric service amount 28.92

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.02

Total new charges \$29.68

Total amount you owe \$60.36

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	17135		17068		67

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	67	78	61
Service days	31	30	29
kWh/day	2	3	2
Amount	\$29.68	\$30.68	\$19.28

KEEP IN MIND

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

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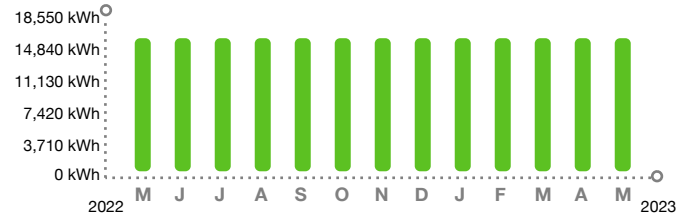
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 73725-36180**Service Address:**STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$3,104.10**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,590.84
Balance before new charges	1,590.84
Total new charges	1,513.26
Total amount you owe	\$3,104.10

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$1,590.84 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

73725-36180

ACCOUNT NUMBER

\$3,104.10

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 1,590.84
Balance before new charges \$1,590.84

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,476.00
Gross receipts tax (State tax)	36.17
Taxes and charges	36.17
Regulatory fee (State fee)	1.09
Total new charges	\$1,513.26
Total amount you owe	\$3,104.10

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.034620 per kWh

METER SUMMARY

Next bill date Jun 14, 2023.

Usage Type	Usage
Total kWh used	16832

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	16832	16832	16832
Service days	31	30	29
kWh/day	543	561	580
Amount	\$1,513.26	\$1,590.84	\$1,241.30

KEEP IN MIND

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

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

For: 04-14-2023 to 05-15-2023 (31 days)
kWh/Day: 543
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

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

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



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



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

For: 04-14-2023 to 05-15-2023 (31 days)
kWh/Day: 543
Service Address:
STREET LIGHTS # HARRISON RNC
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							574.82
Non-energy sub total							66.30
Sub total						16,832	641.12
Energy conservation cost recovery							6.40
Capacity payment recovery charge							2.69
Environmental cost recovery charge							7.41
Storm restoration recovery charge							256.86
Transition rider credit							-69.68
Storm protection recovery charge							48.48
Fuel charge							582.72
Electric service amount							1,476.00
Gross receipts tax (State tax)							36.17
Regulatory fee (State fee)							1.09
Total						16,832	1,513.26

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

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 75284-20461**Service Address:**5821 100TH AVE E # LTS
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$202.89**

TOTAL AMOUNT YOU OWE

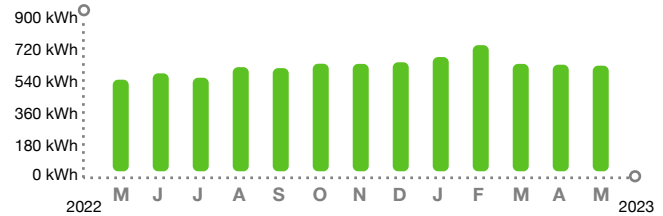
Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	103.30
Balance before new charges	103.30
Total new charges	99.59
Total amount you owe	\$202.89

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$103.30 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:Summary Bill Coordinator
1-800-226-3545Report Power Outages:
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711 (Relay Service)

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

75284-20461

ACCOUNT NUMBER

\$202.89

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	103.30
Balance before new charges	\$103.30
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$61.44
Fuel: (\$0.035360 per kWh)	\$22.91
Electric service amount	97.03
Gross receipts tax (State tax)	2.49
Taxes and charges	2.49
Regulatory fee (State fee)	0.07
Total new charges	\$99.59
Total amount you owe	\$202.89

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	88855		88207		648

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	648	654	562
Service days	31	30	29
kWh/day	21	22	19
Amount	\$99.59	\$103.30	\$77.35

KEEP IN MIND

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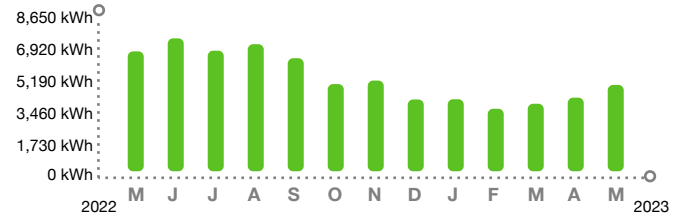
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 76568-88273**Service Address:**5755 HARRISON RANCH BLVD
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,187.44**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	569.86
Balance before new charges	569.86
Total new charges	617.58
Total amount you owe	\$1,187.44

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$569.86 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

76568-88273

ACCOUNT NUMBER

\$1,187.44

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	569.86
Balance before new charges	\$569.86
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$176.58
Fuel: (\$0.035360 per kWh)	\$180.09
Demand: (\$12.65 per KW)	\$215.05
Electric service amount	601.70
Gross receipts tax (State tax)	15.44
Taxes and charges	15.44
Regulatory fee (State fee)	0.44
Total new charges	\$617.58
Total amount you owe	\$1,187.44

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	60214		55121		5093
Demand KW	16.71				17

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	5093	4342	7071
Service days	31	30	29
kWh/day	164	144	243
Amount	\$617.58	\$569.86	\$753.08

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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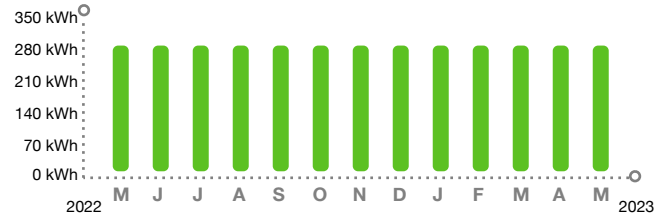
[FPL.com/Reliability](https://www.fpl.com/reliability)

**Electric Bill Statement****For:** Apr 12, 2023 to May 11, 2023 (29 days)**Statement Date:** May 11, 2023**Account Number:** 77678-60393**Service Address:**STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$52.96**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	27.17
Balance before new charges	27.17
Total new charges	25.79
Total amount you owe	\$52.96

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$27.17 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

77678-60393

ACCOUNT NUMBER

\$52.96

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 27.17
Balance before new charges \$27.17

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	25.13
Gross receipts tax (State tax)	0.64
Taxes and charges	0.64
Regulatory fee (State fee)	0.02
Total new charges	\$25.79
Total amount you owe	\$52.96

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.034620 per kWh

METER SUMMARY

Next bill date Jun 12, 2023.

Usage Type	Usage
Total kWh used	300

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 11, 2023	Apr 12, 2023	May 11, 2022
kWh Used	300	300	300
Service days	29	30	29
kWh/day	10	10	10
Amount	\$25.79	\$27.17	\$21.02

KEEP IN MIND

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

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

For: 04-12-2023 to 05-11-2023 (29 days)
kWh/Day: 10
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

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

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



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



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

For: 04-12-2023 to 05-11-2023 (29 days)
kWh/Day: 10
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							10.25
Sub total						300	10.25
Energy conservation cost recovery							0.11
Capacity payment recovery charge							0.05
Environmental cost recovery charge							0.13
Storm restoration recovery charge							4.58
Transition rider credit							-1.24
Storm protection recovery charge							0.86
Fuel charge							10.39
Electric service amount							25.13
Gross receipts tax (State tax)							0.64
Regulatory fee (State fee)							0.02
Total						300	25.79

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

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 77871-91514**Service Address:**

10609 48TH ST E

PARRISH, FL 34219

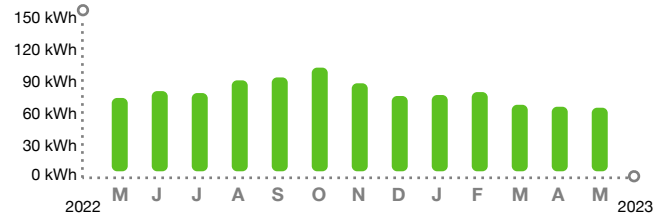
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$59.46**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	29.91
Balance before new charges	29.91
Total new charges	29.55
Total amount you owe	\$59.46

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$29.91 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](https://www.fpl.com/rates) for details.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



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SUMMARY BILL MASTER
79909-28017

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

77871-91514

ACCOUNT NUMBER

\$59.46

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	29.91
Balance before new charges	\$29.91

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.65

Non-fuel: (\$0.094820 per kWh) \$6.16

Fuel: (\$0.035360 per kWh) \$2.30

Electric service amount 28.79

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.02

Total new charges \$29.55

Total amount you owe \$59.46

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04097		04032		65

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	65	66	75
Service days	31	30	29
kWh/day	2	2	3
Amount	\$29.55	\$29.91	\$20.91

KEEP IN MIND

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

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 78604-78036**Service Address:**

5009 99TH AVE E # LTS

PARRISH, FL 34219

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

CURRENT BILL**\$272.75**

TOTAL AMOUNT YOU OWE

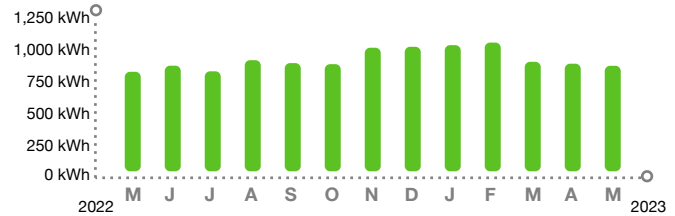
Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	139.61
Balance before new charges	139.61
Total new charges	133.14
Total amount you owe	\$272.75

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$139.61 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Report Power Outages:
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SUMMARY BILL MASTER
79909-28017

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

78604-78036

ACCOUNT NUMBER

\$272.75

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	139.61
Balance before new charges	\$139.61
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$85.24
Fuel: (\$0.035360 per kWh)	\$31.79
Electric service amount	129.71
Gross receipts tax (State tax)	3.33
Taxes and charges	3.33
Regulatory fee (State fee)	0.10
Total new charges	\$133.14
Total amount you owe	\$272.75

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	17508		16609		899

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	899	917	848
Service days	31	30	29
kWh/day	29	31	29
Amount	\$133.14	\$139.61	\$110.46

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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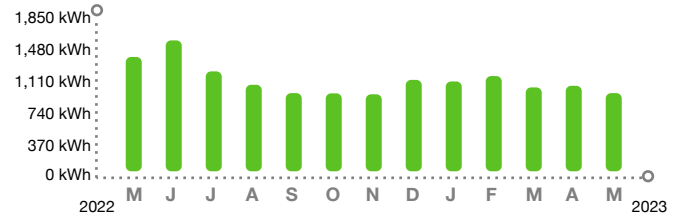
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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 79950-70468**Service Address:**5755 HARRISON RANCH BLVD # LANDSCAPE
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$306.58**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$161.84 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	161.84
Balance before new charges	161.84
Total new charges	144.74
Total amount you owe	\$306.58

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

79950-70468

ACCOUNT NUMBER

\$306.58

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	161.84
Balance before new charges	\$161.84
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$93.48
Fuel: (\$0.035360 per kWh)	\$34.86
Electric service amount	141.02
Gross receipts tax (State tax)	3.62
Taxes and charges	3.62
Regulatory fee (State fee)	0.10
Total new charges	\$144.74
Total amount you owe	\$306.58

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	54267		53281		986

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	986	1078	1442
Service days	31	30	29
kWh/day	31	35	49
Amount	\$144.74	\$161.84	\$179.30

KEEP IN MIND

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

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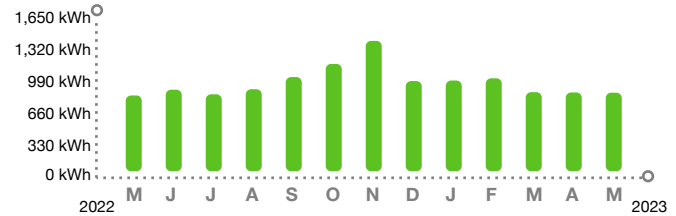
[FPL.com/Reliability](https://fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 80171-39109**Service Address:**5735 99TH AVENUE CIR E # LTS
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$266.62**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Did you forget? \$135.48 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	135.48
Balance before new charges	135.48
Total new charges	131.14
Total amount you owe	\$266.62

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

80171-39109

ACCOUNT NUMBER

\$266.62

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	135.48
Balance before new charges	\$135.48

New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$83.83

Fuel: (\$0.035360 per kWh) \$31.26

Electric service amount 127.77

Gross receipts tax (State tax) 3.28

Taxes and charges 3.28

Regulatory fee (State fee) 0.09

Total new charges \$131.14

Total amount you owe \$266.62

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	17595		16711		884

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	884	887	853
Service days	31	30	29
kWh/day	29	30	29
Amount	\$131.14	\$135.48	\$111.06

KEEP IN MIND

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

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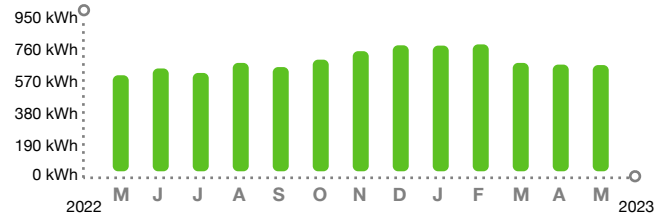
[FPL.com/Reliability](https://fpl.com/Reliability)

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 93846-48250**Service Address:**5769 99TH AVENUE CIR E # LTS
PARRISH, FL 34219**HARRISON RANCH CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$213.34**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	108.40
Balance before new charges	108.40
Total new charges	104.94
Total amount you owe	\$213.34

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$108.40 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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

93846-48250

ACCOUNT NUMBER

\$213.34

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	108.40
Balance before new charges	\$108.40
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$65.23
Fuel: (\$0.035360 per kWh)	\$24.33
Electric service amount	102.24
Gross receipts tax (State tax)	2.62
Taxes and charges	2.62
Regulatory fee (State fee)	0.08
Total new charges	\$104.94
Total amount you owe	\$213.34

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	83711		83023		688

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	688	691	622
Service days	31	30	29
kWh/day	22	23	21
Amount	\$104.94	\$108.40	\$84.28

KEEP IN MIND

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

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Outstanding reliability

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**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 95166-90204**Service Address:**

5221 100TH DR E # LTS

PARRISH, FL 34219

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

CURRENT BILL**\$196.96**

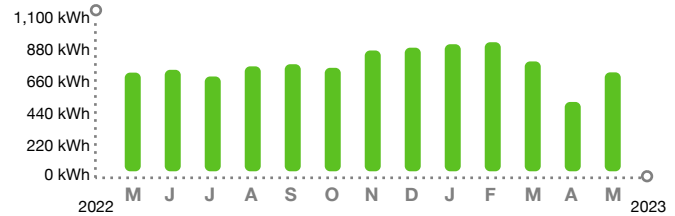
TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	84.79
Balance before new charges	84.79
Total new charges	112.17
Total amount you owe	\$196.96

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

- Did you forget? \$84.79 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
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Report Power Outages:
Hearing/Speech Impaired:

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



/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

95166-90204

ACCOUNT NUMBER

\$196.96

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	84.79
Balance before new charges	\$84.79
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$70.37
Fuel: (\$0.035360 per kWh)	\$26.24
Electric service amount	109.29
Gross receipts tax (State tax)	2.80
Taxes and charges	2.80
Regulatory fee (State fee)	0.08
Total new charges	\$112.17
Total amount you owe	\$196.96

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16366		15624		742

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	742	520	740
Service days	31	30	29
kWh/day	24	17	26
Amount	\$112.17	\$84.79	\$97.96

KEEP IN MIND

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

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

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 96273-49039**Service Address:**

4728 100TH DR E # LTS

PARRISH, FL 34219

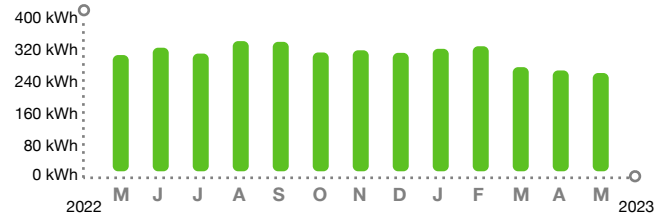
HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$99.82**

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	50.98
Balance before new charges	50.98
Total new charges	48.84
Total amount you owe	\$99.82

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$50.98 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

96273-49039

ACCOUNT NUMBER

\$99.82

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	50.98
Balance before new charges	\$50.98
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$25.42
Fuel: (\$0.035360 per kWh)	\$9.48
Electric service amount	47.58
Gross receipts tax (State tax)	1.22
Taxes and charges	1.22
Regulatory fee (State fee)	0.04
Total new charges	\$48.84
Total amount you owe	\$99.82

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	45054		44786		268

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	268	275	317
Service days	31	30	29
kWh/day	9	9	11
Amount	\$48.84	\$50.98	\$48.96

KEEP IN MIND

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

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

**Electric Bill Statement****For:** Apr 14, 2023 to May 15, 2023 (31 days)**Statement Date:** May 15, 2023**Account Number:** 97013-08257**Service Address:**

5012 100TH DR E # LTS

PARRISH, FL 34219

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

CURRENT BILL**\$175.35**

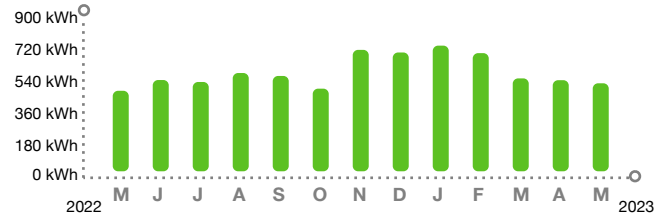
TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	90.18
Balance before new charges	90.18
Total new charges	85.17
Total amount you owe	\$175.35

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

- Did you forget? \$90.18 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after August 08, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

SUMMARY BILL MASTER
79909-28017

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

97013-08257

ACCOUNT NUMBER

\$175.35

TOTAL AMOUNT YOU OWE

Jun 7, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	90.18
Balance before new charges	\$90.18
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$51.21
Fuel: (\$0.035360 per kWh)	\$19.09
Electric service amount	82.98
Gross receipts tax (State tax)	2.13
Taxes and charges	2.13
Regulatory fee (State fee)	0.06
Total new charges	\$85.17
Total amount you owe	\$175.35

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	68036		67496		540

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 15, 2023	Apr 14, 2023	May 13, 2022
kWh Used	540	559	494
Service days	31	30	29
kWh/day	17	19	17
Amount	\$85.17	\$90.18	\$69.47

KEEP IN MIND

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

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

New Charges Due Date	5/31/23
Billing Date	5/07/23
Account Number	941-776-3095-090719-5
PIN	
Previous Balance	532.48
Payments Received Thru 4/19/23	-532.48
Thank you for your payment!	
Balance Forward	.00
New Charges	532.48
Total Amount Due	\$532.48



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WAYS TO PAY YOUR BILL



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800-801-6652



MyFrontier app



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

6790 0007 NO RP 07 05072023 YNNNNN 01 003180 0013

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 5/31/23

Account Number 941-776-3095-090719-5

Amount Enclosed **\$ 532.48**

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



6730019417763095090719000000000000000532485



Date of Bill
Account Number

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

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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.

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Date of Bill
Account Number

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

CURRENT BILLING SUMMARY

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

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 26, 2023 workshop

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Tom Benton	
Susan Walterick	✓
Julianne Giella	✓
Geoffrey Cordes	✓
Victor Colombo	✓

SW042623
JG042623
GC042623
VC042623

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

RECEIVED
05/01/23

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: _____

HARRISON RANCH CDD
Meeting Date: May 8, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Tom Benton	<input checked="" type="checkbox"/>	TB050823
Susan Walterick	<input checked="" type="checkbox"/>	SW050823
Julianne Giella	<input checked="" type="checkbox"/>	JG050823
Geoffrey Cordes	<input checked="" type="checkbox"/>	GC050823
Victor Colombo	<input checked="" type="checkbox"/>	VC050823

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
05/08/2023

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: _____

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Harrison Ranch Community Development District
9428 Camden Field Parkway
Riverview, FL 33578*

Invoice No. 24056
Date 05/02/2023

SERVICE

AMOUNT

Audit FYE 09/30/2022

\$ 1,000.00

Current Amount Due

\$ 1,000.00

RECEIVED
05/02/23

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Harrison Ranch CDD Debit Card
Account Ending in #9935
5/8/2023

Date	Vendor	Description	GL Code	Amount
4/3/2023	Childlike Productions	Activities - Egg Hunt	57200-4731	\$ (450.00)
4/7/2023	Zoom	Operating Supplies	57200-4731	\$ (149.90)
4/10/2023	Constant Contact	Recurring	57200-4731	\$ (70.00)
4/13/2023	Publix	Activities - Coffee Talk	57200-4731	\$ (41.41)
4/19/2023	Publix	Activities - Coffee Talk	57200-4731	\$ (15.68)
4/20/2023	Amazon	Office Supplies	57200-5101	\$ (36.39)
4/20/2023	Amazon	Operating Supplies	57200-4731	\$ (99.98)
4/20/2023	Ace Hardware	Operating Supplies	57200-4731	\$ (1.99)
4/20/2023	Ace Hardware	Exterior Maintenance & Repair	57200-4705	\$ (15.38)
4/20/2023	Ace Hardware	Interior Maintenance & Repair	57200-4723	\$ (9.59)
4/20/2023	Amazon	Operating Supplies	57200-4731	\$ (43.98)
4/21/2023	Amazon	Operating Supplies	57200-4731	\$ (103.49)
4/21/2023	Amazon	Janitorial Supplies	57200-4707	\$ (18.75)
4/24/2023	Nextiva	Recurring	57200-4731	\$ (115.75)
4/28/2023	Ace Hardware	Interior Maintenance & Repair	57200-4723	\$ (8.59)
4/28/2023	Ace Hardware	Exterior Maintenance & Repair	57200-4705	\$ (3.99)

Total debit card expenses to be replenished

001-10123 \$ 1,184.87

Taylor Nielsen
District Manager

5/8/23

Date

Debit card limit is \$3,000



Childlike Productions

Childlike Productions

PO Box 14585 Bradenton FL 34280-4585

941-962-1711

childlikeproductionsflorida@gmail.com

INV8777

DATE

Jan 12, 2023

DUE DATE

Apr 1, 2023

BALANCE DUE

USD \$0.00

Egg Hunt

BILL TO

Harrison Ranch

remanuel@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
1 professional Easter Bunny 4/1/23 9AM-12PM	\$150.00	3	\$450.00

Payment Info

PAYPAL

bodypaintingbytiffany@aol.com

BY CHECK

Childlike Productions

OTHER

We accept all major credit cards

SUBTOTAL

\$450.00

TAX (0%)

\$0.00

TOTAL

\$450.00

PAID

-\$450.00

Mar 31, 2023

8YC396222G944621W

remanuel@rizzetta.com

BALANCE DUE

USD \$0.00

Invoice

zoom

Zoom Video Communications Inc.
55 Almaden Blvd, 6th Floor
San Jose, CA 95113

Invoice Date: Apr 6, 2023
Invoice #: INV196565596
Payment Terms: Due Upon Receipt
Due Date: Apr 6, 2023
Account Number: 7036086098
Currency: USD
Payment Method: Visa *****8917
Account Information: Harrison Ranch CDD

Federal Employer ID Number: 61-1648780

Purchase Order Number:

Tax Exempt Certificate ID:

[Zoom W-9](#)

Sold To Address: 3434 Colwell Ave ste 200,
Tampa, Florida 33614
United States

zoom@harrisonranchcdd.org

Bill To Address: 3434 Colwell Ave ste 200,
Tampa, Florida 33614
United States

zoom@harrisonranchcdd.org

CDD Htop.
operating
4731

Charge Details

CHARGE DESCRIPTION	SUBSCRIPTION PERIOD	SUBTOTAL	TAXES, FEES & SURCHARGES	TOTAL
Charge Name: Zoom One Pro Annual Quantity: 1 Unit Price: \$149.90	Apr 6, 2023 - Apr 5, 2024	\$149.90	\$0.00	\$149.90
			Subtotal	\$149.90
			Total (Including Taxes, Fees & Surcharges)	\$149.90
			Invoice Balance	\$0.00

Taxes, Fees & Surcharge Details

CHARGE NAME	TAX, FEE OR SURCHARGE NAME	JURISDICTION	CHARGE AMOUNT	TAX, FEE OR SURCHARGE AMOUNT
Total (Including Taxes, Fees & Surcharges)				\$0.00

Transactions

Invoice Total				\$149.90
TRANSACTION DATE	TRANSACTION NUMBER	TRANSACTION TYPE	DESCRIPTION	APPLIED AMOUNT
Apr 6, 2023	P-229276977	Payment		\$-149.90
Invoice Balance				\$0.00

Need help understanding your invoice?

[CLICK HERE](#)

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Publix

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



1152 4CN 068 003

STRAWBERRIES	3.99	F
PUB PREM SS COFFEE	7.99	F
PUB PREM SS COFFEE	7.99	F
Promotion	-7.99	F
ENT POWD POPETTES	5.49	F
DONUT CINN POPETTE	5.49	F
Promotion	-5.49	F
ENT FROST POPEMS	5.49	F
ENT FROST POPEMS	5.49	F
Promotion	-5.49	F
PUB P/APPLE CHK NJ	4.00	F
1 @ 2 FOR	2.00	F
PUBLIX HALF&HALF	2.19	F
GRAPES RED SDLS		
2.45 lb @ 1.99/ lb	4.88	F
You Saved	2.91	
FRUIT SALAD MEDIUM	9.38	F

Order Total	41.41
Sales Tax	0.00
Grand Total	41.41
Credit	41.41
Change	0.00

Savings Summary

Special Price Savings	21.88

* Your Savings at Publix *	
* 21.88 *	

Receipt ID: 1152 4CN 068 003

PRESTO!
Trace #: 063829
Reference #: 0370307072
Acct #: XXXXXXXXXXXX8917
Purchase VISA
Amount: \$41.41
Auth #: 058144

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

Your cashier was Denise M

Publix

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



1152 4IN 058 298

4/18/23
Coffee talk
My Life
Choice

GRAPES RED SDLS			
2.31 lb @	2.49/ lb	5.75	F
You Saved	1.58		
GRAPES APPLE STRAW		4.94	F
STRAWBERRIES		4.99	F

Order Total	15.68
Sales Tax	0.00
Grand Total	15.68
Credit	15.68
Change	0.00

Savings Summary

Special Price Savings 1.58

* Your Savings at Publix *

* 1.58 *

* *

* IN THE MARKET *

* FOR \$1,000 IN GROCERIES? *

* *

* Use this receipt to complete a *

* survey at PublixSurvey.com for *

* a chance to win \$1000 in *

* Publix gift cards. *

* *

* NO PURCH NEC. You must be legal *

* age+. Other eligibility *

* restrictions apply. See Official *

**Final Details for Order #114-6185172-3831439**Print this page for your records.**Order Placed:** April 19, 2023**Amazon.com order number:** 114-6185172-3831439**Order Total: \$136.37****Shipped on April 19, 2023****Items Ordered**1 of: *Amazon Basics 9 x 12-Inch Clasp Kraft Envelopes, Gummed, 100-Pack*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$14.24

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on April 19, 2023**Items Ordered**1 of: *Scotch Heavy Duty Packaging Tape, 1.88" x 22.2 yd, Designed for Packing, Shipping and Mailing, Strong Seal on All Box Types, 1.5" Core, Clear, 6 Rolls with Dispenser (142-6)*

Sold by: Amazon.com Services LLC

Condition: New

1 of: *BIC Round Stic Xtra Life Ballpoint Pens, Medium Point (1.0mm), Black, 60-Count Pack, Flexible Round Barrel For Writing Comfort (GSM609-BLK)*

Sold by: Amazon.com Services LLC

Condition: New

2 of: *Reli. Easy Grab 55-60 Gallon Trash Bags | 150 Count | Made in USA | Heavy Duty | Bulk | SuperValue | Black Multi-Use Garbage Bags*Sold by: Reli. ([seller profile](#))

Condition: New

Price

\$17.18

\$4.97

\$49.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 8917

Item(s) Subtotal: \$136.37
Shipping & Handling: \$0.00

Billing addressBarbara McEvoy
HARRISON RANCH CLUBHOUSE
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United StatesTotal before tax: \$136.37
Estimated tax to be collected: \$0.00

Grand Total: \$136.37**Credit Card transactions**

Visa ending in 8917: April 19, 2023: \$136.37

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

THANK YOU FOR SHOPPING WITH
ACE HARDWARE
(941) 729-6062

ACE HARDWARE ELLENTON
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

04/19/23 2:22PM TARA 553 SALE

4731

4711
Exterior Clubhouse
Maint

4733
Clubhouse Misc.
Expense

KEY1	1	EA	\$1.99	EA	N
SINGLE CUT KEY					\$1.99
4237624	1	EA	\$1.39	EA	N
THREAD SEAL TPE 1/2X260"					\$1.39
45054	1	EA	\$13.99	EA	N
SHOWERHD SMALL CH					\$13.99
2262038	1	EA	\$9.59	EA	N
GROOVE JOINT PLIER 8" SG					\$9.59

15.38

SUB-TOTAL:\$	26.96	TAX:\$.00
		TOTAL	\$ 26.96
		BC AMT:	\$ 26.96

BK CARD#: XXXXXXXXXXXX8917
MID:*****9887 TID:**3124
AUTH: 015662 AMT: \$ 26.96
Host reference #:064247 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06011203608000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA DEBIT
ATC :006D
AC : 5B00EB7A52C7D138
TxnID/ValCode: 059402

Bank card USD\$ 26.96



==>> JRNL#A64247
CUST NO: 9146

<<==

THANK YOU ROBIN EMANUEL
FOR YOUR PATRONAGE

BARBARA MCEVOY
Acct: HARRISON RANCH COMMUNITY

Customer Copy

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

**Final Details for Order #114-3770557-8967405**[Print this page for your records.](#)**Order Placed:** April 19, 2023**Amazon.com order number:** 114-3770557-8967405**Order Total:** \$43.98**Shipped on April 19, 2023****Items Ordered****Price**

1 of: YEEHAW Coffee Cups [12 oz 300 pack], White Disposable Paper Cups, To Go Hot
Cups for Coffee, Hot Liquid, Chocolate, Juice, Tea, Hot/Cold Beverage Drinking Cup, Ideal
for Cafes, Bistros, Businesses

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

Condition: New

operating
4731**Shipping Address:**

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

Shipping Speed:

FREE Prime Delivery

Shipped on April 19, 2023**Items Ordered****Price**

1 of: VITUER Paring knife, 8PCS Paring knives (4 Knives and 4 Knife cover), 4 Inch
Peeling Knife, Fruit and Vegetable Knife, Ultra Sharp Kitchen Knives, German Steel, PP
Plastic Handle

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

Condition: New

operating
4731**Shipping Address:**

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

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa | Last digits: 8917

Billing address

Barbara McEvoy

Item(s) Subtotal: \$43.98

Shipping & Handling: \$0.00

Total before tax: \$43.98

Final Details for Order #114-5165260-3167451[Print this page for your records.](#)**Order Placed:** April 19, 2023**Amazon.com order number:** 114-5165260-3167451**Order Total: \$103.49****Shipped on April 20, 2023****Items Ordered**

1 of: *operating 4731* Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes
Sold by: Amazon.com Services LLC

Price
\$103.49

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Visa | Last digits: 8917

Billing address

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

Item(s) Subtotal: \$103.49
Shipping & Handling: \$0.00

Total before tax: \$103.49
Estimated tax to be collected: \$0.00

Grand Total: \$103.49

Credit Card transactions

Visa ending in 8917: April 20, 2023: \$103.49

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

**Final Details for Order #114-3433180-5789849**[Print this page for your records.](#)**Order Placed:** April 19, 2023**Amazon.com order number:** 114-3433180-5789849**Order Total: \$18.75****Shipped on April 20, 2023****Items Ordered**1 of: *Sprayway 443331 Ammonia Free Glass Cleaner, 19 Oz. (4-Pack) (Packaging May Vary) (4 Case)* **Price** \$18.75Sold by: KMY Discounters LLC ([seller profile](#))

Condition: New

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

Standard Shipping

Payment information**Payment Method:**

Visa | Last digits: 8917

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

Item(s) Subtotal: \$18.75

Shipping & Handling: \$0.00

Total before tax: \$18.75

Estimated tax to be collected: \$0.00

Grand Total: \$18.75**Credit Card transactions**

Visa ending in 8917: April 20, 2023: \$18.75

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

THANK YOU FOR SHOPPING WITH
ACE HARDWARE
(941) 729-6062

ACE HARDWARE ELLENTON
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

04/27/23 3:01PM TARA 553 SALE

3561099 1 EA \$8.59 EA N
BULB G40 60W WHT \$8.59
83474 1 EA \$3.99 EA N
TARP STRAP RUBBR 35" \$3.99

SUB-TOTAL: \$ 12.58 TAX: \$.00
TOTAL: \$ 12.58
BC AMT: \$ 12.58

BK CARD#: XXXXXXXXXXXX8917
MID:*****9887 TID:***3124
AUTH: 077059 AMT: \$ 12.58
Host reference #:067801 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE: VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06011203600000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA DEBIT
ATC : 006E
AC : DD525584AE2F78DB
TxnID/ValCode: 061853

Bank card USD\$ 12.58



==>> JRNL#A67801
CUST NO: 9146

<<==

THANK YOU ROBIN EMANUEL
FOR YOUR PATRONAGE

ROBIN EMANUEL
Acct: HARRISON RANCH COMMUNITY

Customer Copy

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

4723
Exterior 477#

Harrison Ranch CDD Debit Card
Account Ending in #9935
5/31/2023

Date	Vendor	Description	GL Code	Amount
5/26/2023	Florida Patio Furniture, Inc.	Pool/Patio Furniture	57200-4534	\$ (862.42)

Total debit card expenses to be replenished

001-10123 \$ 862.42

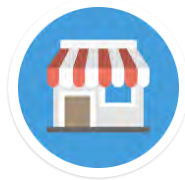
Taylor Nielsen

District Manager

5/31/23

Date

Debit card limit is \$3,000

**FLORIDA PATIO***Florida Patio Furniture Inc.*

[506 8TH ST W](#)
[PALMETTO, FL 34221](#)
[+1 941-722-5643](#)

Invoice Number: 72173

Item 1	\$862.42
--------	----------

Subtotal	\$862.42
----------	----------

Total Taxes	\$0.00
-------------	--------

Order total	\$862.42
-------------	----------

Total paid \$ 862 42

May 26, 2023 2:08 pm

Payment ID: H1S8JBZYPZ9GP

Order ID: 102RD1HDZR8M0

Payment

VISA 8917

\$862.42

Order amount

\$862.42

[Show Details](#)**PAYMENT ID: H1S8JBZYPZ9GP**

View the Privacy Policies for

[Clover](#)

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

Invoice

5/1/2023 76510

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

P.O. No.	Terms	Due Date	Rep
	Net 10	5/10/2023	138GF

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

850.00

RECEIVED
05/01/23

LOCATION: 5755 Harrison Ranch Blvd Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$850.00

Balance Due \$850.00

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Date	Invoice #
5/10/2023	2551

Bill To
Harrison Ranch CDD C/O Rizzetta & Co. 2700 S Falkenburg Rd. Suite 2745 Riverview, FL 33578

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	<p>Site visit to repair Misc Handyman jobs</p> <p>Replace door handle going through to pool and gym area</p> <p>Take down existing clock and replace with new one.</p> <p>Assess wires underneath Desk and organize better so they are not all dangling. Group and zip tie together in a neater more professional way</p> <p>Troubleshoot ceiling fan in the Gym. MGR to order correct part for repair</p> <p>Troubleshoot side door. Tightened up screws in door and it appears once the magnet is reinstalled the door should close and be pulled in tight.</p> <p>Troubleshoot front door. Take out screws and adjust hinge back about a 1/4 of an inch so the door will shut without hitting the Left side door. At a later date I will also sand down the top of the door to help with an easier transition and closing. Paint to match if needed.</p> <p>Check Marquis sign along entrance to community. I used some tap screws to secure some of the loose plastic holders which should be sufficient until the new one is installed.</p>	275.00	275.00
All work is complete!		Total	\$275.00

RECEIVED
05/15/2023

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: \$270.00

Date: 4/28/23

Payable to: Karalee Hammes
Address: 394 Seagrape Cove
Ellenton, FL 34222

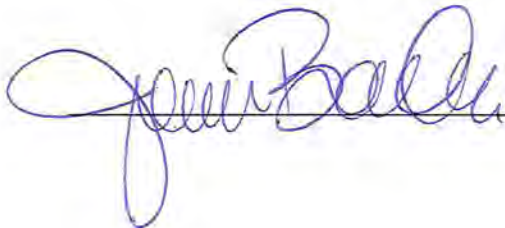
RECEIVED
05/02/2023

Description: Artist for Sip and Paint Event

G/L Code: 4731

Requestor: Robin Emanuel

Approved by:



Karalee Hammes
394 Seagrape Cove
Ellenton, FL 34222

Graphical Reflections.com

INVOICE NO.

DATE

BILL TO

SHIP TO

INSTRUCTIONS

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

QUANTITY

DESCRIPTION

UNIT PRICE

TOTAL

1

Painting instruction Class on 5/4/23
Includes: supplies and onsite instruction

\$270.00

SUBTOTAL

270.00

SALES TAX

N/A

SHIPPING & HANDLING

N/A

TOTAL DUE BY DATE

5/15/23

Thank you for your business!



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

HRCDD-01

Harrison Ranch CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	04/03/2023	Review and provide comments to amenity management agreement and District Management Agreement.	1.30	\$290.00	\$377.00
Service	LG	04/05/2023	Confer with district Engineer regarding pond bank repairs; confer with District Manager regarding same and Solitude payment.	0.60	\$290.00	\$174.00
Service	LG	04/06/2023	Confer with Supervisor Walterick and District Manager regarding pond bank project and Solitude demand letter.	0.80	\$290.00	\$232.00
Service	LG	04/10/2023	Prepare for and attend Board meeting; travel to and from same.	4.50	\$290.00	\$1,305.00
Expense	AL	04/10/2023	Mileage: Travel for Lauren to attend meeting	92.00	\$0.625	\$57.50
Service	LG	04/11/2023	Review and revise audit award letters; review prior correspondence to Precision Courts.	0.40	\$290.00	\$116.00
Service	LG	04/14/2023	Review updated agreements for District Management and Amenity Management; prepare addendum for agreement for Amenity Management.	1.60	\$290.00	\$464.00
Service	GK	04/17/2023	Review Florida Statutes Section 189.069 and District website for compliance with the same.	0.40	\$270.00	\$108.00

INVOICE

Invoice # 6618
Date: 05/15/2023
Due On: 06/14/2023

Service	LG	04/18/2023	Review and provide comments to updated amenity management agreement.	0.60	\$290.00	\$174.00
Service	LG	04/25/2023	Review and respond to updated amenity contract; prepare budget resolutions.	1.10	\$290.00	\$319.00
Service	LG	04/26/2023	Advise regarding landscape RFP.	0.20	\$290.00	\$58.00
Service	LG	04/28/2023	Review updated amenity management contract; update chair regarding same; provide Board with information regarding easement modification request.	0.60	\$290.00	\$174.00

Total \$3,558.50

RECEIVED
05/22/2023

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6618	06/14/2023	\$3,558.50	\$0.00	\$3,558.50
Outstanding Balance				\$3,558.50
Total Amount Outstanding				\$3,558.50

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

Please pay within 30 days.



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/29/2023	175620

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
April 2023		Total	\$5,915.00
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	5/29/2023	Balance Due



HARRISON RANCH

4/7/23

RECOMMENDATION BY THE INSPECTOR

RECOMMENDATION BY THE INSPECTOR

RECOMMENDATION BY THE INSPECTOR

ARRIVE

7:00 AM

DEPART

3:00 PM

FERTILIZED STANG AND
BAHIA THROUGHOUT THE PROPERTY

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flc
FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flc
HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flc
HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flc
FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flc
25-0-11	STANG		31 BAGS	TURF FERT	Z	
25-0-11	BAHIA		14 BAGS	TURF FERT	Z	
OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flc

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

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

Bus. Lic. # JB136721
COI Lic. # JF5986



Invoice

Date	Invoice #
4/29/2023	175621

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

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

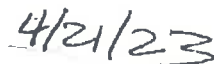
Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	725.00	725.00
April 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	5/29/2023	Balance Due



700A us

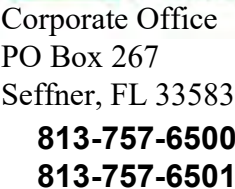
300 PM

MAY 20 1968 FEBRUARY 2 1968

TREATED TURF WEEDS

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

Bus. Lic. # JB136721
CCI Lic. # JF5986



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

Date	Invoice #
5/1/2023	175437

Date	Invoice #
5/1/2023	175437

Property Information

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

Services for the month of May 2023

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@lmpopro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	5/31/2023	Balance Due	\$30,123.00

RECEIVED
04/27/23



Landscape Maintenance

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/1/2023	175438

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 May -4/15/23 Avg Price \$3.57/gal	1	301.24	301.24
		Total	\$301.24
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	5/31/2023	Balance Due
			\$0.00
			\$301.24

RECEIVED
04/27/23



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
5/16/2023	175897

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

Property Information

Estimate #
83337

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Install annuals to front entry, back entry, and in front of the club house.			
Annuals 4' Pot	2,500	2.90	7,250.00
		Total	\$7,250.00
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	6/15/2023	Balance Due
			\$0.00
			\$7,250.00

RECEIVED
05/16/2023



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
5/24/2023	176004

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

Property Information	

Estimate #
83315

Work Order #

PO / PA #
98660

Description	Qty	Rate	Amount
Replace the annual beds with perennials at Halloway, Normandy East & West monuments.			
Arboricola - Var. Dwarf Schefflera 3 GAL	8	16.25	130.00
Croton - Mamy 3 GAL	25	17.88	447.00
Society Garlic 3 GAL	110	6.88	756.80
Ti - Black Magic 3 GAL	5	22.00	110.00
Mulch - Pine Bark CY	10	60.50	605.00
		RECEIVED 05/24/2023	
		Total	\$2,048.80
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	6/23/2023	Balance Due
			\$0.00
			\$2,048.80

Manatee County Utilities		Invoice #: 04/27/23 Harrison Ranch		Credit Balances
		Service Dates: 03/23/23 to 04/21/23		
Account No.:	Amount	Due	Address:	
183054 131413	\$ 707.01	5/19/2023	5755 Harrison Ranch Blvd-Fire Hydrant	
183054 131498	\$ 24.30	5/19/2023	5755 Harrison Ranch Blvd	
183054 133802	\$ 3,367.38	5/19/2023	5755 Harrison Ranch Blvd-Reclaimed	
183054 133803	\$ -	5/19/2023	4902 100th Dr E	
183054 133804	\$ -	5/19/2023	9810 47th St E	
183054 133805	\$ -	5/19/2023	9798 50th Street Cir E	
183054 133806	\$ -	5/19/2023	5314 98th Ave E	
183054 133807	\$ -	5/19/2023	9957 50th Street Cir E	
183054 136681	\$ -	5/19/2023	10704 58th Ave E-Reclaimed	\$ 2.11
183054 136685	\$ 3.04	5/19/2023	10402 55th Lane East	
183054 138336	\$ -	5/19/2023	5936 106th Terr E-Reclaimed	\$ 1.10
183054 139763	\$ -	5/19/2023	9715 54th Ct E	
183054 142107	\$ -	5/19/2023	5305 105th Ter E	\$ 5.43
183054 142108	\$ -	5/19/2023	10720 55th Ct E	\$ 5.27
183054 145806	\$ -	5/19/2023	11220 58th Street Cir E- Reclaimed	\$ 1.10
Grand Total	\$ 4,101.73		GL Code 001-53600-4301	

RECEIVED
05/05/23

MCUD

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

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

BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-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:				737.21
			Payments Received:				737.21
			Balance Forward:				0.00
03/23	04/21	29	Wtr Com. Master Mtr	63025	63380	355	
			Water Usage				83.43
			Cost Of Basic Service				58.12
			Swr Com. Master Mtr			355	
			Sewer Usage				184.60
			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				707.01
			Total Amount Due:				\$707.01

COMM. MM WATER HISTORY

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

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	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$707.01

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000156 00.0000.0130 155/1



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



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

000183054200000707010131413

MCUD

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

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

BILLING DATE: 28-APR-2023
DUE DATE: 19-MAY-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
03/31	04/28	28	Wtr Fireline/Non Metered Fireline Charge 6"			
Cost Of Basic Service						24.30
Total New Charges						24.30
Total Amount Due:						\$24.30

The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

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SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131498
BILLING DATE	28-APR-2023
DUE DATE	19-MAY-2023
TOTAL AMOUNT NOW DUE:	\$24.30

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0428A 9000000104 00.0000.0092 102/1



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



MANATEE COUNTY UTILITIES DEPARTMENT
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000183054200000024300131498

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

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

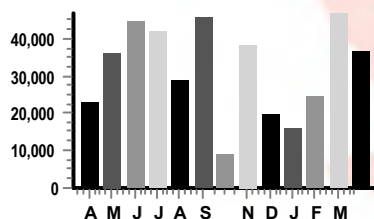
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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:						4,306.98
Payments Received:						4,306.98
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			179745	216347	36602	
Reclaimed Water Usage						3,367.38
Total New Charges						3,367.38
Total Amount Due:						\$3,367.38

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

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☐ CHANGE OF MAILING ADDRESS
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SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-133802
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$3,367.38

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000154 00.0000.0128 153/1



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



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

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

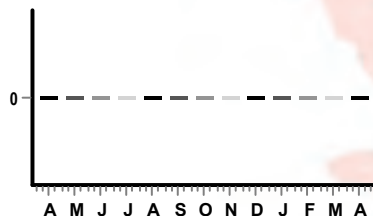
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

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MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
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☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	183054-133803
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000155 00.0000.0129 154/1



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



MANATEE COUNTY UTILITIES DEPARTMENT
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MCUD

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PHONE: (941) 792-8811
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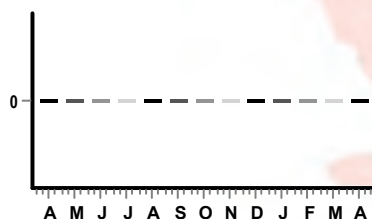
ACCOUNT NUMBER: 183054-133804
HARRISON RANCH CDD
9810 47TH ST E

BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

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MC-1250-19



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☐ **CHANGE OF MAILING ADDRESS**
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SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	183054-133804
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000152 00.0000.0126 151/1



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



MANATEE COUNTY UTILITIES DEPARTMENT
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MCUD

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P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
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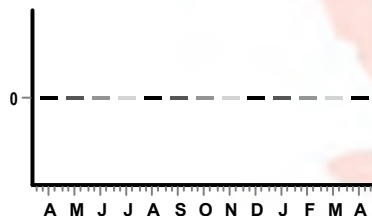
ACCOUNT NUMBER: 183054-133805
HARRISON RANCH CDD
9798 50TH STREET CIR E

BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

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

SERVICE ADDRESS	9798 50TH STREET CIR E
ACCOUNT NUMBER	183054-133805
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000151 00.0000.0125 150/1



HARRISON RANCH CDD
9428 CAMDEN FIELD PKWY
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P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
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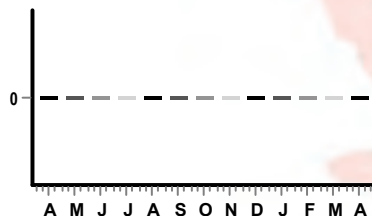
ACCOUNT NUMBER: 183054-133806
HARRISON RANCH CDD
5314 98TH AVE E

BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

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MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
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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	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 90000000150 00.0000.0124 149/1



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



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

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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

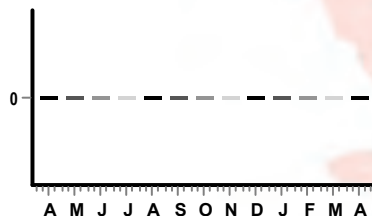
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

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MC-1250-19



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

SERVICE ADDRESS	9957 50TH STREET CIR E
ACCOUNT NUMBER	183054-133807
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 90000000143 00.0000.0117 142/1



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



MANATEE COUNTY UTILITIES DEPARTMENT
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MCUD

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P. O. BOX 25010
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PHONE: (941) 792-8811
www.mymanatee.org/utilities

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

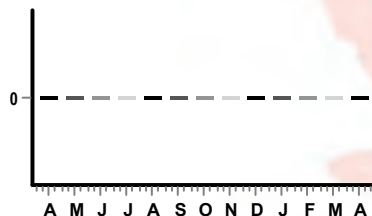
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

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MC-1250-19



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

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	183054-136681
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$-2.11

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000147 00.0000.0121 146/1



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



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MCUD

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

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

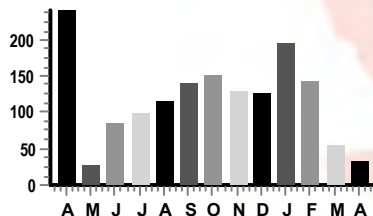
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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: Payments Received: Balance Forward:						5.15 5.15 0.00
Reclaim Wtr Non-WasteWtr Cust			20064	20097	33	
Reclaimed Water Usage						3.04
Total New Charges						3.04
Total Amount Due:						\$3.04

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.myanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

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MC-1250-19



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SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	183054-136685
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$3.04

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000146 00.0000.0120 145/1



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



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000183054200000003040136685

MCUD

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P. O. BOX 25010
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PHONE: (941) 792-8811
www.mymanatee.org/utilities

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

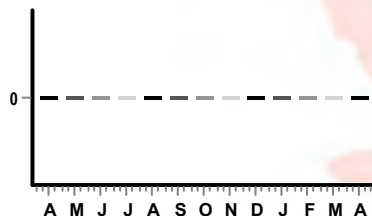
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

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MC-1250-19



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

SERVICE ADDRESS	5936 106TH TER E
ACCOUNT NUMBER	183054-138336
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000148 00.0000.0122 147/1



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



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MCUD

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P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
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ACCOUNT NUMBER: 183054-139763
HARRISON RANCH CDD
9715 54TH CT E

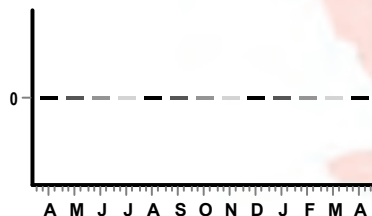
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	9715 54TH CT E
ACCOUNT NUMBER	183054-139763
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000153 00.0000.0127 152/1



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



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

000183054200000000000139763

MCUD

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

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

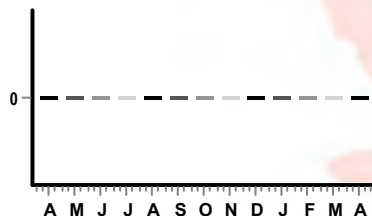
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5305 105TH TER E
ACCOUNT NUMBER	183054-142107
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$-5.43

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000144 00.0000.0118 143/1



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



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

0001830542000000-5430142107

MCUD

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

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

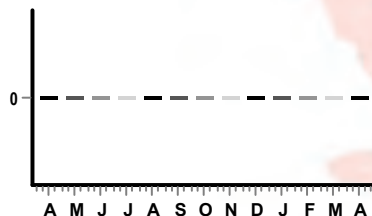
BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-2023

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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	183054-142108
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$-5.27

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000145 00.0000.0119 144/1



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



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

0001830542000000-5270142108

MCUD

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

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

BILLING DATE: 27-APR-2023
DUE DATE: 18-MAY-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



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	11220 58TH STREET CIR E
ACCOUNT NUMBER	183054-145806
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 9000000149 00.0000.0123 148/1



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



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

0001830542000000-1100145806

Total Due:

\$744.75

3126001018 PRESORT PBPS003



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

Amount Paid:

MAY 15 2023

\$

Use enclosed envelope and make check payable to:

MARLIN LEASING CORPORATION

PO BOX 13604

PHILADELPHIA PA 19101-3604


☐ Please check here if your address has changed.

Provide new address on reverse side.

09001002054810050000007447552

For faster processing, please remove the check skirt.

Keep check skirt for your records - Please return upper portion with your payment

Important Messages

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		05/10/2023	20548100	Upon Receipt		04/20/2023 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	328.60	292.07				620.67
	SALES/USE TAX	23.01	20.45				43.46
	LATE CHARGES	37.66					37.66
	INSURANCE FEE	20.08	20.08				40.16
	TAX ON INSURANCE FEE	1.40	1.40				2.80
	BALANCE DUE:	410.75	334.00				744.75

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.

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



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

Invoice 13678430
Invoice Date 4/14/2023
Completed Date 4/14/2023

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

Found contactor and wires damaged, removed and replaced with new. Tested and working.

Task #	Description	Quantity	Your Price	Total
BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician	1.00	\$225.00	\$225.00
ELECMAT-0025	2 pole 120v coil lighting contactor	1.00	\$125.00	\$125.00

Sub-Total	\$350.00
Tax	\$0.00
Total	\$350.00
Payment	\$0.00
Balance Due	\$350.00

RECEIVED
05/11/2023

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



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

Invoice 13719006
Invoice Date 4/19/2023
Completed Date 5/2/2023

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

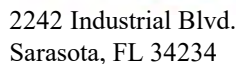
Pole light 161 retro LED light and bad photocell. Pole light 222 bad photocell. Pole light 220 bad photocell cell. Pole light 226 bad photocell. Pole light 175 bad photocell. Also adjusted timers for tennis court and pool light.

Task #	Description	Quantity	Your Price	Total
M-BT-LED-1	LED Lamp, MEDIUM Base, 27/22/18W LED, 100-277V, Color/Wattage Changeable	8.00	\$525.00	\$4,200.00
M-DEV-180	Photocell button style	1.00	\$53.00	\$53.00

Sub-Total \$4,253.00
Tax \$0.00
Total \$4,253.00
Payment \$0.00
Balance Due \$4,253.00

RECEIVED
05/11/2023

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



Invoice

Date	Invoice #
3/10/23	20235445

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

	DISPATCH	TERMS	P.O. NUMBER
	223828	COD	
Description	Qty	Rate	Amount
Date of Service: 3/7/2023 Service Performed: Troubleshoot a string of streetlights not working on south side of 46th Ct. E. Found breaker tripped and disconnected poles, finding the one causing the issue. Removed the bad ballast, lamp and wires going up the pole. Also retro to LED lamp. Made all necessary connections and tested for proper operation. Passed by Tech: Casey and John BT Labor Hours-ER 27W 3000K LED lamp #12 THHN Truck supplies Sales Tax	 3 1 60 1	 395.00 525.00 0.65 6.00 0.00%	 1,185.00 525.00 39.00 6.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total \$1,755.00	
		Payments/Credits \$0.00	
In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.		Balance Due \$1,755.00	



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
9/19/22	20235456

Bill To

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, FL 34219

	DISPATCH	TERMS	P.O. NUMBER
	222349	COD	
Description	Qty	Rate	Amount
Date of Service: 8/18/2022 Location: Handicap Pool Lift Service Performed: Called to troubleshoot handicap lift for pool not working. Upon inspection found that batteries were good and chair operates properly up and down but does not move side to side. Opened unit and tested power going to motor. Found power at motor to be correct but motor not engaging. Customer has decided to purchase motors and Owens Electric will install them. Made all necessary connections and tested for proper operation. Passed by Tech: Anthony Service Call-Standard Service Labor Hours-Standard	1	0.00 99.00 165.00	0.00 99.00 165.00
Date of Service: 8/30/2023 Location: Handicap pool chair Service Performed: Disconnected handicap pool chair and brought back to Owens Electric Warehouse. Also picked up new motor and battery from office for repair. Made all necessary connections and tested for proper operation. Passed by Tech: Anthony Service Labor Hours-Standard	3	0.00 165.00	0.00 495.00
Date of Service: 9/9/2023 Location: Handicap Pool Chair Service Performed: Disassemble chair to gain access to bad motor. Removed old motor and installed new customer supplied. Wired and reassembled pool chair. Installed customer supplied battery, made all necessary connections and tested for proper operation. Passed by Tech: Anthony		0.00	0.00
		Total	
		Payments/Credits	
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
9/19/22	20235456

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

Description	DISPATCH	TERMS	P.O. NUMBER
	222349	COD	
Description	Qty	Rate	Amount
Service Labor Hours-Standard	3	165.00	495.00
Date of Service: 9/15/2023		0.00	0.00
Location: Handicap Pool Chair			
Service Performed: Returned and installed handicap pool lift.			
Made all necessary connections and tested for proper operation.			
Passed by Tech: Anthony			
Service Labor Hours-Standard	2	165.00	330.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$1,584.00
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$1,584.00

RECEIVED
05/04/2023



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

Invoice 14087390
Invoice Date 5/18/2023
Completed Date 5/18/2023

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

May inspection for streetlights.... Pole #s out 321 ext, 276, 196, 346 ext, 379-382 both fixtures on each pole, 172, 52, 57, 59, 90

Task #	Description	Quantity	Your Price	Total
LBR-3.00 SVC	BT Service Agreement	1.00	\$390.00	\$390.00

Sub-Total \$390.00

Tax \$0.00

Total \$390.00

Payment \$0.00

Balance Due \$390.00

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

RECEIVED
05/18/23

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108105

Invoice

Customer

Name **Harrison Ranch CDD**
Address **5844 Old Pasco Road; Suite 100**
City **Wesley Chapel** State **FL** ZIP **33544**
Phone **(813)994-1001 Office (813)994-2100 Fax**

Date **4/26/2023**
Order No. **Attn: Joanna**
Rep **Ken Johnson**
FOB **Remote Assist**

Qty	Description	Unit Price	TOTAL
2.2	<p>Labor: 04/24/23 - Remote into Joanna's laptop w/ Team-viewer ID: 513 025 039; HP laptop is i5 W10 Home 8GB Model 15-bsoxx; Download Advanced IP Scanner; Run; Gateway: 192.168.254.254; Has Arris modem; Has no access to Office Copier in other room:Kyocera CS308CI; Found Cisco Switch on 192.168.254.18; Joanna has no knowledge of user names/passwords for anything other than the laptop she is on; Multiple SSID's are available for WiFi inc. HarrisonRanchOffice, Harrison-RanchPublic & HarrisonGym; Joanna does not have WiFi passwords; Joanna has no printer to use; Scan shows several Ubiquiti UniFi G2 Access Points; Master Login: 192.168.254.160; No User Name/Password for access to investigate; Upgrade HP laptop to Windows Ver 22H2; Reboot; Do (4) Windows Updates; Reboot; Add AVG Free Editon Antivirus; DL, install Ccleaner Ver 6.11; Run; Purge 45.06GB, fix 705 registry issues; Camera VPN System w/ Google Chrome shortcut on desktop not working; Need IP for camera system (missing); This is the Avigilon Camera system; DL, run Speccy; Current BIOS: F.24 (09/25/2017); Download latest BIOS: F.71 (11/14/2022); Flash Bios firmware; Reboot; Verify flash success; Have Joanna call Avigilon to get camera IP for Google VPN connect; Joanna lost email link during these sessions; Log her back into Rizzetta Web Portal email; Save shortcut to desktop for email for ease of access; Also add email to bookmark bar in GC.</p> <p>Actual PCC Remote Time: 9:42AM - 1:30PM = 3.8 Hrs Billed Time: 2.2 Hrs @ \$70 Per Hr</p> <p>Notes: Evaluate HP laptop for possible SSD upgrade; Present option of same and new laptop to Gregg G. This HP has Generation 7 CPU which makes laptop 6-7 years old. & not capable of Windows 11 upgrade. HP SN: CND745BGP7 PN: 1TJ82UA#ABA</p> <p>Harrison Ranch CDD Consumer's Exemption Certificate Certificate Number: 85-8013805110C-6 Expires: 03/31/2027</p>	\$70.00	\$154.00

RECEIVED
05/09/2023

Payment Details

- ☐ Cash
☐ Check
☒ Net 15 #VALUE!

SubTotal	\$154.00
Taxes	State
TOTAL	\$154.00

Office Use Only

Thank You For Your Business!

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108122

Invoice

Customer

Name **Harrison Ranch CDD**
Address **5844 Old Pasco Road; Suite 100**
City **Wesley Chapel** State **FL** ZIP **33544**
Phone **(813)994-1001 Office (813)994-2100 Fax**

Date **5/12/2023**
Order No. **Attn: Joanna**
Rep **Ken Johnson**
FOB **Service Call**

Qty	Description	Unit Price	TOTAL
5	Labor: 05/05/23 - Arrive onsite w/ PCC helper to transition off existing PC's (Robin, Joanna) & setup (2) Rizzetta supplied Dell SFF PC's freshly loaded w/ Win10; Move Dell Latitude 7490 laptop used to make access cards from HOA office to Joanna's office w/ FDT1250e card printer & camera; Setup & connect to internet in Joanna's office & test Avigilon camera system on same laptop; Shutdown, remove Dell Tiny PC connected to dual 24" screens in Joanna's office & place in HOA room; Setup 1st Dell in same place & connect to (2) 24" monitors using 6" HDMI to HDMI on one port & 6' DisplayPort to DisplayPort cable (PCC supplied); Load on Joanna's PC following apps: Google Chrome, CCleaner, Speccy, Adobe Acrobat DC, Open Shell Menu 4.4.170, AnyDesk Remote Assist, AVG Free AV & Libre Office 7.5.3; Create Edge shortcut to Joanna's email: JBraddock@Rizzetta.Com; Create Windows Mail account for community email: ClubhouseManager@HarrisonRanchCDD.Org; Test Send/Receive from both; Leave Robin's Tiny Dell w/ X: drive access online per Gregg G. until she returns from vacation to work with Rizzetta tech to remove personal HR CDD files; Setup 2nd Dell SFF PC using one of the (2) 24" monitors; Add same software to this Dell as was done to Joanna's listed above; Per Randy/Gregg, purchased Microsoft 365 for install on Robin's Dell SFF; Use new Gmail account to setup: HRCclubhouseManager@Gmail.Com; Password: H@rrison5755!; Download/Install Microsoft Office 365 Full Suite; Create desktop shortcut icons for Word, Excel, Powerpoint, Publisher, Outlook; Create shortcut for Robin's Rizzetta Email in MS Edge on desktop: REManuel@Rizzetta.Com; Create Windows Mail account for community email: ClubHouseManager@HarrisonRanchCDD.Org; PW: H@rrison5755!; Add CopyStar CS308ci as default printer to both Dell SFF PC's & test print; Will use AnyDesk Remote Access app on Monday to complete Office 365 install on Joanna's PC; ID: 279 588 017; Perform numerous Win10 updates/optional updates on both Dell SFF PC's until OS current; Also re-arrange, troubleshoot, evaluate & test all network switches/cables to insure proper connectivity. Actual PCC Time Onsite: 12:18PM - 5:30PM = 5.2 Hrs Billed Time: 5.0 Hrs @ \$110 Per Hr (\$70 1st \$40 2nd) Harrison Ranch CDD Consumer's Exemption Certificate Certificate Number: 85-8013805110C-6 Expires: 03/31/2027	\$110.00	\$550.00
1	Service Call: 05/05/2023 (2.4 Hr Round Trip - 108 Mi)	\$60.00	\$60.00
	SubTotal		\$610.00

Payment Details

- ☐ Cash
☐ Check
☒ Net 15 #VALUE!

Taxes State

TOTAL \$610.00

Office Use Only

RECEIVED
05/12/2023

Thank You For Your Business!

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108123

Invoice

Customer

Name **Harrison Ranch CDD**
Address **5844 Old Pasco Road; Suite 100**
City **Wesley Chapel** State **FL** ZIP **33544**
Phone **(813)994-1001 Office (813)994-2100 Fax**

Date **5/13/2023**
Order No. **Attn: Joanna**
Rep **Ken Johnson**
FOB **Remote**

Qty	Description	Unit Price	TOTAL
1.5	<p>Labor: 05/08/23 - Remote into Joanna's Dell SFF PC w/ AnyDesk ID: 279588017; Sent a link from the new Microsoft Office 365 account installed on Robin's to "share" one of the 5 family license(s); Open the link in Joanna's Rizzetta email; Try to login to Office account using Joanna's personal Gmail: jobettysurf@gmail.com; Office rejects that email account to sign in with; Create a new "dummy" Gmail account like we did for Robin; Gmail account: joannabraddock6149@gmail.com; Joanna set her own private password for this; Office also rejects this because this PC is Local, not logged into a Microsoft Account; Login using same email we created for Robin: HRClubhouseManager@Gmail.Com; PW: H@rrison5755!; Worked; Download/Install Office 365 Full Suite; Remove Libre Office; Download Microsoft Teams; Logged into MS Teams as: jbraddock@rizzetta.com; Her PC is now signed in as a Microsoft Account using email: joannabraddock6149@gmail.com; PW; Private: Perform (13) Windows 10 optional updates; Reboot PC; Update Dell Firmware to Ver 1.14.2 (12/24/2020); Create desktop shortcuts for Word, Excel, Powerpoint, Publisher, OneNote & Outlook.</p> <p>Actual PCC Remote Time: 1:24PM - 3:18PM = 1.9 Hrs Billed Time: 1.5 Hrs @ \$70 Per Hr</p> <p>Harrison Ranch CDD Consumer's Exemption Certificate Certificate Number: 85-8013805110C-6 Expires: 03/31/2027</p>	\$70.00	\$105.00
		SubTotal	\$105.00

Payment Details

- ☐ Cash
☐ Check
☒ Net 15 #VALUE!

Taxes

State

TOTAL \$105.00

Office Use Only

RECEIVED
05/15/2023

Thank You For Your Business!

Latest Technologies, Old Fashioned Service

Pure Green Lawn and Pest
Services
1515 Vereda Verde
Sarasota, FL 34232
941-306-6817

Harrison Ranch CDD
Hanna Yi
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

Harrison Ranch Clubhouse
Barbara McEvoy
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

Invoice # 10396

Invoice Date: 4/12/2023
Wednesday

Time: 10:53 PM

Bill-To: 100043

Location: 100039

Technician: Tony Paul
Lic:JE146100

Service Description	Quantity	Price
---------------------	----------	-------

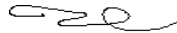
Pest Control Service	1.00	\$100.00
----------------------	------	----------

SUBTOTAL \$100.00

TAX \$0.00

AMT PAID \$0.00

TOTAL \$100.00



TECHNICIAN SIGNATURE

AMOUNT DUE \$100.00

RECEIVED
05/04/2023

Payment Receipt. Please Return with Payment Remittance

Bill-To: Harrison Ranch CDD
Hanna Yi
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

Account #: 100043

Date: 4/12/2023

PO Number:

Invoice #: 10396

Terms: DUE ON
RECEIPT

Technician: Tony Paul

Amount Paid: _____

Check No.: _____

Remit-To: Pure Green Lawn and Pest Services
1515 Vereda Verde
Sarasota, FL 34232
941-306-6817

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

Invoice

Date	Invoice #
4/28/2023	INV0000079775

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00062

[illegible]

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

Invoice

Date	Invoice #
4/21/2023	INV0000079740

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
04/25/2023

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

Invoice

Date	Invoice #
5/1/2023	INV0000079664

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
5/5/2023	INV0000079780

Bill To:

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

Services for the month of	Terms	Client Number
May	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
05/05/2023

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

Invoice

Date	Invoice #
5/12/2023	INV0000079864

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00062

[illegible]

1000000

941-447-6839

DATE: 5/1/23

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 May	1,633.00
Total	1,633.00

RECEIVED

05/03/2023

Go like our page on Facebook!

Thank you for your business!

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

Date	Invoice #
5/8/2023	2404

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

[illegible]

Securiteam
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice



Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219 USA

Date	Invoice #	P.O. No.	Terms	Due Date
05/10/2023	16734		Net 30	06/09/2023

QTY	Description
1	7 Inch Maxi Monitor. S2 System
0.25	16 4 RISER 1000 White
12	Service Labor - 1 hour minimum (
	ahartman - Andrew Hartman - Mar 16, 2023 12:06 PM Departure 12:05 Assisted EV with testing.
	ErikV - Erik Varno - Mar 16, 2023 12:04 PM Installed intercom in Jody's old office and tested it works.
	ahartman - Andrew Hartman - Mar 16, 2023 11:48 AM
	Arrival 8:45 Departure Worked with EV. Ran and dropped wire to units. Strapped and secured wiring in offices and in closets.
	DanielG - Daniel Gainza - 2/15/2023 12:54:50 PM - <<<< details>>>> 1- New monitor at Erik's Van
	ahartman - Andrew Hartman - Jan 06, 2023 10:55 AM

	Subtotal
	Sales Tax (0.0%)
	Total
	Payments/Credits
	Balance Due

Securiteam
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice



Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219 USA

Date	Invoice #	P.O. No.	Terms	Due Date
05/10/2023	16734		Net 30	06/09/2023

QTY	Description
	<p>Arrival at 8</p> <p>Ran wire through attic and need to return to finish. Erik found system needs additional parts possibly and will need to contact manufacturer when they return next Tuesday.</p> <p>Wires ran half way in attic checked system out believe we have a unit we can't use I called manufacturer and they are not open I also sent email to them. I took notes and talked with Barbara onsite and sent beck and Daniel my notes cameras about Need to return might need a power supply desk mount and other stuff maybe schedule maybe schedule and add cameras this will take 2 people to finish intercom run</p> <p>DanielG - Daniel Gainza - 12/28/2022 4:00:24 PM -</p> <p>Cables needs to be run and monitor station installed)</p>

RECEIVED
 05/10/2023

	Subtotal	\$2,839.98
	Sales Tax (0.0%)	\$0.00
	Total	\$2,839.98
	Payments/Credits	\$0.00
	Balance Due	\$2,839.98

Securiteam Inc.
13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775
Fax: 888-596-8464

Invoice



Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA

Installation Address
Harrison Ranch Clubhouse 5775 Harrison Ranch Blvd Parrish, FL 34219

P.O. No.	Date	Invoice #	Due Date	Acct #
	05/01/2023	16782	05/31/2023	VID1681

Qty	Description
3	Remote Video Monitoring (\$6,600 per year) VID1681 **Interior Monitoring per Signed Addendum 3465
3	S2 Software Maintenance Agreement and Securiteam Remote Support Plan (\$520 per year)
	Your Quarterly invoices are all billed as follows: December-February: 30 Day Terms invoice sent 11/1 March - May: 30 Day Terms invoice sent 2/1 June - August: 30 Day Terms invoice sent 5/1 September - November: 30 Day Terms invoice sent 8/1

RECEIVED 05/01/23	Subtotal	\$2,515.00
	Sales Tax (0.0%)	\$0.00
	Total	\$2,515.00
	Balance Due	\$2,515.00



Invoice

PO Box 917
Parrish, FL 34219

Date	Invoice #
5/1/2023	7335

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-May	5,664.00	5,664.00
	Drone Reports-Quarterly	75.00	75.00
**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219			
		Balance Due	\$5,739.00

RECEIVED
05/01/23



April 18, 2023
Invoice Number: 0092838041823
Account Number: **8338 12 013 0092838**
Security Code:
Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Auto Pay Notice

Contact Us

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

Summary

Service from 04/18/23 through 05/17/23
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 05/04/23	
Total Due by Auto Pay	\$168.13

RECEIVED
04/21/2023

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 04192023 NNNNNNNN 01 000069 0001

Harrison Ranch
rosette and company
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519



833812013009283800168138

NEWS AND INFORMATION

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call 1-800-314-7195.

IMPORTANT PROGRAMMING NOTICE: We regularly review the accuracy of the TV packages we offer our customers. During a routine review, we discovered TV networks being authorized incorrectly on your current TV package. Effective on or after June 12, 2023 this will be corrected. To view your complete channel lineup, visit Spectrum.com/business/channel-lineup. We don't want you to miss your favorite networks, shows and movies. We offer great packages at great prices – call 1-866-357-6594 and we will work with you to find the TV package that best fits your needs.

April 18, 2023

Harrison Ranch

Invoice Number: 0092838041823
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





Invoice Number: 0092838041823
 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 04192023 NNNNNNNN 01 000069 0001

Charge Details

Previous Balance		168.13
EFT Payment	04/04	-168.13
Remaining Balance		\$0.00

Payments received after 04/18/23 will appear on your next bill.

Service from 04/18/23 through 05/17/23

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**

Messages continued from page 1

NEW! Get a **FREE** mobile unlimited line when you buy Spectrum Business Internet! Call **1-866-614-3564** to learn how.

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.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call **1-866-519-1263**.





Invoice Number: 0092838041823
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 04192023 NNNNNNNN 01 000069 0001

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.

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

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

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



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 04192023 NNNNNNNN 01 000069 0001



**300 Mbps
BUSINESS INTERNET**

\$49⁹⁹
/mo when
bundled for
1 year*

**Plus get one
FREE MOBILE UNLIMITED LINE**

*for 1 Year when you buy Business Internet**

**The best value for small businesses.
Add Business Internet and save.**

Get even more value for your business with:

- ☒ Fast, consistent download speeds—even during peak hours*
- ☒ **FREE** modem, email addresses, and domain name
- ☒ **FREE** security suite software
- ☒ No contracts



CALL 1-855-774-0371

VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. *\$49.99 internet offer is for 12 mos. when bundled w/ TV or Voice & incl. Spectrum Business Internet starting speeds. Speed based on download speed on wired connection. Wireless speed may vary. Available speeds may vary by address. Spectrum Internet modem is req'd & included in price. Internet taxes are extra in Texas. *Based on comparison of fiber participants in the 2023 Measuring Broadband America Report. +Free mobile offer is for 12 mos. when bundled with Business Internet and includes 1 mobile unlimited line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a purchase of Business Internet. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Free Unlimited line must be ordered at same time as Business Internet purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited. Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2023 Charter Communications, Inc.

BAP-12303
SA2NF00K



Under Pressure Washing

(941) 322-0550
20801 69th Ave East
Lakewood Ranch, FL 34211
UnderPressure@krystalklean.com
A division of Krystal Klean

INVOICE

INVOICE #	7052154
DATE ISSUED	05/09/2023
DATE DUE	05/09/2023
PO #	
TOTAL DUE	\$1,195.00

TO:
Harrison Ranch Attn: Taylor Nielsen 5755 Harrison Ranch Boulevard Parrish, FL, 34219 tnielsen@rizzetta.com (813) 533-2950

JOB LOCATION
Harrison Ranch 5755 Harrison Ranch Boulevard Parrish, FL, 34219

For Services Rendered

Description	Total
Pressure Wash Flat Surfaces All sidewalks, PVC fence in the front, playground, parking bumpers, curbs and dumpster PVC fence. Clubhouse area. Pressure Wash flat work as requested. Many stains due to automotive fluids, tree nuts, rust, and mineral deposits will not be removed completely with pressure washing. We will do our very best but make no guarantee that all stains will be removed.	\$1,195.00

CUSTOMER MESSAGE
Thank you for your business. If your service included roof washing, please run your sprinkler system same day of service for added protection. Terms of payment: The total amount stated is due upon completion. Where applicable, credit cards will be charged for the total amount upon completion based on the credit card information provided in advance. All late payments (over 30 days) may bear interest at the highest rate permissible under Florida law calculated daily and compounded monthly. Customer shall also be responsible for paying all reasonable costs incurred in collecting any late payments, including, without limitation, attorneys' fees.

Invoice Total:	\$1,195.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,195.00

RECEIVED
05/09/2023

Tab 3

Reference Number:

20230613-18314336584

Submitter Name:Maria Tatum (maria.tatum@lmppro.com) |
maria.tatum@lmppro.com**Location:****Form Name:**

Maintenance Quality Inspection (MQI) NEW 8-2022

Submission Date:

Jun 13, 2023 3:49:02 PM EDT

GENERAL INFORMATION

Section 1

PROPERTY NAME

Harrison Ranch CDD

LOCATION

SARASOTA

Supervisor Email

ryan.eberly@lmppro.com

Branch Manager

christopher.berry@lmppro.com

Supervisor First Name

Ryan

Supervisor Last Name

Eberly

DATE OF INSPECTION

Jun 12, 2023

Attendees

Scott Carlson, Ryan Eberly

Next Inspection Date

Jul 10, 2023

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS

8

1 DETAILS NOTES

1. Spanish Moss is better. Need to stay on top of it from the ground. We need to consider presenting the board with a proposal for Copper Sulfate for them to consider. I'd suggest a proposal for the back section closest to rye road to provide them a proof of concept.
2. Trail proposal for worst areas of fabric exposed was submitted.
3. Bed weeds and bed cleanliness.
4. Soft edging is lacking in some areas throughout.'

5. Conservation areas are encroaching in the subdivisions in small stretches. Push back behind posts.

6. Palm frond mowed around and not picked up.

1 DETAILS PHOTOS





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

8

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

1. Soft edging needs to improve.

2. Hard edging on entrance towards The Retreat needs to improve.

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





3 SHRUB PRUNING

3 SHRUB PRUNING NOTES

3 SHRUB PRUNING PHOTOS

9

1. Shrub pruning looks to be pretty consistent.
2. Ferns in median bed near 301 needs to be addressed.



4 TREES/PALMS UP TO 15' TRIMMING

4 TREES/PALMS UP TO 15' TRIMMING NOTES

5 OVERALL CLEANLINESS

5 OVERALL CLEANLINESS NOTES

4

1. Sabal Palms at Rye Road entrance are in need of removal of brown fronds.
2. Queen palms at pool area need to have brown removed.

4

1. Dominoes pizza box in bed and it looks like it was there for longer than a week.

2. Trash underneath median beds at main entrance from 301. This is a constant battle as people throw all kinds of things into the center median.

5 OVERALL CLEANLINESS PHOTOS



6 TURF INSECT/DISEASE CONTROL

5

6 TURF INSECT/DISEASE CONTROL NOTES

NO ISSUES. TURF LOOKS GREAT. Outside of hog damage the turf is really pretty clean.

7 TURF WEED CONTROL – TURF AREAS

5

7 TURF WEED CONTROL – TURF AREAS NOTES

Minimal weed pressures.

8 PLANT INSECT/DISEASE CONTROL

5

8 PLANT INSECT/DISEASE CONTROL NOTES

No issues!

9 WEED CONTROL – BED AREAS

16

9 WEED CONTROL – BED AREAS NOTES

1. Most beds are clean of weeds.
2. Normande East entrance median is very weedy.
3. Most weeds are grassy weeds.

9 WEED CONTROL – BED AREAS PHOTOS



10 TURF FERTILITY
10 TURF FERTILITY NOTES
10 TURF FERTILITY PHOTOS

10
Turf color is holding very well.



11 PLANT FERTILITY
11 PLANT FERTILITY NOTES
12 CARRYOVERS

10
Plants are doing very well.
5

12 CARRYOVERS NOTES**Deductions**

1. Spanish moss.

11

OVERALL MONTHLY MAINTENANCE SCORE 89%**Additional Services****PALM PRUNING**

9

PALM PRUNING NOTES

Schedule property for all pruning starting with back entrance and clubhouse pool area.

MULCHING

9

MULCHING NOTES

Looks consistent in depth throughout

WATER/IRRIGATION MANAGEMENT

10

WATER/IRRIGATION MANAGEMENT NOTES

No visible irrigation concerns at this time. Run times on the center median boulevard should have run times increased in areas that are starting to show signs of drought stress.

ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)

10

ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES

The coleus look great, but the roundabout at the clubhouse run times need to increase. Heat from asphalt is drying out the annuals here a bit where they haven't filled in quite as well as other areas of the property.

ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) PHOTOS**ENHANCEMENT OPPORTUNITIES**

1. Hog damaged turf (inside Normande East) and plant beds (near 301 entrance)
2. Straighten tree that is leaning within the open areas along 98th Ave & 50th St. Circle East
3. Proposal for dead one tree along HR Blvd on South/West side across from Galloway (general area)
4. Straighten leaning trees within Normande East from the hurricane. We stood them back up but they need to be fully straightened.

ENHANCEMENT PHOTOS

**NOTES TO CLIENT**

Hog damage seems to be better than years previous but still some issues still popping up, and ow into Normande East.

BEST VIEW OF THE MONTH

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 14, 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

July 10

2023

H
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R
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N
C
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FINANCIAL SUMMARY

5/31/2023

General Fund Cash & Investment Balance:	\$942,048
Reserve Fund Cash & Investment Balance:	\$409,861
Debt Service Fund Investment Balance:	\$103,519
Total Cash and Investment Balances:	\$1,455,428

General Fund Expense Variance: \$59,728 Under Budget



Rizzetta & Company

Misc Items:

1. FEMA Claim - all items submitted, waiting on claim settlement.
2. Pond restoration project in process.
3. Monument Lettering is on order, production takes a several weeks.

Tab 5

RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT REMOVING AN ASSISTANT SECRETARY
OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the HARRISON RANCH Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors desires to remove an Assistant Secretary of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT THAT:**

SECTION 1. Barbara McEvoy is hereby removed as an Assistant Secretary of the District.

SECTION 2. Matt O’Nolan and Taylor Nielsen are hereby added as Assistant Secretaries of the District.

This Resolution shall take effect upon its passage and shall remain in effect.

ATTEST:

PASSED AND ADOPTED THIS 10th DAY OF JULY 2023.

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

Tab 6

RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Harrison Ranch Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-04; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JULY, 2023.

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 7



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Quote Date: 6/15/2023

Quote Expiration Date: 7/15/2023

Bill to
Harrison Ranch CDD
c/o Rizzetta & Company
3434 Colwell Ave #200
Tampa, FL 33614

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

Quote #: q9547

Item	Description	Quantity	Price	Amount
INFO	Pool Heater #2 Model: PH090ARDSWNJ Serial: 1138084-J12	1	\$0.00	\$0.00
	Replace reversing valve and recharge system with 410a.			
WARR-PL	Warranty: One year parts and labor on the above repair	1	\$0.00	\$0.00
PHRRV240240	Replace Reversing Valve Symbiont Model 90	1	\$955.88	\$955.88
RCAC1120000	Charge System With Puron R410A	1	\$86.40	\$86.40
TRIP CHARGE	Shipping and Handling	1	\$25.00	\$25.00
Consumables	Misc. Shop Supplies	1	\$19.95	\$19.95

Subtotal: \$1,087.23

Tax: \$0.00

Total: \$1,087.23

You will save \$115.81 with your Agreement if accepted.

BLANK



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Quote Date: 6/14/2023

Quote Expiration Date: 7/14/2023

Bill to
Harrison Ranch CDD
c/o Rizzetta & Company
3434 Colwell Ave #200
Tampa, FL 33614

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

Quote #: q9541

Item	Description	Quantity	Price	Amount
INFO	Pool Heater #9 Model: PH090ARDSWNJ Serial: 1138075-J12	1	\$0.00	\$0.00
	Replace compressor, start components and recharge system with 410a.			
WARR-PL	Warranty: One year parts and labor on the above repair	1	\$0.00	\$0.00
CMPW1380360	Replace COMPRESSOR ZP 70 208- 230 VOLT 1ph *only includes 1 pound of freon lost from reclaiming*	1	\$2,976.93	\$2,976.93
RCAC1120000	Charge System With Puron R410A	6	\$86.40	\$518.40
TRIP CHARGE	Shipping and Handling	1	\$25.00	\$25.00
Consumables	Misc. Shop Supplies	1	\$19.95	\$19.95

Subtotal: \$3,540.28

Tax: \$0.00

Total: \$3,540.28

You will save \$388.37 with your Agreement if accepted.



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Acceptance

I accept the services performed by Symbiont Service Corp. are to my satisfaction.



Tab 8

CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

DATE: April 10, 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 district management services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional district management 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 the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - 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;

- iii. **Accounting** - 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;
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, 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.

B. 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 above, 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:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

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, as evidenced by a vote of the Board of Supervisors, 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. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by Consultant for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. **TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. The initial term of this Contract shall be for one (1) year from the date of the final signature of the parties. This Contract shall automatically renew for additional one (1)-year terms annually 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 as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. **FEES AND EXPENSES; PAYMENT TERMS.**
- A. **FEES AND EXPENSES.**
- i. A schedule of fees for the services described in Sections I, II, III, and IV 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 in advance of each month and 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 and requested by vote of the Board of Supervisors. Payment shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice.
 - ii. Fees for the Standard On-Going Services described 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's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in

Contract terms.

- iii. 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.
- iv. 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, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services 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.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the Consultant, 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.
- VIII. **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.

IX. 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.

X. 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, and to the extent consistent with Section 190.006, *Florida Statutes*. 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 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 caused by the Consultant's negligent or wrongful acts or omissions.

XI. 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 electronically 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 electronically at the address noted herein.
- C.** By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) 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 or not performed in accordance with the Contract. 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.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, 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.

XIII. 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, 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 the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. 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 waive or 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.

XIV. 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.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- 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 and 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.

- D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XV. 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.

XVI. 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 and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 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; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) 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.

- XVII. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and 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
tnielsen@rizzetta.com
mhuber@rizzetta.com

With a copy to: Kilinski Van Wyk, PLLC
2016 Delta Blvd., Suite 101
Tallahassee, FL 32303
Attn: District Counsel
lauren@cddlattorneys.com

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

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. 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.

- XVIII. 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.

- XIX. 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.
- XX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, 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 **Exhibits A, B, C, and D**, this instrument shall control.
- XXI. 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.
- XXII. 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.
- XXIII. 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.
- XXIV. 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.

- XXV. 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.
- XXVI. E-VERIFICATION.** Consultant shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Consultant has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Consultant represents that no public employer has terminated a contract with the Consultant under Section 448.0959(2) C, *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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:

RIZZETTA & COMPANY, INC.

BY:

PRINTED NAME:

TITLE:

DATE:



William J. Rizzetta

President

6/26/2023


HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

DATE:



Julianne Giella (Jun 19, 2023 12:34 EDT)

Julianne Giella

Chairman/Vice Chairman

Jun 19, 2023

ATTEST:



~~Vice Chairman~~/Assistant Secretary
Board of Supervisors

Taylor Nielsen

Print Name

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy

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. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.

14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
 15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:

- a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.
 - c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
3. Prepare and cause to be published notices of all budget hearings and workshops.
4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.
2. Process Construction requisitions including:
 - a) Vendor Contract completion status

- b) Verify Change Orders for materials
 - c) Check for duplicate submittals
 - d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
 - 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
 - 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
 - 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
- 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 - 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 - 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
- 1. Prepare and follow risk management policies and procedures.
 - 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 - 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 - 4. Review insurance policies and coverage amounts of District vendors.
 - 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 - 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

- A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
 2. Monitor, collect and maintain records of prepayment of assessments.
 3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;
2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original

development plan maybe be required to ensure adequate collection of assessment revenue.

- b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

- a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

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

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	ANNUALLY
Management:	\$28,850.00
Administrative:	\$ 6,212.00
Accounting:	\$21,424.00
Financial & Revenue Collections:	\$ 5,624.00
Assessment Roll (1):	\$ 5,624.00
Total Standard On-Going Services:	\$67,734.00

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:

HOURLY RATE:

Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Hourly

Upon Request

ADDITIONAL THIRD PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Home owner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that will be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons will be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian will then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be

consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party will be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.







2023-04-10 - Harrison Ranch CDD - Contract for Professional District Services (revised)

Final Audit Report

2023-06-19

Created:	2023-06-12
By:	Taylor Nielsen (tnielsen@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAW6KToQmHL-jmK6ko_iWb909oQ1B-_AXZ

"2023-04-10 - Harrison Ranch CDD - Contract for Professional District Services (revised)" History

-  Document created by Taylor Nielsen (tnielsen@rizzetta.com)
2023-06-12 - 3:04:40 PM GMT- IP address: 47.206.151.210
-  Document emailed to seat2@harrisonranchcdd.org for signature
2023-06-12 - 3:05:34 PM GMT
-  Email viewed by seat2@harrisonranchcdd.org
2023-06-19 - 4:18:25 PM GMT- IP address: 174.212.33.1
-  Signer seat2@harrisonranchcdd.org entered name at signing as Julianne Giella
2023-06-19 - 4:34:22 PM GMT- IP address: 65.32.68.39
-  Document e-signed by Julianne Giella (seat2@harrisonranchcdd.org)
Signature Date: 2023-06-19 - 4:34:24 PM GMT - Time Source: server- IP address: 65.32.68.39
-  Agreement completed.
2023-06-19 - 4:34:24 PM GMT

Tab 9

ADDENDUM

Contract: Contract for Professional Amenity Services
District: Harrison Ranch Community Development District
Consultant: Rizzetta & Company, Inc.

The following provisions govern the Contract referenced above. The Contract shall be effective upon execution of this Addendum by both Parties.

I. REVENUE & TAX-EXEMPT STATUS

1. **Revenue for a Public Purpose.** The Parties agree that the District's amenities shall be operated and maintained for an exclusively public purpose, and that any monies generated from the operation of the amenities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the amenities consistent with the terms of the Contract.
2. **Collection of Revenue.** In the course of providing the Services, and subject to the other provisions of this section, the Consultant shall maintain an accurate record of all revenues received from the operation of the Amenities and shall remit to the District the revenues, and an accounting for the same, for a given month no later than fifteen (15) days after the end of that month. The Consultant shall not have charge of the revenues other than to collect the revenues and remit them to the District under this Contract.

The Consultant shall ensure that all amenity fees charged to patrons are consistent with the rates set forth in the District's Amenity Rules and Policies, as may be amended from time to time. Further, the Consultant may: (1) directly collect such amenity fees, (2) use a third-party provider to assist with electronic collection of such amenity fees (e.g., PayPal), or (3) allow third-party programming contractors to collect such amenity fees for specific programs. In any case, the Consultant shall remain responsible for the collection of all amenity revenues, shall maintain an accurate record of all such amenity revenues, and shall remit all amenity revenues to the District (with the one exception that, subject to the terms of an applicable third-party Contract, a contractor providing programming services may collect and keep amenity revenues as compensation for that contractor's services).

3. **Tax-Exempt Status.** The District agrees to pay any applicable ad valorem taxes, unless the amenities are subject to ad valorem taxation as a result of the Consultant's failure to abide by the terms of this Contract or the District's rules or policies, in which case the Consultant shall be responsible for the payment of ad valorem taxes.

II. PROCUREMENT PROCEDURES

1. Definitions:

- a. **"Operations Expenses"** – shall mean all costs of operating the amenities, including, but not be limited to, the following: courier expenses (such as Federal Express, UPS), telephone, utilities, retail product expense, operating supplies, computer and software expenses, and other related expenses as outlined in the Operation and Maintenance Budget.
- b. **"Program Expenses"** – shall mean the expenses associated with providing the various activities, events and programs for patrons, as outlined in the Operation and Maintenance Budget.

- c. **“O&M Budget”** – shall mean the Operations and Maintenance Budget adopted by the District for the applicable fiscal year, together with any amendments authorized by the Board.

2. Purchases by the District. The District will be responsible for Operations Expenses and Program Expenses and, except as otherwise provided herein, shall directly pay vendors for such Operations Expenses and Program Expenses. The following conditions apply to the purchase of supplies and inventory for the amenities:

- a. **Consultant-Initiated Purchasers.** If the Consultant desires that a purchase be made by the District for Operations Expenses or Program Expenses, which is within the spending limitations established by the District by resolution, which may change from time to time, and as set forth herein, the Consultant may proceed to purchase order issuance as described in Section II.2.b, *infra*. If the proposed purchase exceeds such thresholds, the Consultant shall furnish a request (**“Payment Request”**) to the Board at the next scheduled board meeting detailing the proposed supplier, the nature of the supplies or inventory, and the costs thereof.
- b. **Purchase Order Issuance.** For all purchases, the District shall issue a purchase order directly to the supplier, with delivery to be made to the District. The purchase order must be made in the District’s name.
- c. **Sales Tax Exemption.** The purchase order issued by the District shall include the District’s consumer certificate of exemption number issued for Florida sales and use tax purposes.
- d. **Inspection and Bailment.** The Consultant shall inspect, accept delivery of and store the materials pending the use of the supplies and/or sale of the inventory. The Consultant’s possession of the supplies and inventory will constitute a bailment. The Consultant, as bailee, shall have the duty to safeguard, store, and protect the supplies and inventory while in the Consultant’s possession.
- e. **Invoice Processing.** After verifying that delivery is in accordance with the purchase order, the Consultant shall submit a list indicating acceptance of goods from the supplier and concurrence with the District’s issuance of payment to the supplier. The District will process the invoices and issue payment directly to the supplier. All invoices paid must be made out directly to the District, not the Consultant.
- f. **Insurance.** The District shall purchase and maintain any necessary risk insurance sufficient to cover the supplies and inventory purchased directly by the District.

3. Petty Cash. The Clubhouse Manager shall have the spending authority allocated to the District Manager by resolution of the District, if any. For small or emergency purchases, the Clubhouse Manager and the Activity Coordinator shall have the authority to make payment directly to vendors for Operations Expenses and Program Expenses using a petty cash account (**“Petty Cash Account”**) and/or, at the District’s discretion, credit card (**“Petty Cash Credit Card”**), as described in this paragraph, provided, however, that any such purchase shall not exceed the budgeted amount for the applicable line item set forth in the O&M Budget and provided that any purchases by the Community/Activities Coordinator shall first be approved by the General Manager.

- a. The District shall maintain a Petty Cash Account that shall hold monies not to exceed Two Thousand Dollars (**\$2000**) at any given time and that shall be established in such a manner to allow the Clubhouse Manager and/or the Activity Coordinator, on behalf of the District, to write checks from the petty cash account. Alternatively, in its discretion, the District may provide to the Clubhouse Manager

- and/or the Activity Coordinator a District Petty Cash Credit Card with a Two Thousand Dollar (\$2000) limit.
- b. No single purchase may exceed two hundred dollars (\$200) from the Petty Cash Account or using the Petty Cash Credit Card without prior written approval from the District Manager.
 - c. The spending limit for the Petty Cash Account and Petty Cash Credit Card may not exceed One Thousand, Five Hundred Dollars (\$1500) per month without prior written approval from the District Manager.
 - d. The Clubhouse Manager and the Activity Coordinator shall be the only individuals authorized to write checks from the Petty Cash Account or use the Petty Cash Credit Card and shall execute and abide by the District's Contract Regarding Revenue Collection and Petty Cash, the form of which is attached hereto as **Attachment A** and incorporated herein by this reference.
 - e. To the extent feasible, the Clubhouse Manager and Activity Coordinator shall take all necessary steps to ensure that any petty cash purchases are made on a tax-exempt basis.
 - f. The District shall not replenish any funds in the Petty Cash Account, or authorize payment of the Petty Cash Credit Card bill, until provided with a full accounting, including copies of any receipts, for any monies spent.
 - g. Any purchases pursuant to this paragraph that would require spending in excess of the applicable line item amounts set forth in the O&M Budget, shall require prior approval from the Board. The Consultant shall be responsible for any purchases made that are not supported by appropriate receipts or that are not approved as part of the O&M Budget or by the Board.

III. SPECIAL TERMS AND CONDITIONS

1. **Permits, Licenses, and Other Approvals.** Unless the District expressly directs otherwise in writing, the Consultant, at the District's expense, shall timely apply for, obtain, and maintain all applicable permits, licenses, certifications, consents, and other approvals for operation and management of the amenities and from all governmental agencies which have jurisdiction over the operation and management of the amenities. The Consultant, by applying for such permits, licenses, certifications, consents, and other approvals, does not in any way guarantee the approval of such applications. In the event an applicable permit, license, certification, consent, or other approval is not obtained for a particular service, or a permit, license, certificate, consent, or other approval necessary for a particular service is rescinded or revoked, the Consultant shall immediately notify the District and shall not provide, and shall immediately abate the provision of, that service.
2. **Alcohol Sales/Service.** With the District's prior written approval, catered functions for patrons may be held where alcohol is provided. The Consultant shall not be responsible for the provision of alcohol in connection with such events, but instead shall assist the District in contracting with caterers who have the necessary licenses and appropriate insurance. In doing so, the Consultant shall adhere to all federal and state laws regulating the sale and service of alcoholic beverages, and shall maintain and verify the receipt of any required licenses or other approvals necessary for the sale and service of alcoholic beverages, and shall otherwise comply with all of the requirements of this Contract. Further, the Consultant shall ensure that caterers are aware of the following requirements:
 - a. At all functions where alcohol is served, there will be no less than one (1) bartender for every seventy-five (75) people for hosted bars and one (1) bartender for every

one hundred (100) people for cash bars, and there will be no bartender or server fees, except to the extent that such fees are based on an hourly rate and in no way tied to the number of drinks served;

- b. Bartenders/Servers are not to serve any individuals that are under twenty-one (21) years of age;
- c. Bartenders/Servers are not to serve any individuals that appear intoxicated;
- d. All bartenders and wait staff, and all event staff at special events, must receive alcohol-awareness training.

The Consultant, in cooperation with the District's counsel and insurance carrier, shall develop and implement an official Board-approved policy for safe alcohol consumption and guidelines for handling intoxicated guests. Before hosting any event where alcohol is served, the Consultant shall verify that either the Consultant or the District has a current liquor liability insurance policy providing at least Three Million (\$3,000,000) of coverage. Consultant shall be responsible for ensuring that any serving of alcohol at events hosted by the Consultant complies with all applicable laws, rules, regulations, ordinances, and other legal requirements.

- 3. **Children's Activities.** With the District's prior approval, the Consultant may provide children's activities such as recreational day camps, story time, and arts and crafts activities, subject to the Youth Program Safety Guidelines attached at **Attachment B**.

IV. GENERAL TERMS AND CONDITIONS

- 1. **Ownership of Books and Records.** The Parties agree and acknowledge that any and all Contracts, notes, or other documents relating to the management of the Amenities are the property of the District. Consultant shall promptly upon request furnish District with all documents and records relating to the management of the Amenities.
- 2. **Audits.** In connection with the annual audit of the District's financial affairs, the Consultant shall cooperate in good faith to provide access to all books and records of the Consultant relating to the provision of the Services and necessary to the audit for review by the District's internal or independent auditors. In addition, the Consultant shall provide access to such books and records to a District representative at any time, and such records shall be made available to the District's offices in Florida.
- 3. **Compliance with Laws and Rules.**
 - a. General. Consultant shall perform its duties and obligations in a diligent, careful and professional manner and shall take all action to comply in all material respects with applicable laws, ordinances, rules, regulations, permits, licenses, certifications, consents, approvals, and requirements of all federal, state and municipal governments, courts, departments, commissions, boards and offices, or any other body exercising functions similar to those of any of the foregoing which may be applicable to the Amenities. Without limiting the generality of the foregoing, Consultant shall not operate and manage the amenities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly instructed the Consultant to do so in writing. Unless the District has expressly instructed the Consultant otherwise, the Consultant shall promptly notify the

District in writing of any and all orders or requirements affecting the amenities placed thereon by any governmental authority having jurisdiction within twenty four (24) hours of obtaining actual notice thereof, and shall take such action as necessary to comply promptly with any and all such orders or regulations. The Consultant shall also prepare for execution and filing by the Board any forms or reports which may be required by law in connection with the ownership, maintenance and operation of the District and the amenities. Without intending to limit the generality of the foregoing, specific duties of the Consultant are set forth in the Contract.

- b. District Rules and Policies. The Consultant and its personnel shall be familiar with, and comply with, all District rules and policies, and further shall ensure that all persons using the amenities are informed with respect to the rules and policies and ensure that said persons conform therewith. The Consultant has the authority to have patrons, guests, and others who are failing to comply with District rules and policies removed from the amenities only to the extent such authorization is set forth in the District's rules and policies and only to the extent the Consultant acts in a manner consistent with the District's rules and policies. Such incidents shall be reported promptly to the District.
4. **Reporting.** Generally, the Consultant shall report directly to the District's Board of Supervisors. The District Manager shall have authority to give direction to the Consultant consistent with approvals and policies set by the Board.
5. **Independent Contractor.** In all matters relating to this Contract, the Consultant shall be acting as an independent contractor. Neither the Consultant nor any individual employed or used by the Consultant in connection with the provision of the Services are employees of the District under the meaning or application of any federal or state laws. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to its employees in the performance of this Contract. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and the Consultant shall have no authority to represent as agent, employee, or in any other capacity, the District unless otherwise set forth differently in this Contract.
6. **Employment Verification.** The Consultant shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, Florida Statutes, as to the use of subcontractors. The District may terminate the Contract immediately for cause if there is a good faith belief that the Consultant has knowingly violated Section 448.091, Florida Statutes. By entering into this Contract, the Consultant represents that no public employer has terminated a contract with the Consultant under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Contract.
7. **Community Programming and Other Services.** The Consultant shall coordinate, and the District shall enter into separate contracts for, community programming activities for the benefit of Patrons and Guests (as defined in the District's Amenity Rules & Policies). In the event that the Consultant identifies community programming activities that would

benefit the District's Patrons and Guests, the Consultant shall present to the District's Board of Supervisors a proposed contract, in the form attached hereto as **Attachment C**, and ensure that such contract is fully executed and in force between the District and the community programming contractor before such community programming services are provided. Consultant shall serve as the District's representative for scheduling and general oversight of community programming contractors but shall have no responsibility for the actions of said contractors.

V. NOTICES

1. All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the Parties, as follows:

If to Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: Bob Schleifer, COO
bschleifer@rizzetta.com

If to District: Harrison Ranch Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: Bob Schleifer, COO
bschleifer@rizzetta.com

With a copy to: Kilinski Van Wyk, PLLC
Post Office Box 6386
Tallahassee, Florida 32314
Attn: District Counsel
Lauren@cddlwyers.com


2. 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 any of the Parties may deliver Notice on behalf of the party counsel represents. Any party or other person to whom Notices are to be sent or copied may notify the other party 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 party and addressees set forth herein.

[Signatures on following page]

[Signature page for Addendum to Contract for Professional Amenity Services]

CONSULTANT
RIZZETTA & COMPANY, INC.


Signature


Print Name


Date

DISTRICT
**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

signature on next page

Signature

Print Name

Date

Attachment A: Contract Regarding Revenue Collection and Petty Cash

Attachment B: Youth Program Safety Guidelines

Attachment C: Form of Community Programming Agreement

[Signature page for Addendum to Contract for Professional Amenity Services]

CONSULTANT

RIZZETTA & COMPANY, INC.

signature on previous page


Signature

Print Name

Date

DISTRICT

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**



Julianne Giella (Jun 19, 2023 12:35 EDT)

Signature

Julianne Giella

Print Name

Jun 19, 2023

Date

Attachment A: Contract Regarding Revenue Collection and Petty Cash

Attachment B: Youth Program Safety Guidelines

Attachment C: Form of Community Programming Agreement

Attachment A

AGREEMENT REGARDING REVENUE COLLECTION & PETTY CASH

As the (check one) [] Clubhouse Manager or the [] Activity Coordinator for the Harrison Ranch Community Development District (“**District**”), and pursuant to the Contract for Professional Amenity Management Services between the District and Rizzetta & Company, Inc., (“**Consultant**”) dated _____, 2023, as amended (“**Contract**”), I understand that I am authorized to collect amenities revenue on behalf of the District, and to use the Petty Cash Account and/or Petty Cash Credit Card, as defined in the Agreement, to make purchases as set forth in the Agreement. In this respect, I will adhere to the following:

- ***Compliance with Agreement, Rules & Policies.*** I agree to abide by all of the terms of the Agreement, and the District’s rules and policies, all as may be amended from time to time. I further agree to abide by the policies of the bank where the Petty Cash Account is held and/or from which the Petty Cash Credit Card is issued. I understand all such terms, rules, and policies.
- ***Collection of Revenues.*** I understand that I may collect checks and/or cash for amenities revenues on behalf of the District and in the course of my duties. I agree to keep an accounting of all such checks and/or cash and to promptly remit such monies to the District. I shall not deposit any such monies in the Petty Cash Account. I further agree to keep all District monies separate and apart from all HOA monies.
- ***Authorized Expenditures Only.*** I agree to use the Petty Cash Credit Card and/or Petty Cash Account for approved District expenditures only, as set forth in the Contract, and not personal or HOA expenses. I further agree not to use the Petty Cash Credit Card to obtain cash advances of any kind, whether from banks, credit unions, automatic tellers, or other means. I understand that, in all cases of misuse, the District reserves the right to recover any monies and other damages from me.
- ***Security.*** I agree to maintain the security of any checks and/or cash received by me on behalf of the District. I further agree to maintain the security of the Petty Cash Account and/or Petty Cash Credit Card at all times in order to prevent the account and/or credit card from being used for fraudulent or corrupt purposes, and to account for all expenditures with appropriate receipts.
- ***Accounting.***
 - I understand that the Petty Cash Account and/or Petty Cash Credit Card will be funded only up to Two Thousand Dollars (\$2,000) at any given time, and that, for the account to be replenished, I must submit appropriate receipts to the District pursuant to the terms of the Contract.
 - I understand that no single purchase may exceed Two Hundred Dollars (\$200) from the Petty Cash Account or using the Petty Cash Credit Card without prior written approval from the District Manager.
 - I understand that the spending limit for the Petty Cash Account and Petty Cash Credit Card may not exceed One Thousand, Five Hundred Dollars (\$1,500) per month without prior written approval from the District Manager.
 - I understand that unaccounted for monies received by me, or unaccounted for or unapproved expenditures, are my responsibility, and that I may be liable for them at the discretion of the District.
 - In the event of lost monies, lost receipts, or loss of the Petty Cash Credit Card, I will notify the District immediately.
 - I agree that any cash shortage is my responsibility and I will pay back that amount immediately.

- ***Termination of Employment.*** Upon termination of my position for the District, I agree to submit all cash and receipts, and the Petty Cash Credit Card, within 24 hours of my last day of work.

Signature: _____ Date: _____

Print Name: _____

Attachment B

YOUTH PROGRAM SAFETY GUIDELINES

Introduction

To help protect minors, the Harrison Ranch Community Development District has developed the following list of guidelines. It is important that Contractor's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

Purpose

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Contractor and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for Contractors and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Contractor, its paid staff, and volunteers.

Protection and Prevention

Volunteer and Employee Screening Procedures:

Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Criminal background checks shall be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. All criminal background checks will be updated periodically and may be billed to the District at actual cost. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with minors.

Supervision Procedures

Unless an extenuating situation exists, Contractor:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk of the activity.
- Will monitor facilities during activities involving minors.

- Will endeavor to release minors (here, minors is defined as children ages 15 and younger) only to a parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian.
- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Minors under five should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off of District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.
- Will designate a "confidential counselor" to whom any minor can go at any time, without special permission, to discuss any problems he or she is having.

Behavioral Guidelines for Paid Staff and Volunteer

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.
- Avoid all inappropriate touching with minors. All touching shall be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform the minor that such touching is inappropriate.
- Never engage in physical discipline of a minor. Volunteers and paid staff shall not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse,

and sexual abuse of any kind.

- If you recognize an inappropriate relationship developing between a minor and adult, report such suspicions immediately to the confidential counselor or other with supervisory authority.
- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor to another individual with supervisory authority.
- If one-on-one coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-athlete and athlete-athlete interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

Disqualification

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.
- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drug-related offenses, or family violence.
- A prior criminal history of an offense against minors.

Attachment C

AGREEMENT FOR COMMUNITY PROGRAM SERVICES

THIS AGREEMENT is made and entered into as of this ____ day of _____, 20__, by and between:

Harrison Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida, and whose address is 9428 Camden Field Parkway, Riverview, Florida 33578 (“**District**”), and

_____, a _____,
whose address is _____ (“**Contractor**”);

and is acknowledged by

Rizzetta & Company, Inc., a Florida corporation with offices located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (“**Amenity Manager**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure improvements and recreational facilities; and

WHEREAS, the District desires to retain an independent contractor to provide amenity programming services for the benefit of the District’s Patrons and Guests, as those terms are defined in the District’s Amenity Rules & Policies; and

WHEREAS, under separate contract, the Amenity Manager provides amenity management services and is responsible for coordinating community program services; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this agreement.

WHEREAS, Contractor represents that Contractor is qualified to provide the Services and desires to enter into an agreement with the District to do so in accordance with the terms and specifications in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the District and Contractor hereby agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Duties.** The scope of Services, and schedule for the Services, are as set forth in **Exhibit A**. Contractor shall:

- a. Coordinate Services directly with District's representative, which shall be the Amenity Manager or his or her designee;
- b. Ensure that only District Patrons and Guests, within the meaning of the District rules and policies, as amended from time to time, participate in the lessons, activities or programs offered as part of the Services, except as otherwise authorized by the District;
- c. Maintain a sign-in sheet for each class or program offered, in substantially the form attached hereto as **Exhibit C**, and submit a copy to the District following each class or program;
- d. Ensure that a current Consent and Waiver Agreement, in the form specified in the District's Amenity Rules & Policies, is on file for all Patrons and Guests participating in the activities and/or programs provided hereunder;
- e. Ensure that District Patrons have priority over Guests in registering for the activities and/or programs provided hereunder;
- f. Shall abide by the District rules and policies, as amended from time to time, and shall notify the Amenity Manager in the event that any Patron, Guest or other person fails to abide by the District rules and policies;
- g. Maintain the area where the Services are provided during Contractor's use of the amenities, including, but not limited to, ensuring cleanliness and debris-free condition;
- h. Be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed; and
- i. Maintain all necessary licenses, permits and other authority to provide such Services.

The Contractor agrees that it has obtained, read and understood the District's rules and policies, as amended from time to time. Among other provisions, the Contractor recognizes that all persons participating in lessons, activities or programs offered by the Contractor must be District residents, individuals who have paid the District's annual user fees, or guests of the foregoing. If the Contractor is a District Patron (as that term is defined in the District's Amenities Rules), the Contractor's Guest privileges shall not apply to the activities and programs provided by Contractor pursuant to this Agreement.

3. **Care of Property.** Contractor agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in its lessons, activities or programs to do the same. The Contractor agrees that it shall assume responsibility for any and all damage to the District's facility or lands as a result of Contractor's use under this Agreement which may be attributable to events other than ordinary wear and tear. In the event that any damage to the District's facility or lands occurs, the Contractor shall promptly notify the Amenity Manager, who shall notify the District. The Contractor agrees that the Amenity Manager may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the Amenity Manager and/or District reflecting the cost of the repairs made under this section.

4. **Use of Amenities.** Contractor understands and agrees that, at the District's option, the Contractor may not have exclusive use of the amenity area where the lesson, activity or program is being provided by the Contractor, and instead may have access to only an area designated by the District or the Amenity Manager. Contractor shall be responsible for ensuring that its lesson, activity or program sizes do not exceed the capacity of the amenities, and shall timely provide class size information to the Amenity Manager to assist with this determination. Further, the District reserves the right to cancel any lesson, activity or program with no or limited notice to Contractor and for any or no reason.

5. **Professional Judgment.** Contractor represents that it is qualified to provide the Services and has all applicable licenses, certifications and other regulatory approvals or qualifications, consistent with industry standards. Contractor shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in providing the Services, including taking precautions for the safety of the attendees and others at the amenities. The District shall in no way be responsible for the safety of any participant or other person while using District facilities. All such participants shall execute the District's form waiver agreement, and the Contractor shall be responsible for ensuring that participants have executed the form.

- a. For those offering swim instruction, Contractor further represents that Contractor has the certification(s) as provided in s. 514.071, Florida Statutes and other applicable law. For those providing pool monitor services, Contractor agrees to ensure that the operation and maintenance of the swim amenities are in compliance with all requirements of applicable law, including but not limited to Florida's Public Pool Code, Chapter 64E of the Florida Administrative Code, as well as any County-approved safety plans. If the District so agrees in writing, the Contractor may staff the pool with pool monitors who are not certified lifeguards, provided that, to the extent required by law and as reasonably determined by the Contractor, the Contractor shall further employ additional attendants who have the current requisite certificate from the American Red Cross (or an acceptable alternative from another provider), undergo periodic in-service training and otherwise met any legal requirements. Documentation of such certification and training must be on file at the amenities facilities and available upon request.
- b. All minors participating in any lessons, activities or programs shall only participate with the consent of a parent or guardian, and Contractor shall be required to abide by the District's Youth Program Safety Guidelines, a copy of which may be obtained from the Amenity Manager, when interacting with children in any way.

6. **Compensation.**

- a. *Compensation Due to Contractor.* The compensation for the Services is as set forth in **Exhibit A**. Collection of the fees for the Services is as described in **Exhibit A**. Contractor agrees to keep accurate records of the Services it provides, including the number of attendees, as well as any fees collected (if any), and the Amenity Manager and/or District may audit such records at any time.
- b. *Guest Fee Due to District.* Any Guests participating in the activities or programs offered under this Agreement shall be charged a 15% surcharge, up to a maximum of \$20, which shall be remitted to the District.

7. **Term.** Unless terminated pursuant to the terms of this Agreement, this Agreement shall commence upon the date first written above, shall continue through September 30, 20__, and shall automatically renew for one-year periods ending September 30 of each year.

8. **Insurance.** Contractor agrees to obtain insurance acceptable to the District and in the amounts set forth in **Exhibit B**. The District, and its Supervisors, Staff (including District Manager, District Counsel, etc.), Amenity Manager, contractors, agents, and representatives shall be named as additional insureds on certain of the policies, as shown on **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance (and any endorsements) evidencing compliance with the insurance requirements set forth herein. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

9. **Indemnification.** Contractor agrees to defend, indemnify and hold harmless the District and its Supervisors, Staff (including District Manager, District Counsel, etc.), Amenity Manager, contractors, agents, and representatives from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, including, but not limited to, all employees, agents and representatives of the Contractor, attendees, and persons traveling to or from the lessons, activities or programs offered by Contractor, and for any injuries, death, theft, real or personal property damage or loss of any nature, and any other claim of any type or nature, arising out of, or in connection with, the Services or Contractor's use of the amenities in connection with this Agreement, including the costs of litigation or any appellate proceedings with respect thereto.
10. **Independent Contractor.** The Contractor shall serve as an independent contractor of the District.
11. **Taxes.** The Contractor is responsible for paying income tax and self-employment tax, and the District will not withhold taxes from any compensation paid hereunder. District shall not be obligated to pay, and shall be immediately reimbursed by Contractor if District does pay, any taxes, including penalties or interest charges, levied or assessed by reason of any failure of Contractor to comply with the Agreement, applicable laws or governmental regulations, and Contractor's defense, indemnification and hold harmless obligations set forth in paragraph 9 above extend to, among other things (and without intending to limit paragraph 9 in any way), the payment of any and all such taxes, penalties and interest.
12. **Sovereign Immunity.** Contractor further agrees that nothing in the agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.
13. **Enforcement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
14. **Third-Party Rights.** This Agreement is solely for the benefit of the parties and no right or any cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement.
15. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to this Agreement.
16. **Controlling Law.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.
17. **Assignment.** Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.
18. **Merger.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.
19. **Public Records.** The Contractor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all applicable provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, to the extent applicable, the terms of which are incorporated herein.
20. **Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Contractor:

Attn: _____

If to District:

Harrison Ranch Community Development District
9428 Camden Field Parkway
Riverview, Florida 33578
Attn: District Manager

Kilinski Van Wyk, PLLC
Post Office Box 6386
Tallahassee, Florida 32314
Attn: District Counsel

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

21. **E-Verify.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

22. **Termination.** This Agreement may be terminated immediately by the District for cause, or upon 30 days written notice by either party for any or no reason. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the district, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the day and year first written above.

[CONTRACTOR NAME]

By:

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

By:

This Agreement is hereby acknowledged by:

RIZZETTA & COMPANY, INC.

By:

Exhibit A: Scope, Schedule & Compensation
Exhibit B: Insurance Certificate (with Endorsements)

Exhibit A
Scope, Schedule & Compensation

Services & Compensation. The Contractor shall provide the following type of Services, with the compensation as follows:

	Lesson, Activity or Program	Permitted Fee to Patrons	Permitted Fee to Guests (15% Surcharge)*	Contractor Compensation
	Fitness Class (Zumba)			
	Yoga			
	Tennis Lesson			
	Swimming Lesson			
	Other: _____			

** Any Guests participating in the activities or programs offered under this Agreement shall be charged a 15% surcharge, up to a maximum of \$20, which shall be remitted to the District.*

Collection of Fees. Collection of fees shall be as follows:

☒ Contractor shall directly collect any and all fees, and remit any amounts above Contractor's compensation to the Amenity Manager; OR

☐ Participants shall make payment directly to the Amenity Manager or through a third-party service (e.g., Pay Pal).

Schedule. The Contractor shall provide the Services on ☐ an as needed basis at the request of the District and/or Amenity Manager OR ☒ on the following schedule:

Agreed to by Contractor: _____ (Initials)
Agreed to by District: _____ (Initials)
Date: _____

Exhibit B
Insurance Certificate (with Endorsements)

Amounts:

<input checked="" type="checkbox"/> General Liability	\$500,000
<input type="checkbox"/> Professional Liability	\$ _____
<input type="checkbox"/> Other	\$ _____
<input type="checkbox"/> Other	\$ _____

The Harrison Ranch Community Development District, and its Supervisors, Staff (including District Manager, District Counsel, Amenity Manager, etc.), contractors, agents, and representatives shall be named as additional insureds on all insurance policies named above, unless otherwise stated.

[NOTE: PLEASE ATTACH INSURANCE CERTIFICATE AND ENDORSEMENTS]

Exhibit C
Form of Sign-In Sheet

ASSUMPTION OF RISK AND WAIVER OF LIABILITY & CLASS SIGN IN

Date: _____ **Class:** _____

The undersigned, either being over the age of eighteen (18) years, or having the express permission of my parents and/or guardians, hereby acknowledges that I have inspected the facilities and programs being offered by the facility and am fully aware of the dangers and risks of injury inherent in my use and participation. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Harrison Ranch Homeowners’ Association, Inc., and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the Activities. I understand that physical activities can be dangerous and that I have consulted with my physician with respect to any past or present illness or injury that may affect me participation in or my ability to engage in the Activities.

I further agree to abide by all rules and instructions of the facility and its personnel. I have read the Assumption of Risk, Release and Waiver of Liability and fully understand its terms and conditions. I further agree and acknowledge that no oral representation, statements or inducement apart from the foregoing written agreement have been made.

[illegible]

Acknowledgement of Guest Policies

The undersigned Contractor acknowledges the following:

1. Contractor must ensure that District residents or paid annual users (together, “**Patrons**”) have priority over Guests in registering for the activities and/or programs provided hereunder.
2. Unless otherwise specified, each Guest must be accompanied by a Patron. Each Patron may bring a maximum of eight guests, space permitting.
 - a. Walk-in Guests who are unaccompanied by a Patron may only participate if authorized by the District via the signature of the District Manager below, which authorization may be revoked by the District at any time in its discretion:

District Manager authorization: _____

3. If the Contractor is a District Patron (as that term is defined in the District’s Amenities Rules), the Contractor’s Guest privileges shall not apply to the activities and programs provided by Contractor pursuant to the Agreement.
4. Any Guests participating in the activities or programs offered under this Agreement shall be charged a 15% surcharge, up to a maximum of \$20, which shall be remitted in full to the District.
5. All Patrons and Guests must sign in and indicate if they are Patrons or Guests to allow the District to monitor participation.

Contractor Signature

Print Name

Date

Tab 10

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:

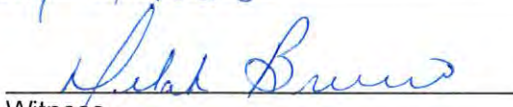



PRINTED NAME: William J. Rizzetta

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:

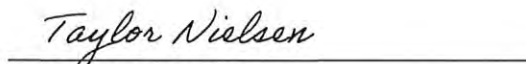

Assistant Secretary
Board of Supervisors
Taylor Nielsen
Print Name

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 <input type="checkbox"/> 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 type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <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 <input type="checkbox"/> 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)
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-  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