



Rizzetta & Company

# **Harrison Ranch Community Development District**

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

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

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

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

Board of Supervisors  
Harrison Ranch Community  
Development District

September 8, 2023

## REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Tuesday, September 12, 2023 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. Call In number is **Call In number is 929-205-6099, Meeting ID: 364 564 7023**. The following is the tentative agenda for the meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **CONSENT AGENDA**
  - A. Consideration of Minutes of Board of Supervisors' Workshop Meeting held on August 2, 2023 .....Tab 1
  - B. Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 14, 2023 .....Tab 2
  - C. Ratification of Operations & Maintenance Expenditures for July 2023.....Tab 3
4. **STAFF REPORTS**
  - A. Pond & Mitigation Maintenance Update
    - i. Presentation of Waterway Inspection Report .....Tab 4
  - B. Landscape Maintenance Updates
    - i. Presentation of MQI Report .....Tab 5
    - ii. Consideration of Landscape Proposals .....Tab 6
  - C. District Counsel
  - D. District Engineer
    - i. Consideration of Aquatic Plant Proposals .....Tab 7
  - E. District Manager/Staff Reports
    - i. Clubhouse Manager Report.....Tab 8
    - ii. Management Report.....Tab 9
    - iii. FEMA Update
5. **BUSINESS ITEMS**
  - A. Ratification of FY 2022 Audit.....Tab 10
  - B. Consideration of Lava Rock Proposal for Pool.....Tab 11
  - C. Consideration of Janitorial Services Proposal.....Tab 12
  - D. Consideration of Technology Services Addendum .....Tab 13
  - E. Discussion of Encroachments in Easements
  - F. Consideration of Stormwater Management Agreement.....Tab 14
  - G. Consideration of District Services Addendum.....Tab 15**
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,

*Matt O'Nolan*

Matt O'Nolan  
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 workshop meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Wednesday, August 2, 2023, at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present were:

Julianne Giella	<b>Board Supervisor, Chair</b>
Sue Walterick	<b>Board Supervisor, Vice Chair</b>
Geoffrey Cordes	<b>Board Supervisor, Asst. Secretary (Via Phone)</b>
Tom Benton	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Helena Texiera	<b>District Manager, Rizzetta &amp; Company</b>
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Audience	<b>Present</b>
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FIRST ORDER OF BUSINESS

Call to Order

SECOND ORDER OF BUSINESS

Audience Comments

The Board requested that audience comments be moved to the end of the workshop to allow residents to hear discussion on the issues prior to providing comments.

THIRD ORDER OF BUSINESS

Review of District's Strategic Plan

**A. Strategic Planning Workshop**

The Board identified individual top priorities to focus on in the coming year.

- Financial Management
- Event Sponsorship
- Rental Policies
- Pond Maintenance

Discussions regarding

- 3-1 Rule for rentals 3 for residents and 1 for vendors
- On-line rental reservation program
- Looking to local businesses for event sponsorship
- Preparing an annual event calendar to be included in monthly agenda package
- 5K Event (annual)
- Breakfast with Santa Event
- Horse and carriage rides in the evening
- Movie Nights
- Girl Scouts
- Track
- Sub Community Ambassador Program
- Communication strategy- Facebook, Updating Newsletter, Dashboard, & Email
- Traffic Light
- Obtain A Developer Timeline
- Potential Grants for ponds
- Maintaining a relationship with County Representatives
- Cost of Sheriff Patrols
- Pool Maintenance Issues/educational sessions
- Look into hiring a weekend pool person
- Introduction of Staff - Meet and Greet
- Staff Schedule Structure
- Annual Roof Inspection

#### **FOURTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Mr. Benton asked if the Board would like to revisit rental policy. Mr. Cordes recommended three tier pricing on rentals and that the current rules and policies be distributed to the Board. He also asked that Staff look into a community calendar platform that can be reserved on-line.

#### **FIFTH ORDER OF BUSINESS**

#### **Adjournment**

The workshop ended at 8:16 p.m.

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Asst. Secretary

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Chair / Vice Chair

Tab 2

**MINUTES OF MEETING**

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

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, August 14, 2023, at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

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

Also present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company</b>
Matthew O'Nolan	<b>District Manager, Rizzetta &amp; Company</b>
John Toborg	<b>Field Services Manager, Rizzetta &amp; Company</b>
Caitlyn Florrow	<b>Representative, Rizzetta &amp; Company</b>
Lauren Gentry	<b>District Counsel, Kilinski/Van Wyk</b>
Rick Schappacher	<b>District, Engineer, Schappacher Engineering</b>
Helena Teixeira	<b>Clubhouse Manager</b>
Chris Berry	<b>Representative, LMP</b>
Scott Carlson	<b>Representative, LMP</b>
Ryan Eberly	<b>Representative, LMP</b>
Bert Smith	<b>Representative, Sitex Aquatics</b>

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

**Call to Order**

Mr. O'Nolan called the meeting to order and confirmed there was a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Audience comments were entertained regarding satisfaction with the work Ms. Teixeira is doing at the clubhouse, and concerns with pool issues, expansion around Harrison Ranch, pigs going into conservation area near pond 17, and the lack of written pool rules. Discussion was also held regarding homeschooling and RFQ's being at the beginning of the agenda.

**THIRD ORDER OF BUSINESS****RFP Bid Opening Summary**

Mr. Toborg reviewed the bid opening summary, noting that LMP provided a revised proposal for mulch. The Board ranked the proposals received from Brightview, LMP, Russell Landscape, Sunstate, and United Land Services based on previously approved criteria as follows: Brightview 332.160 points, Landscape Maintenance Professionals (LMP) 376.672 points, Russell Landscape Florida, LLC 323.264 points, Sun State Landscape Management, INC. 365.000 points, and United Land Services Operating, LLC 352.204 points.

On a motion by Mr. Benton, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved resolution 2023-08, establishing the rankings of the bidders responding to the RFP for Landscape and Irrigation Maintenance with LMP being ranked number one, terminating the prior contract with LMP and authorizing District Counsel to draft the new agreement, for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS****Consent Agenda****A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on July 10, 2023****B. Ratification of Operations & Maintenance Expenditures for June 2023**

Mr. O'Nolan presented the minutes and Operation and Maintenance Expenditures to the Board. A request was made to verify dates and amounts for some of the invoices.

On a motion by Ms. Walterick, seconded by Ms. Giella with all in favor, the Board of Supervisors approved the minutes from the July 10, 2023, meeting and ratified the Operations & Maintenance Expenditures for June 2023 (\$201,389.08), for the Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. Pond & Mitigation Maintenance Update****i. Presentation of Waterway Inspection Report**

Mr. Smith reviewed the report for the Board. There were no questions on the report.

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

Mr. Eberly reviewed the report and Ms. Giella asked about cleaning up the trees pm the main drive.

Discussion was held regarding various proposals, with the following Board actions being taken:

On a motion by Ms. Walterick, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved LMP proposal #84702 to install mulch throughout the community in the amount of \$48,000 to be completed in November before Thanksgiving, for the Harrison Ranch Community Development District.

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved LMP proposal #85040 to fill dirt and sod behind 55th Lane East in the amount of \$3,100, for the Harrison Ranch Community Development District.

A request was made for LMP to provide a proposal to replace the mulch beside the pool with volcanic rock.

**C. District Counsel**

Ms. Gentry presented her report and discussed the certified mail sent to residents encroaching on CDD property. The Board asked that LMP repair the encroachment area.

**D. District Engineer**

Mr. Schappacher reviewed his report and presented various proposals to address the issues noted. The following Board action was taken:

On a motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the Crosscreek Environmental proposals for structural repairs totaling \$4,350, for aquatic planting totaling \$2,834.34, and vegetation removal totaling \$3,000, for the Harrison Ranch Community Development District.

The Board asked that Mr. Schappacher provide a formal proposal to level and dredge the littoral shelf in pond #3.

**E. Clubhouse Manager/ Staff**

Ms. Teixeira presented her report and led discussion regarding food trucks and a request for a homeschool group to utilize the Amenity Center. The Board asked that Ms. Teixeira work with "All About Foods" food truck service to take over all food truck scheduling.

On a motion by Ms. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved to allow the Homeschool group to utilize Amenity Center pending club agreement and availability, for the Harrison Ranch Community Development District.

**F. District Manager/ Staff**

**i. Management Report**

Mr. O'Nolan reviewed the report noting that the District was \$12,533 under budget as of the end of May 2023.

**ii. Update of FEMA Claim**

There was no update to report.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resident Suspension**

Mr. O'Nolan stated that a suspension letter was sent to Emily Torrey on July 24th relative to an incident that occurred at the Amenity Center. She has declined to attend the Board meeting to discuss the matter. A copy of the suspension notice was distributed to members of the Board for reference purposes and a brief discussion ensued.

On a motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors extended the suspension of Emily Torrey until September 21st, required her to obtain an access card, and requested her to attend the September meeting to appeal her suspension, for the Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fences in CDD Easements**

Ms. Gentry asked that this matter be moved to the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Pool Services Proposals**

The Board reviewed the proposals from Cosmic Pool n' Spa and Ultramarine. The Board asked that this item be tabled pending receipt of additional proposals and reference checks. As well as having the District Manager send a formal letter requesting the ability to withhold payment should contract not be adhered to be included in any proposals.

**NINTH ORDER OF BUSINESS**

**Consideration of Aeration Proposal**

Mr. O'Nolan reviewed the proposal from Aeration systems in the amount of \$6,907 and noted that the proposal from Sitex presented last month was for \$4,438. The Board asked Mr. Schappacher to reach out to Cross creek for a proposal.

**TENTH ORDER OF BUSINESS**

**Consideration of Aeration Electrical Proposal**

Mr. O'Nolan reviewed the proposal totaling \$2930 and a request was made to obtain a new proposal from Owens Electric tailored to the Crosscreek and Sitex aeration proposals.

A discussion was held regarding placement of the meter and the need to notify adjacent residents.

**ELEVENTH ORDER OF BUSINESS**

**Public Hearing on FY 2023/2024 Final Budget**

On a Motion by Ms. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors opened the public Hearing of fiscal year 2023/2024 final budget, for the Harrison Ranch Community Development District.



Mr. O'Nolan provided a brief recap of the budget, noting that \$43,005 was carried forward to offset the budget increase and keep assessments the same as the current year. There were no public comments put forward.

On a Motion by Mr. Benton, seconded by Mr. Ms. Walterick, with all in favor, the Board of Supervisors closed the public Hearing of fiscal year 2023/2024 final budget, for the Harrison Ranch Community Development District.

**i. Consideration of Resolution 2023-09, Adopting FY 2023/2024 Final Budget**

On a Motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved Resolution 2023-09, adopting fiscal year 2023/2024 final budget totaling \$2,057,335.33 (\$1,654,340-General Fund, \$119,823-Reserve Fund, and \$283,335.33-Debt Service, for the Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Public Hearing on FY 2023/2024  
Levying of Special Assessments**

On a Motion by Ms. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors opened the public Hearing of fiscal year 2023/2024 levying of Special Assessments, for the Harrison Ranch Community Development District.

There were no public comments put forward.

On a Motion by Ms. Colombo, seconded by Mr. Ms. Giella, with all in favor, the Board of Supervisors closed the public Hearing of fiscal year 2023/2024 levying of Special Assessments, for the Harrison Ranch Community Development District.

**i. Consideration of Resolution 2023-10, Adopting the Levying of FY 2023/2024  
Special Assessments**

On a Motion by Ms. Walterick, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved Resolution 2023-10, levying of special assessments to fund the 2023/2024 budget, and certifying the assessment roll, for the Harrison Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-11,  
Setting the FY 2023/2024 Meeting  
Schedule**

Mr. O'Nolan reviewed the meeting dates should the Board wish to continue its regular meeting schedule of the second Monday of each month at 6:30 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219, along with workshops on November 15, 2023, April 24, 2024, and August 7, 2024. A request was made to move the October meeting back a week to October 16th.

On a Motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved Resolution 2023-11, setting the fiscal year meeting schedule, as presented, except for the October meeting which was moved to the 16th, for the Harrison Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Supervisor Benton requested updates on the status of security system upgrades, Staff investigate the \$657 charge from Manatee County for a fire hydrant, and for Ms. Teixeira to send out an email regarding pool rules.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 9:32 p.m. for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 3

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$112,024.74**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Crosscreek Environmental, Inc.	100420	14309	Pond Erosion Restoration 06/23	\$ 2,940.00
David Cope	100425	063023	Wild Hog Removal 06/23	\$ 2,400.00
DEX Imaging, LLC	100448	AR9733839	Copy Supplies 07/23	\$ 22.00
Florida Department of Revenue	100431	51-8015668220-6 06/23	Sales Tax 06/23	\$ 63.46
Florida Power & Light Company	100449	Electric Summary 07/23 362	FPL Electric Summary Billing 07/23	\$ 7,486.04
Frontier Florida, LLC	100450	090719-5 07/23	941-776-3095-090719-5 07/23	\$ 531.22
Geoffery Cordes	100440	GC071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Harrison Ranch CDD	DC 070523	DC 070523	Debit Card Replenishment	\$ 1,245.85
Innersync Studio, Ltd	100426	21383	CDD Website Services 07/23	\$ 384.38
Jan-Pro of Manasota	100451	77328	Janitorial Services 07/23	\$ 850.00
Julianne Giella	100441	JG071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100452	6954	Legal Services 06/23	\$ 2,338.75
Landscape Maintenance Professionals, Inc.	100434	177088	Dead Tree Removal 06/23	\$ 2,200.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100453	176783	Monthly Maintenance 07/23	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100453	176784	Fuel Surcharge 06/23	\$ 150.62
Landscape Maintenance Professionals, Inc.	100453	177039	Pest Control 06/23	\$ 725.00
Landscape Maintenance Professionals, Inc.	100453	177170	Install Shells to Pathways 07/23	\$ 8,401.25
Landscape Maintenance Professionals, Inc.	100453	177178	Irrigation Repairs 07/23	\$ 600.00
Landscape Maintenance Professionals, Inc.	100453	177179	Irrigation Repairs 07/23	\$ 445.00
Landscape Maintenance Professionals, Inc.	100456	177350	Irrigation Repairs 07/23	\$ 40.00
Manatee County Utilities Department	20230724-01	Water Summary Bill 06/23 ACH	Water Summary Bill 06/23	\$ 3,620.96
McClatchy Company, LLC	100442	199952	Legal Advertising Account #21450 06/23	\$ 287.82
Miguel Chavez	100433	201811956	Furniture Repair 06/23	\$ 534.00
Morales Handywork & HVAC, Inc.	100421	061623	HVAC Maintenance 06/23	\$ 250.00
Morales Handywork & HVAC, Inc.	100421	062023A	HVAC Maintenance 06/23	\$ 250.00
Morales Handywork & HVAC, Inc.	100427	062023B	HVAC Maintenance 06/23	\$ 215.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Owens Electric, Inc.	100422	14582521	Electrical Project Deposit 06/23	\$ 2,842.50
Owens Electric, Inc.	100436	14582530	Electrical Project Balance 07/23	\$ 2,842.50
Owens Electric, Inc.	100443	14730487	July 2023 Inspection	\$ 390.00
Peter Gruskin	100437	071123 Gruskin	DJ for Family DJ & Karaoke Party	\$ 350.00
Pure Green Lawn and Pest Services	100428	10581	Pest Control 06/23	\$ 100.00
Rizzetta & Company, Inc.	100423	INV0000081362	District Management Fees 07/23	\$ 5,676.42
Rizzetta & Company, Inc.	100432	INV0000081479	Out of Pocket Expenses 06/23	\$ 94.54
Rizzetta & Company, Inc.	100435	INV0000081503	Personnel Reimbursement 07/07/23	\$ 6,743.06
Rizzetta & Company, Inc.	100447	INV0000082168	Personnel Reimbursement 07/21/23	\$ 7,056.12
S & G Pools, LLC	100454	0723	Monthly Pool Service - Three Times Weekly 07/23	\$ 1,633.00
Schappacher Engineering, LLC	100438	2443	Engineering Services 06/23	\$ 2,012.50
Sidewalk Science Center	100424	023202	Backyard Science Lab Event 06/23	\$ 325.00
Sitex Aquatics, LLC	100455	7540	Aquatic Planting 07/23	\$ 7,500.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100455	7561	Quarterly Aeration Maintenance 07/23	\$ 300.00
Sitex Aquatics, LLC	100455	7604B	Monthly Lake Maintenance 07/23	\$ 5,664.00
Spectrum	20230706-01	2144984061823 ACH	8337120132144984 - Gym 06/23	\$ 168.13
Susan Walterick	100444	SW071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Symbiont Service Corp.	100429	i41041	Planned Maintenance 06/23	\$ 252.62
Thomas Benton	100445	TB071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Under Pressure Washing LLC	100430	7053948	Pressure Washing 06/23	\$ 595.00
Victor G Colombo	100446	VC071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
VisCom	100439	249050	Interpreter for BOS Meeting 07/23	<u>\$ 375.00</u>
<b>Report Total</b>				<b><u>\$ 112,024.74</u></b>





Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 6/19/2023  
**Invoice #** 14309

## Bill To

Harrison Ranch CDD  
C/O Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, FL 33578

## Project Info

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

**Ship Date** 6/19/2023  
**Due Date** 6/19/2023

Description	Qty	Price	Amount
5820 106TH TERRACE EAST			
Restoration of erosion around MES		2,940.00	2,940.00
Scope includes: * Demolition of existing concrete * Excavation of washout area * Backfill and compaction of fill dirt around MES and in wash out area * Securing of entire area with TRM and Bahia Sod			

Thank you for your business

Crosscreek Environmental Inc.

<b>Subtotal</b>	\$2,940.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$2,940.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,940.00


Date: 06/30/2023  
Invoice #: 063023

David Cope  
FWC Registered  
Nuisance Wildlife  
Trapper

## Cope Wildlife Removal

(941) 744-6851  
Registration #: NWT-13784

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

Type of Animal and Job Description	Amount
HARRISON Ranch Community Development	
Trapping & Removal of wild Hogs under contract & verbal agreement	
* May	\$1200.00
* June	\$1200.00
Please make check payable to David Cope. Thanks	
	
***PLEASE MAIL CHECK TO HARRISON RANCH CLUBHOUSE***	
RECEIVED 06/30/2023	
Total	\$2400.00
Customer Signature	



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

## CONTRACT INVOICE

**Invoice Number:** AR9733839

**Invoice Date:** 7/17/2023

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
HARRISONRANCH-GBS	Due Upon Receipt	7/17/2023	\$22.00	<b>\$22.00</b>
Invoice Remarks				

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

### Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 6/21/2023 to 7/20/2023 overage period	\$0.00 **
Remote Diagnostic, Connectivity Agreement	\$22.00
**See overage details below	<u>\$22.00</u>

### Detail:

#### Equipment included under this contract

5755 Harrison Ranch Blvd

### 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

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	30,458	30,841	383	1,000	0	0.011000	\$0.00
Color	COLOR	72,826	73,285	459	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
<b>Balance Due:</b>	<b>\$22.00</b>





# Sales and Use Tax Return

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

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

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

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

## Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 51-8015668220-6

JUNE 2023

T

┌

HD/PM DATE:

07/07/23

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

63.46

Due: JULY 01 2023

Late After: JULY 20 2023

9100 0 20229999 0001003043 5 4999999999 0000 5

## Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 51-8015668220-6

JUNE 2023

T

┌

HD/PM DATE:

07/07/23

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

63.46

Due: JULY 01 2023

Late After: JULY 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](http://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)						9	0	6	5	0	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)											
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)						9	0	6	5	0	
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)						6	3		4	6	Signature of Taxpayer _____ Date _____ Telephone # _____ Signature of Preparer _____ Date _____ Telephone # _____
5. Less Lawful Deductions											
6. Less DOR Credit Memo											
7. Net Tax Due						6	3		4	6	Discretionary Sales Surtax Information A. Taxable Sales and Purchases <b>NOT</b> Subject to <b>DISCRETIONARY SALES SURTAX</b> _____ B. Total Discretionary Sales Surtax Due _____ <b>E-file / E-pay to Receive Collection Allowance</b>
8. <del>Less Collection Allowance or</del> Plus Penalty and Interest											
9. Amount Due With Return (Enter this amount on front)						6	3		4	6	

Please do not fold or staple.

	DOLLARS						CENTS				
1. Gross Sales (Do not include tax)						9	0	6	5	0	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)											
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)						9	0	6	5	0	
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)						6	3		4	6	Signature of Taxpayer _____ Date _____ Telephone # _____ Signature of Preparer <i>Hannay</i> <b>08/08/2023</b> <b>813-533-2950</b> Date _____ Telephone # _____
5. Less Lawful Deductions											
6. Less DOR Credit Memo											
7. Net Tax Due						6	3		4	6	Discretionary Sales Surtax Information A. Taxable Sales and Purchases <b>NOT</b> Subject to <b>DISCRETIONARY SALES SURTAX</b> _____ B. Total Discretionary Sales Surtax Due _____ <b>E-file / E-pay to Receive Collection Allowance</b>
8. <del>Less Collection Allowance or</del> Plus Penalty and Interest											
9. Amount Due With Return (Enter this amount on front)						6	3		4	6	

Please do not fold or staple.

**Harrison Ranch CDD FPL Electric Summary**  
**Account # 79909-28017 06/14/23 to 07/14/23**  
**Due: 08/08/23**

<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	\$ 44.26
05365-28037	STREET LIGHTS	9918 100th Dr E	001 53100 4307	\$ 86.41
05462-88259	STREET LIGHTS	9782 50th Street Cir	001 53100 4307	\$ 127.76
10034-50200	STREET LIGHTS	9881 50th Street Cir	001 53100 4307	\$ 69.68
14123-45298	STREET LIGHTS	5756 99th Avenue Cri E	001 53100 4307	\$ 128.03
21023-16292	STREET LIGHTS	9908 59th St E	001 53100 4307	\$ 90.04
		5755 Harrison Ranch Blvd		
23025-48272	RECREATIONAL FACILITIES	Perimeter	001 53100 4304	\$ 30.24
23843-37065	UTILITY SERVICES	11049 58th Street Cir E	001 53100 4301	\$ 35.86
29090-55432	UTILITY SERVICES	10402 55th Ln E #Sign	001 53100 4301	\$ 26.62
29678-78196	UTILITY SERVICES	10202 57th Ct E	001 53100 4301	\$ 29.47
29683-69252	UTILITY SERVICES	10016 58th St E	001 53100 4301	\$ 29.07
30037-27066	UTILITY SERVICES	11131 58th Street Cir E #Unit 1	001 53100 4301	\$ 51.78
30797-37064	UTILITY SERVICES	5808 110th Ave E	001 53100 4301	\$ 25.66
31255-79270	UTILITY SERVICES	10515 48TH Ct E Entrance	001 53100 4301	\$ 44.78
36260-99109	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd Irr	001 53100 4304	\$ 25.66
38549-29274	STREET LIGHTS	9935 52nd St E	001 53100 4307	\$ 95.09
46128-19252	STREET LIGHTS	5838 100th Ave E	001 53100 4307	\$ 100.28
46298-57030	STREET LIGHTS	9712 46th Ct E	001 53100 4307	\$ 117.52
56720-86294	STREET LIGHTS	9737 50th Street Cir E	001 53100 4307	\$ 113.51
59381-21463	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd-Pool	001 53100 4304	\$ 2,720.22
67960-61205	STREET LIGHTS	5323 98th Ave E	001 53100 4307	\$ 148.76
69576-29360	STREET LIGHTS	9805 47th St E	001 53100 4307	\$ 48.40
		5026 Harrison Ranch Blvd		
71480-20378	UTILITY SERVICES	Entrance	001 53100 4301	\$ 29.02
73725-36180	STREET LIGHTS	Street Lights & Harrison Rnc	001 53100 4307	\$ 1,448.13
75284-20461	STREET LIGHTS	5821 100th Ave E	001 53100 4307	\$ 90.94
76568-88273	RECREATIONAL FACILITIES	5755 Harrison Ranch Blvd	001 53100 4304	\$ 1,000.66
77678-60393	STREET LIGHTS	Street Lights & Harrison Rch	001 53100 4307	\$ 24.64
77871-91514	UTILITY SERVICES	10609 48th St E	001 53100 4301	\$ 29.07
78604-78036	STREET LIGHTS	5009 99th Ave E	001 53100 4307	\$ 112.85
		5755 Harrison Ranch Blvd		
79950-70468	RECREATIONAL FACILITIES	Landscape	001 53100 4304	\$ 126.86
80171-39109	STREET LIGHTS	5735 99th Avenue Cir E	001 53100 4307	\$ 114.16
93846-48250	STREET LIGHTS	5769 99th Avenue Cir E	001 53100 4307	\$ 94.57
95166-90204	STREET LIGHTS	5221 100th Dr E	001 53100 4307	\$ 98.86
96273-49039	STREET LIGHTS	4728 100th Dr E	001 53100 4307	\$ 45.18
97013-08257	STREET LIGHTS	5012 100th Dr E	001 53100 4307	\$ 82.00
<b>TOTAL</b>				<b>\$ 7,486.04</b>

**RECEIVED**  
07/19/2023

<b>UTILITY SERVICES</b>	<b>Summary</b>	
<b>RECREATIONAL FACILITIES</b>	001 53100 4301	\$ 345.59
<b>STREET LIGHTS</b>	001 53100 4304	\$ 3,903.64
	001 53100 4307	\$ 3,236.81
	<b>Total</b>	<b>\$ 7,486.04</b>



## Summary Bill Statement

Statement Date: Jul 18, 2023

Master Account #: 79909-28017

Total Number of Subordinates: 35

## CURRENT BILL

**\$7,486.04**

TOTAL AMOUNT YOU OWE

**AUG 8, 2023**

NEW CHARGES DUE BY

## HARRISON RANCH CDD

## SUMMARY BILL

Total kWh	64,948
Total accounts billed	35
Total accounts not billed	0

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

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

Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

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



/ 27

9012799092801774068470000

**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

\$7,486.04

TOTAL AMOUNT YOU OWE

AUG 8, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:**  
HARRISON RANCH CDD

**Account Number:**  
79909-28017

**FPL.com** Page 2

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For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more ›](#)

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





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

FPL.com Page 3

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
02865-79362	4605 HARRISON RANCH BLVD # MAIN ENTRANCE	AC13668	2023-07-14 30	241 / 0	\$44.26	
05365-28037	9918 100TH DR E # LTS	AC13452	2023-07-14 30	566 / 0	\$86.41	
05462-88259	9782 50TH STREET CIR E # LTS	AC13499	2023-07-14 30	885 / 0	\$127.76	
10034-50200	9881 50TH STREET CIR E # LTS	AC13677	2023-07-14 30	437 / 0	\$69.68	
14123-45298	5756 99TH AVENUE CIR E # LTS	AC13476	2023-07-14 30	887 / 0	\$128.03	
21023-16292	9908 59TH ST E # LTS	AC13475	2023-07-14 30	594 / 0	\$90.04	
23025-48272	5755 HARRISON RANCH BLVD # PERIMETER LIG	AE05816	2023-07-14 30	82 / 0	\$30.24	
23843-37065	11049 58TH STREET CIR E	ACD5445	2023-07-14 30	176 / 0	\$35.86	
29090-55432	10402 55TH LN E # SIGN	ACD4023	2023-07-14 30	17 / 0	\$26.62	
29678-78196	10202 57TH CT E	ACD0427	2023-07-14 30	68 / 0	\$29.47	
29683-69252	10016 58TH ST E	AC13541	2023-07-14 30	61 / 0	\$29.07	
30037-27066	11131 58TH STREET CIR E #UNIT 1	ACD5378	2023-07-14 30	299 / 0	\$51.78	
30797-37064	5808 110TH AVE E	ACD1469	2023-07-14 30	0 / 0	\$25.66	
31255-79270	10515 48TH CT E # ENTRANCE	AC73193	2023-07-14 30	245 / 0	\$44.78	
36260-99109	5755 HARRISON RANCH BLVD # IRR	KLJ3465	2023-07-14 30	0 / 0	\$25.66	
38549-29274	9935 52ND ST E # LTS	AC13500	2023-07-14 30	633 / 0	\$95.09	
46128-19252	5838 100TH AVE E # LTS	AC13544	2023-07-14 30	673 / 0	\$100.28	
46298-57030	9712 46TH CT E # LTS	AC73195	2023-07-14 30	806 / 0	\$117.52	
56720-86294	9737 50TH STREET CIR E # LTS	AC13496	2023-07-14 30	775 / 0	\$113.51	
59381-21463	5755 HARRISON RANCH BLVD # POOL	KLL6997	2023-07-14 30	26213 / 70	\$2,720.22	
67960-61205	5323 98TH AVE E # LTS	AC13472	2023-07-14 30	1047 / 0	\$148.76	
69576-29360	9805 47TH ST E # LTS	AC13607	2023-07-14 30	273 / 0	\$48.40	
71480-20378	5026 HARRISON RANCH BLVD # ENTRANCE	AC13495	2023-07-14 30	60 / 0	\$29.02	
73725-36180	STREET LIGHTS # HARRISON RNC		2023-07-14 30	16832 / 0	\$1,448.13	
75284-20461	5821 100TH AVE E # LTS	AC73148	2023-07-14 30	601 / 0	\$90.94	

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	2023-07-14 30	7617 / 0	\$1,000.66	
77678-60393	STREET LIGHTS # HARRISON RCH		2023-07-12 30	300 / 0	\$24.64	
77871-91514	10609 48TH ST E	ACD3197	2023-07-14 30	61 / 0	\$29.07	
78604-78036	5009 99TH AVE E # LTS	AC13479	2023-07-14 30	770 / 0	\$112.85	
79950-70468	5755 HARRISON RANCH BLVD # LANDSCAPE	KL83325	2023-07-14 30	878 / 0	\$126.86	
80171-39109	5735 99TH AVENUE CIR E # LTS	AC13473	2023-07-14 30	780 / 0	\$114.16	
93846-48250	5769 99TH AVENUE CIR E # LTS	AC13474	2023-07-14 30	629 / 0	\$94.57	
95166-90204	5221 100TH DR E # LTS	AC13542	2023-07-14 30	662 / 0	\$98.86	
96273-49039	4728 100TH DR E # LTS	AC13606	2023-07-14 30	248 / 0	\$45.18	
97013-08257	5012 100TH DR E # LTS	AC13469	2023-07-14 30	532 / 0	\$82.00	
TOTAL AMOUNT OF BILL					\$7,486.04	

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$44.26**

TOTAL AMOUNT YOU OWE

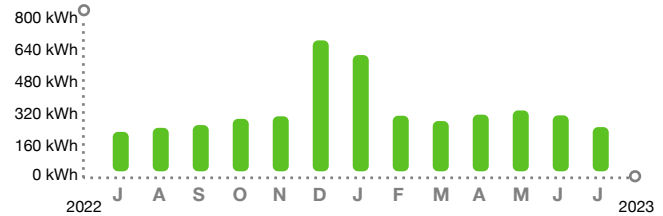
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	53.77
Payments received	-53.77
Balance before new charges	0.00
Total new charges	44.26
<b>Total amount you owe</b>	<b>\$44.26</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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)

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

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

02865-79362

ACCOUNT NUMBER

\$44.26

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	53.77
Payment received - Thank you	-53.77
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$22.85

Fuel: (\$0.031510 per kWh) \$7.59

Electric service amount 43.12

Gross receipts tax (State tax) 1.11

Taxes and charges 1.11

Regulatory fee (State fee) 0.03

Total new charges \$44.26

**Total amount you owe \$44.26**

### METER SUMMARY

Meter reading - Meter AC13668. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	76988		76747		241

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	241	305	215
Service days	30	30	30
kWh/day	8	10	7
Amount	\$44.26	\$53.77	\$37.11

### KEEP IN MIND

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

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### Outstanding reliability

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

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$86.41**

TOTAL AMOUNT YOU OWE

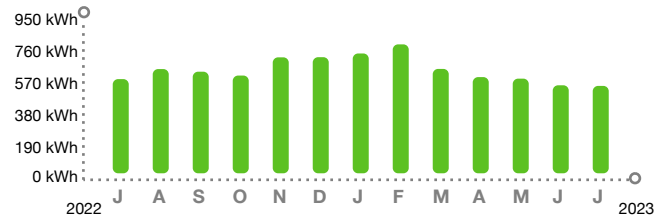
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	89.17
Payments received	-89.17
Balance before new charges	0.00
Total new charges	86.41
<b>Total amount you owe</b>	<b>\$86.41</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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

05365-28037

ACCOUNT NUMBER

\$86.41

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	89.17
Payment received - Thank you	-89.17
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$53.68

Fuel: (\$0.031510 per kWh) \$17.83

Electric service amount 84.19

Gross receipts tax (State tax) 2.16

Taxes and charges 2.16

Regulatory fee (State fee) 0.06

Total new charges \$86.41

**Total amount you owe \$86.41**

### METER SUMMARY

Meter reading - Meter AC13452. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	78120		77554		566

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	566	570	610
Service days	30	30	30
kWh/day	19	19	20
Amount	\$86.41	\$89.17	\$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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[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

### Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

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

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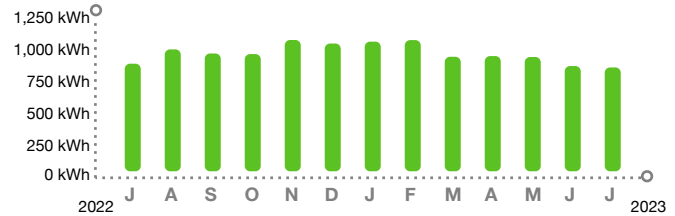
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 05462-88259**Service Address:**9782 50TH STREET CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$127.76**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	132.86
Payments received	-132.86
Balance before new charges	0.00
Total new charges	127.76
<b>Total amount you owe</b>	<b>\$127.76</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

05462-88259

ACCOUNT NUMBER

\$127.76

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	132.86
Payment received - Thank you	-132.86
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$83.91

Fuel: (\$0.031510 per kWh) \$27.89

Electric service amount 124.48

Gross receipts tax (State tax) 3.19

Taxes and charges 3.19

Regulatory fee (State fee) 0.09

Total new charges \$127.76

**Total amount you owe \$127.76**

### METER SUMMARY

Meter reading - Meter AC13499. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	29531		28646		885

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	885	897	917
Service days	30	30	30
kWh/day	30	30	31
Amount	\$127.76	\$132.86	\$118.45

### KEEP IN MIND

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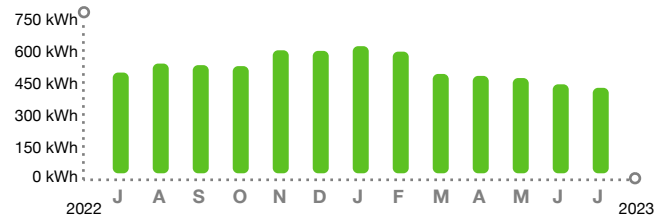


**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 10034-50200**Service Address:**9881 50TH STREET CIR E # LTS  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$69.68**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	73.81
Payments received	-73.81
Balance before new charges	0.00
Total new charges	69.68
<b>Total amount you owe</b>	<b>\$69.68</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

10034-50200

ACCOUNT NUMBER

\$69.68

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	73.81
Payment received - Thank you	-73.81
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$41.44

Fuel: (\$0.031510 per kWh) \$13.77

Electric service amount 67.89

Gross receipts tax (State tax) 1.74

Taxes and charges 1.74

Regulatory fee (State fee) 0.05

Total new charges \$69.68

**Total amount you owe \$69.68**

## METER SUMMARY

Meter reading - Meter AC13677. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	70589		70152		437

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	437	455	515
Service days	30	30	30
kWh/day	15	15	17
Amount	\$69.68	\$73.81	\$71.90

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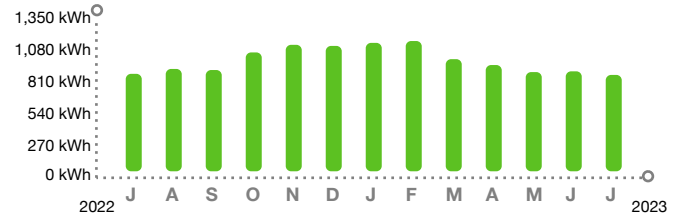
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$128.03**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	135.94
Payments received	-135.94
Balance before new charges	0.00
Total new charges	128.03
<b>Total amount you owe</b>	<b>\$128.03</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

14123-45298

ACCOUNT NUMBER

\$128.03

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	135.94
Payment received - Thank you	-135.94
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$84.11

Fuel: (\$0.031510 per kWh) \$27.95

Electric service amount 124.74

Gross receipts tax (State tax) 3.20

Taxes and charges 3.20

Regulatory fee (State fee) 0.09

Total new charges \$128.03

**Total amount you owe \$128.03**

### METER SUMMARY

Meter reading - Meter AC13476. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	12262		11375		887

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	887	920	897
Service days	30	30	30
kWh/day	30	31	30
Amount	\$128.03	\$135.94	\$116.13

### KEEP IN MIND

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 21023-16292**Service Address:**

9908 59TH ST E # LTS

PARRISH, FL 34219

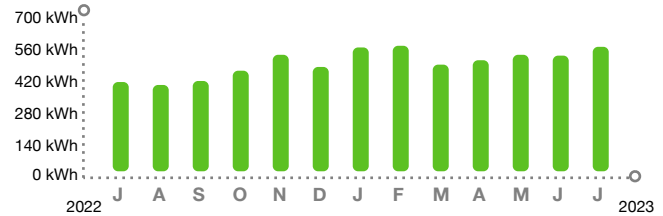
**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$90.04**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	86.76
Payments received	-86.76
Balance before new charges	0.00
Total new charges	90.04
<b>Total amount you owe</b>	<b>\$90.04</b>

*(See page 2 for bill details.)*

The Florida Public Service Commission has approved a new fuel reduction effective July 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

21023-16292

ACCOUNT NUMBER

\$90.04

TOTAL AMOUNT YOU OWE

Aug 8, 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	86.76
Payment received - Thank you	-86.76
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$56.33
Fuel: (\$0.031510 per kWh)	\$18.72
Electric service amount	87.73
Gross receipts tax (State tax)	2.25
Taxes and charges	2.25
Regulatory fee (State fee)	0.06
Total new charges	\$90.04
<b>Total amount you owe</b>	<b>\$90.04</b>

### METER SUMMARY

Meter reading - Meter AC13475. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	60796		60202		594

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	594	552	426
Service days	30	30	30
kWh/day	20	18	14
Amount	\$90.04	\$86.76	\$61.58

### KEEP IN MIND

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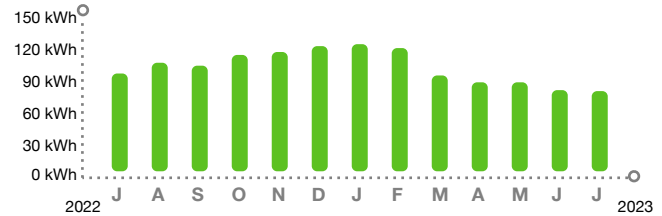
[FPL.com/Reliability](https://fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 23025-48272**Service Address:**5755 HARRISON RANCH BLVD # PERIMETER LIG  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$30.24**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	30.63
Payments received	-30.63
Balance before new charges	0.00
Total new charges	30.24
<b>Total amount you owe</b>	<b>\$30.24</b>

(See page 2 for bill details.)

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

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

23025-48272

ACCOUNT NUMBER

\$30.24

TOTAL AMOUNT YOU OWE

Aug 8, 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	30.63
Payment received - Thank you	-30.63
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$6.43

Non-fuel: (\$0.094820 per kWh) \$7.77

Fuel: (\$0.031510 per kWh) \$2.58

Electric service amount 29.46

Gross receipts tax (State tax) 0.76

Taxes and charges 0.76

Regulatory fee (State fee) 0.02

Total new charges \$30.24

Total amount you owe \$30.24

## METER SUMMARY

Meter reading - Meter AE05816. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	11840		11758		82

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	82	83	100
Service days	30	30	30
kWh/day	3	3	3
Amount	\$30.24	\$30.63	\$30.33

## KEEP IN MIND

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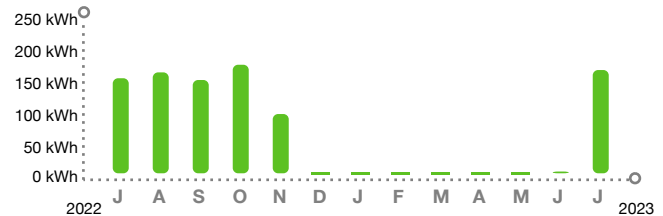


**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 23843-37065**Service Address:**11049 58TH STREET CIR E  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$35.86**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	25.85
Payments received	-25.85
Balance before new charges	0.00
Total new charges	35.86
<b>Total amount you owe</b>	<b>\$35.86</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

23843-37065

ACCOUNT NUMBER

\$35.86

TOTAL AMOUNT YOU OWE

Aug 8, 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	25.85
Payment received - Thank you	-25.85
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$16.70

Fuel: (\$0.031510 per kWh) \$5.55

Electric service amount 34.93

Gross receipts tax (State tax) 0.90

Taxes and charges 0.90

Regulatory fee (State fee) 0.03

Total new charges \$35.86

**Total amount you owe \$35.86**

### METER SUMMARY

Meter reading - Meter ACD5445. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	04029		03853		176

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	176	3	162
Service days	30	30	30
kWh/day	6	0	5
Amount	\$35.86	\$25.85	\$33.22

### KEEP IN MIND

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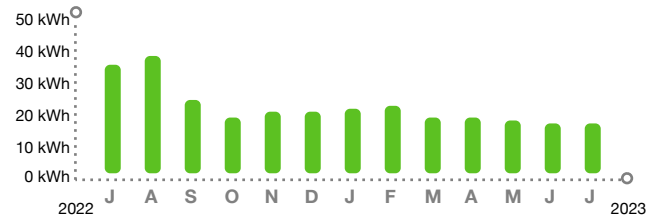
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 29090-55432**Service Address:**10402 55TH LN E # SIGN  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$26.62**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	26.68
Payments received	-26.68
Balance before new charges	0.00
Total new charges	26.62
<b>Total amount you owe</b>	<b>\$26.62</b>

(See page 2 for bill details.)

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

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

29090-55432

ACCOUNT NUMBER

\$26.62

TOTAL AMOUNT YOU OWE

Aug 8, 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	26.68
Payment received - Thank you	-26.68
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$11.10

Non-fuel: (\$0.094820 per kWh) \$1.61

Fuel: (\$0.031510 per kWh) \$0.54

Electric service amount 25.93

Gross receipts tax (State tax) 0.67

Taxes and charges 0.67

Regulatory fee (State fee) 0.02

Total new charges \$26.62

**Total amount you owe \$26.62**

## METER SUMMARY

Meter reading - Meter ACD4023. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	08463		08446		17

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	17	17	37
Service days	30	30	30
kWh/day	1	1	1
Amount	\$26.62	\$26.68	\$27.37

## KEEP IN MIND

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

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 29678-78196**Service Address:**

10202 57TH CT E

PARRISH, FL 34219

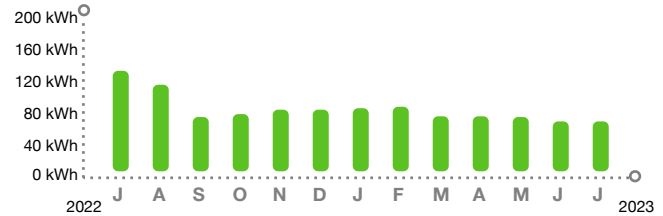
**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$29.47**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	29.73
Payments received	-29.73
Balance before new charges	0.00
Total new charges	29.47
<b>Total amount you owe</b>	<b>\$29.47</b>

*(See page 2 for bill details.)*

The Florida Public Service Commission has approved a new fuel reduction effective July 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  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

29678-78196

ACCOUNT NUMBER

\$29.47

TOTAL AMOUNT YOU OWE

Aug 8, 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	29.73
Payment received - Thank you	-29.73
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.44

Non-fuel: (\$0.094820 per kWh) \$6.45

Fuel: (\$0.031510 per kWh) \$2.14

Electric service amount 28.71

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.02

Total new charges \$29.47

**Total amount you owe \$29.47**

### METER SUMMARY

Meter reading - Meter ACD0427. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	16604		16536		68

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	68	68	137
Service days	30	30	30
kWh/day	2	2	5
Amount	\$29.47	\$29.73	\$32.04

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 29683-69252**Service Address:**

10016 58TH ST E

PARRISH, FL 34219

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

**CURRENT BILL****\$29.07**

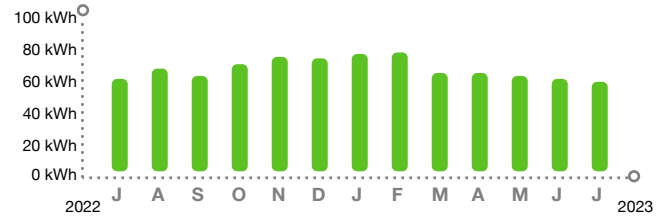
TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	29.44
Payments received	-29.44
Balance before new charges	0.00
Total new charges	29.07
<b>Total amount you owe</b>	<b>\$29.07</b>

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

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Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

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

29683-69252

ACCOUNT NUMBER

\$29.07

TOTAL AMOUNT YOU OWE

Aug 8, 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	29.44
Payment received - Thank you	-29.44
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.94

Non-fuel: (\$0.094820 per kWh) \$5.78

Fuel: (\$0.031510 per kWh) \$1.92

Electric service amount 28.32

Gross receipts tax (State tax) 0.73

Taxes and charges 0.73

Regulatory fee (State fee) 0.02

Total new charges \$29.07

**Total amount you owe \$29.07**

### METER SUMMARY

Meter reading - Meter AC13541. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	25199		25138		61

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	61	63	63
Service days	30	30	30
kWh/day	2	2	2
Amount	\$29.07	\$29.44	\$28.61

### KEEP IN MIND

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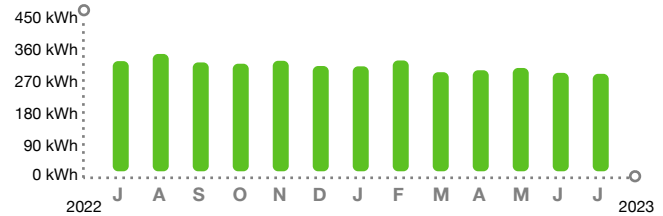


**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 30037-27066**Service Address:**11131 58TH STREET CIR E #UNIT 1  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$51.78**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	53.36
Payments received	-53.36
Balance before new charges	0.00
Total new charges	51.78
<b>Total amount you owe</b>	<b>\$51.78</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

30037-27066

ACCOUNT NUMBER

\$51.78

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	53.36
Payment received - Thank you	-53.36
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$28.35

Fuel: (\$0.031510 per kWh) \$9.42

Electric service amount 50.45

Gross receipts tax (State tax) 1.29

Taxes and charges 1.29

Regulatory fee (State fee) 0.04

Total new charges \$51.78

**Total amount you owe \$51.78**

### METER SUMMARY

Meter reading - Meter ACD5378. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	13442		13143		299

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	299	302	338
Service days	30	30	30
kWh/day	10	10	11
Amount	\$51.78	\$53.36	\$51.37

### KEEP IN MIND

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 30797-37064**Service Address:**

5808 110TH AVE E

PARRISH, FL 34219

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

**CURRENT BILL****\$25.66**

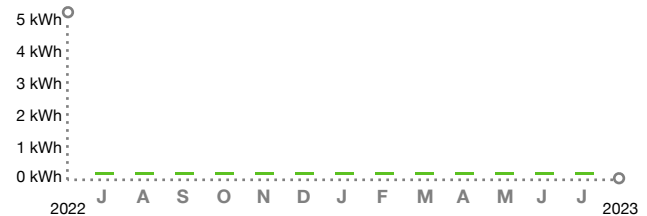
TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

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

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

30797-37064

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

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

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.094820 per kWh

Fuel charge: \$0.031510 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

**Total amount you owe \$25.66**

### METER SUMMARY

Meter reading - Meter ACD1469. Next meter reading Aug 15, 2023.

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

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	0	0	0
Service days	30	30	30
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

### KEEP IN MIND

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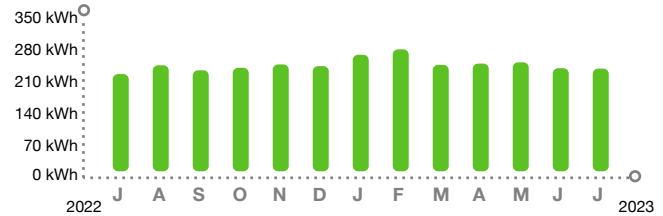
[FPL.com/Reliability](https://fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 31255-79270**Service Address:**10515 48TH CT E # ENTRANCE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$44.78**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	45.88
Payments received	-45.88
Balance before new charges	0.00
Total new charges	44.78
<b>Total amount you owe</b>	<b>\$44.78</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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)  
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**SUMMARY BILL MASTER**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

31255-79270

ACCOUNT NUMBER

\$44.78

TOTAL AMOUNT YOU OWE

Aug 8, 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	45.88
Payment received - Thank you	-45.88
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$23.23

Fuel: (\$0.031510 per kWh) \$7.72

Electric service amount 43.63

Gross receipts tax (State tax) 1.12

Taxes and charges 1.12

Regulatory fee (State fee) 0.03

Total new charges \$44.78

**Total amount you owe \$44.78**

### METER SUMMARY

Meter reading - Meter AC73193. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	51427		51182		245

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	245	246	232
Service days	30	30	30
kWh/day	8	8	8
Amount	\$44.78	\$45.88	\$39.12

### 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:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 36260-99109**Service Address:**5755 HARRISON RANCH BLVD # IRR  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

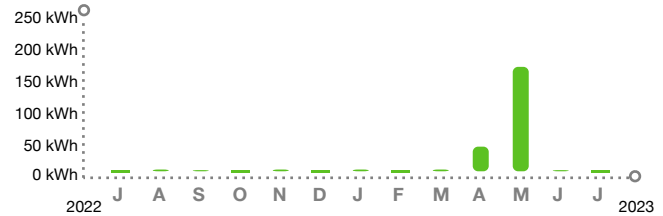
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	25.78
Payments received	-25.78
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

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

36260-99109

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Aug 8, 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	25.78
Payment received - Thank you	-25.78
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.094820 per kWh

Fuel charge: \$0.031510 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

**Total amount you owe \$25.66**

### METER SUMMARY

Meter reading - Meter KLJ3465. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	21463		21463		0

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	0	2	0
Service days	30	30	30
kWh/day	0	0	0
Amount	\$25.66	\$25.78	\$25.66

### KEEP IN MIND

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$95.09**

TOTAL AMOUNT YOU OWE

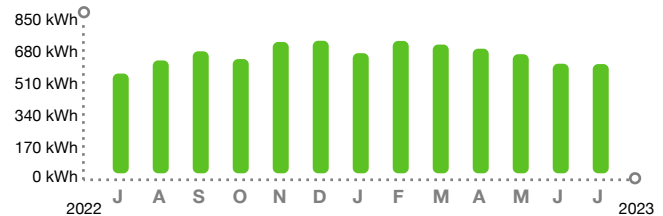
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	97.86
Payments received	-97.86
Balance before new charges	0.00
Total new charges	95.09
<b>Total amount you owe</b>	<b>\$95.09</b>

(See page 2 for bill details.)

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

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

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

38549-29274

ACCOUNT NUMBER

\$95.09

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	97.86
Payment received - Thank you	-97.86
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$60.01

Fuel: (\$0.031510 per kWh) \$19.95

Electric service amount 92.64

Gross receipts tax (State tax) 2.38

Taxes and charges 2.38

Regulatory fee (State fee) 0.07

Total new charges \$95.09

**Total amount you owe \$95.09**

## METER SUMMARY

Meter reading - Meter AC13500. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	95377		94744		633

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	633	635	578
Service days	30	30	30
kWh/day	21	21	19
Amount	\$95.09	\$97.86	\$79.19

## KEEP IN MIND

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$100.28**

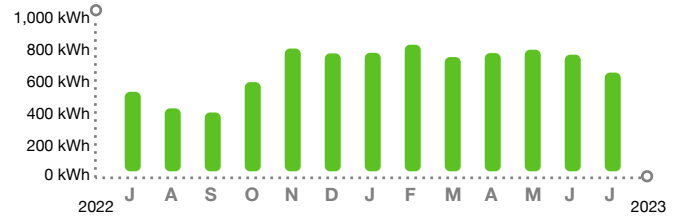
TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	119.24
Payments received	-119.24
Balance before new charges	0.00
Total new charges	100.28
<b>Total amount you owe</b>	<b>\$100.28</b>

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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

46128-19252

ACCOUNT NUMBER

**\$100.28**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**\$** SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	119.24
Payment received - Thank you	-119.24
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$63.81

Fuel: (\$0.031510 per kWh) \$21.21

Electric service amount 97.70

Gross receipts tax (State tax) 2.51

Taxes and charges 2.51

Regulatory fee (State fee) 0.07

Total new charges \$100.28

**Total amount you owe \$100.28**

### METER SUMMARY

Meter reading - Meter AC13544. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	80547		79874		673

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	673	795	542
Service days	30	30	30
kWh/day	22	27	18
Amount	\$100.28	\$119.24	\$75.01

### KEEP IN MIND

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

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$117.52**

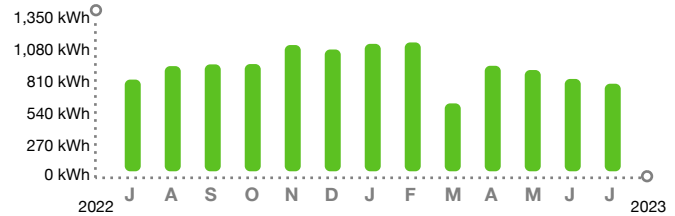
TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	126.59
Payments received	-126.59
Balance before new charges	0.00
Total new charges	117.52
<b>Total amount you owe</b>	<b>\$117.52</b>

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

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Customer Service:  
Outside Florida:

Summary Bill Coordinator  
1-800-226-3545

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

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

46298-57030

ACCOUNT NUMBER

\$117.52

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	126.59
Payment received - Thank you	-126.59
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$76.42

Fuel: (\$0.031510 per kWh) \$25.40

Electric service amount 114.50

Gross receipts tax (State tax) 2.94

Taxes and charges 2.94

Regulatory fee (State fee) 0.08

Total new charges \$117.52

**Total amount you owe \$117.52**

### METER SUMMARY

Meter reading - Meter AC73195. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	40708		39902		806

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	806	850	844
Service days	30	30	30
kWh/day	27	28	28
Amount	\$117.52	\$126.59	\$110.00

### KEEP IN MIND

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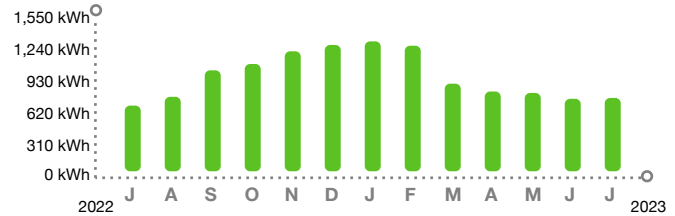
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$113.51**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	115.36
Payments received	-115.36
Balance before new charges	0.00
Total new charges	113.51
<b>Total amount you owe</b>	<b>\$113.51</b>

(See page 2 for bill details.)

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

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

56720-86294

ACCOUNT NUMBER

\$113.51

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	115.36
Payment received - Thank you	-115.36
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$73.49

Fuel: (\$0.031510 per kWh) \$24.42

Electric service amount 110.59

Gross receipts tax (State tax) 2.84

Taxes and charges 2.84

Regulatory fee (State fee) 0.08

Total new charges \$113.51

**Total amount you owe \$113.51**

### METER SUMMARY

Meter reading - Meter AC13496. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	09695		08920		775

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	775	766	694
Service days	30	30	30
kWh/day	26	26	23
Amount	\$113.51	\$115.36	\$92.62

### KEEP IN MIND

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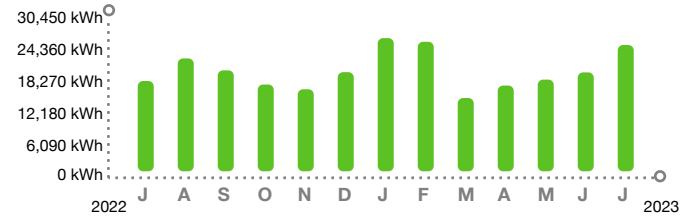


**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 59381-21463**Service Address:**5755 HARRISON RANCH BLVD # POOL  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$2,720.22**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	1,948.11
Payments received	-1,948.11
Balance before new charges	0.00
Total new charges	2,720.22
<b>Total amount you owe</b>	<b>\$2,720.22</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

59381-21463

ACCOUNT NUMBER

\$2,720.22

TOTAL AMOUNT YOU OWE

Aug 8, 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	1,948.11
Payment received - Thank you	-1,948.11
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$908.80

Fuel: (\$0.031510 per kWh) \$825.97

Demand: (\$12.65 per KW) \$885.50

Electric service amount 2,650.25

Gross receipts tax (State tax) 68.01

Taxes and charges 68.01

Regulatory fee (State fee) 1.96

Total new charges \$2,720.22

**Total amount you owe \$2,720.22**

## METER SUMMARY

Meter reading - Meter KLL6997. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	23949		97736		26213
Demand KW	70.20				70

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	26213	20533	18742
Service days	30	30	30
kWh/day	873	684	624
Amount	\$2,720.22	\$1,948.11	\$2,197.38

## KEEP IN MIND

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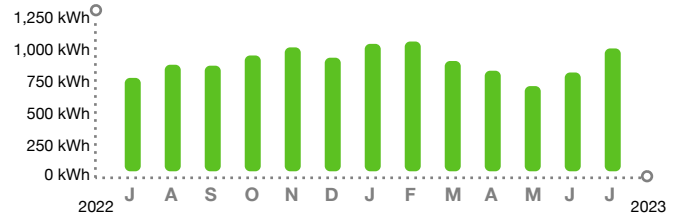
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$148.76**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	125.52
Payments received	-125.52
Balance before new charges	0.00
Total new charges	148.76
<b>Total amount you owe</b>	<b>\$148.76</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

67960-61205

ACCOUNT NUMBER

\$148.76

TOTAL AMOUNT YOU OWE

Aug 8, 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	125.52
Payment received - Thank you	-125.52
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$99.26

Fuel: (\$0.031510 per kWh) \$32.99

Electric service amount 144.93

Gross receipts tax (State tax) 3.72

Taxes and charges 3.72

Regulatory fee (State fee) 0.11

Total new charges \$148.76

**Total amount you owe \$148.76**

### METER SUMMARY

Meter reading - Meter AC13472. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	22716		21669		1047

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	1047	842	796
Service days	30	30	30
kWh/day	35	28	27
Amount	\$148.76	\$125.52	\$104.44

### KEEP IN MIND

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$48.40**

TOTAL AMOUNT YOU OWE

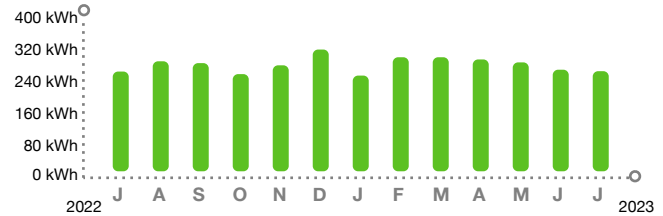
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	50.03
Payments received	-50.03
Balance before new charges	0.00
Total new charges	48.40
<b>Total amount you owe</b>	<b>\$48.40</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

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Customer Service:  
Outside Florida:

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Hearing/Speech Impaired:

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

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

69576-29360

ACCOUNT NUMBER

\$48.40

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	50.03
Payment received - Thank you	-50.03
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$25.88

Fuel: (\$0.031510 per kWh) \$8.60

Electric service amount 47.16

Gross receipts tax (State tax) 1.21

Taxes and charges 1.21

Regulatory fee (State fee) 0.03

Total new charges \$48.40

**Total amount you owe \$48.40**

### METER SUMMARY

Meter reading - Meter AC13607. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	44121		43848		273

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	273	277	272
Service days	30	30	30
kWh/day	9	9	9
Amount	\$48.40	\$50.03	\$43.72

### KEEP IN MIND

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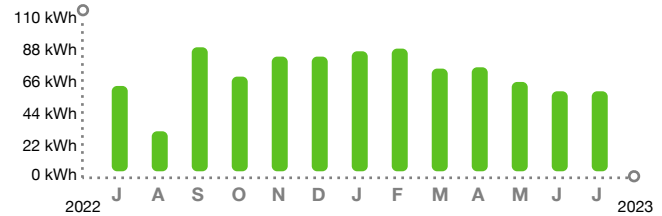
[FPL.com/Reliability](https://www.fpl.com/Reliability)

**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 71480-20378**Service Address:**5026 HARRISON RANCH BLVD # ENTRANCE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$29.02**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	29.25
Payments received	-29.25
Balance before new charges	0.00
Total new charges	29.02
<b>Total amount you owe</b>	<b>\$29.02</b>

(See page 2 for bill details.)

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

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

71480-20378

ACCOUNT NUMBER

\$29.02

TOTAL AMOUNT YOU OWE

Aug 8, 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	29.25
Payment received - Thank you	-29.25
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$8.01

Non-fuel: (\$0.094820 per kWh) \$5.69

Fuel: (\$0.031510 per kWh) \$1.89

Electric service amount 28.27

Gross receipts tax (State tax) 0.73

Taxes and charges 0.73

Regulatory fee (State fee) 0.02

Total new charges \$29.02

**Total amount you owe \$29.02**

## METER SUMMARY

Meter reading - Meter AC13495. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	17255		17195		60

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	60	60	64
Service days	30	30	30
kWh/day	2	2	2
Amount	\$29.02	\$29.25	\$28.66

## KEEP IN MIND

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

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 73725-36180**Service Address:**STREET LIGHTS # HARRISON RNC  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,448.13**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	1,513.26
Payments received	-1,513.26
Balance before new charges	0.00
Total new charges	1,448.13
<b>Total amount you owe</b>	<b>\$1,448.13</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 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 July 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**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

73725-36180

ACCOUNT NUMBER

\$1,448.13

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	1,513.26
Payment received - Thank you	-1,513.26
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,412.55
Gross receipts tax (State tax)	34.54
Taxes and charges	34.54
Regulatory fee (State fee)	1.04
Total new charges	\$1,448.13
<b>Total amount you owe</b>	<b>\$1,448.13</b>

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

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

### METER SUMMARY

Next bill date Aug 15, 2023.

Usage Type	Usage
Total kWh used	16832

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	16832	16832	16832
Service days	30	30	30
kWh/day	561	561	561
Amount	\$1,448.13	\$1,513.26	\$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: 06-14-2023 to 07-14-2023 (30 days)  
kWh/Day: 561  
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: 06-14-2023 to 07-14-2023 (30 days)  
kWh/Day: 561  
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							519.27
<b>Electric service amount</b>							<b>1,412.55</b>
Gross receipts tax (State tax)							34.54
Regulatory fee (State fee)							1.04
Total						16,832	1,448.13

\* 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:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$90.94**

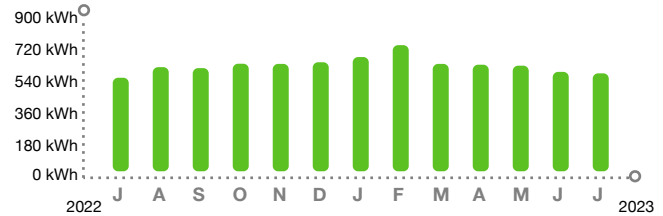
TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	94.52
Payments received	-94.52
Balance before new charges	0.00
Total new charges	90.94
<b>Total amount you owe</b>	<b>\$90.94</b>

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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

75284-20461

ACCOUNT NUMBER

**\$90.94**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**\$** SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	94.52
Payment received - Thank you	-94.52
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$56.98

Fuel: (\$0.031510 per kWh) \$18.94

Electric service amount 88.60

Gross receipts tax (State tax) 2.27

Taxes and charges 2.27

Regulatory fee (State fee) 0.07

Total new charges \$90.94

**Total amount you owe \$90.94**

## METER SUMMARY

Meter reading - Meter AC73148. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	90066		89465		601

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	601	610	574
Service days	30	30	30
kWh/day	20	20	19
Amount	\$90.94	\$94.52	\$78.72

## 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:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$1,000.66**

TOTAL AMOUNT YOU OWE

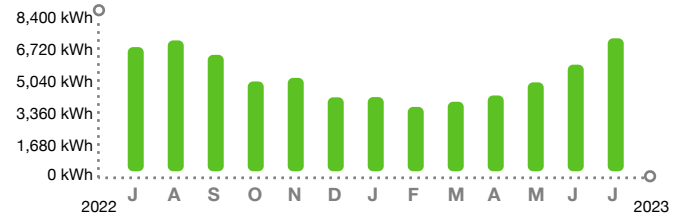
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	829.02
Payments received	-829.02
Balance before new charges	0.00
Total new charges	1,000.66
<b>Total amount you owe</b>	<b>\$1,000.66</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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

76568-88273

ACCOUNT NUMBER

\$1,000.66

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	829.02
Payment received - Thank you	-829.02
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$722.23

Fuel: (\$0.031510 per kWh) \$240.01

Electric service amount 974.92

Gross receipts tax (State tax) 25.02

Taxes and charges 25.02

Regulatory fee (State fee) 0.72

Total new charges \$1,000.66

**Total amount you owe \$1,000.66**

### METER SUMMARY

Meter reading - Meter KLL6998. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	73938		66321		7617

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	7617	6107	7113
Service days	30	30	30
kWh/day	253	203	237
Amount	\$1,000.66	\$829.02	\$768.09

### KEEP IN MIND

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

**CURRENT BILL****\$24.64**

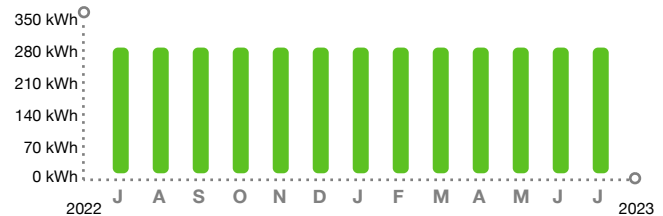
TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	25.79
Payments received	-25.79
Balance before new charges	0.00
Total new charges	24.64
<b>Total amount you owe</b>	<b>\$24.64</b>

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.
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Report Power Outages:  
Hearing/Speech Impaired:

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

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

77678-60393

ACCOUNT NUMBER

\$24.64

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	25.79
Payment received - Thank you	-25.79
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	24.00
Gross receipts tax (State tax)	0.62
Taxes and charges	0.62
Regulatory fee (State fee)	0.02
Total new charges	\$24.64
<b>Total amount you owe</b>	<b>\$24.64</b>

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

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

### METER SUMMARY

Next bill date Aug 11, 2023.

Usage Type	Usage
Total kWh used	300

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 12, 2023	Jun 12, 2023	Jul 12, 2022
kWh Used	300	300	300
Service days	30	32	32
kWh/day	10	9	9
Amount	\$24.64	\$25.79	\$21.02

### KEEP IN MIND

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

For: 06-12-2023 to 07-12-2023 (30 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: 06-12-2023 to 07-12-2023 (30 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							9.26
<b>Electric service amount</b>							<b>24.00</b>
Gross receipts tax (State tax)							0.62
Regulatory fee (State fee)							0.02
<b>Total</b>						<b>300</b>	<b>24.64</b>

\* 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:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 77871-91514**Service Address:**

10609 48TH ST E

PARRISH, FL 34219

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

**CURRENT BILL****\$29.07**

TOTAL AMOUNT YOU OWE

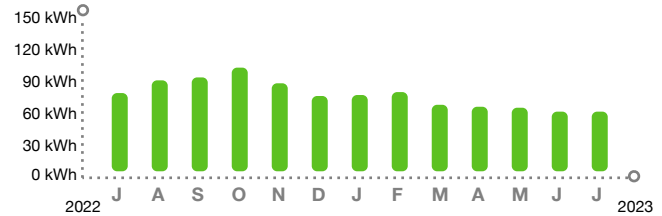
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	29.31
Payments received	-29.31
Balance before new charges	0.00
Total new charges	29.07
<b>Total amount you owe</b>	<b>\$29.07</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

77871-91514

ACCOUNT NUMBER

\$29.07

TOTAL AMOUNT YOU OWE

Aug 8, 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	29.31
Payment received - Thank you	-29.31
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$7.94

Non-fuel: (\$0.094820 per kWh) \$5.78

Fuel: (\$0.031510 per kWh) \$1.92

Electric service amount 28.32

Gross receipts tax (State tax) 0.73

Taxes and charges 0.73

Regulatory fee (State fee) 0.02

Total new charges \$29.07

**Total amount you owe \$29.07**

## METER SUMMARY

Meter reading - Meter ACD3197. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	04219		04158		61

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	61	61	80
Service days	30	30	30
kWh/day	2	2	3
Amount	\$29.07	\$29.31	\$29.39

## KEEP IN MIND

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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$112.85**

TOTAL AMOUNT YOU OWE

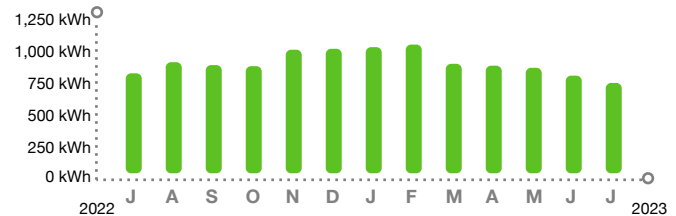
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	124.18
Payments received	-124.18
Balance before new charges	0.00
Total new charges	112.85
<b>Total amount you owe</b>	<b>\$112.85</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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

78604-78036

ACCOUNT NUMBER

\$112.85

TOTAL AMOUNT YOU OWE

Aug 8, 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	124.18
Payment received - Thank you	-124.18
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$73.01

Fuel: (\$0.031510 per kWh) \$24.26

Electric service amount 109.95

Gross receipts tax (State tax) 2.82

Taxes and charges 2.82

Regulatory fee (State fee) 0.08

Total new charges \$112.85

**Total amount you owe \$112.85**

### METER SUMMARY

Meter reading - Meter AC13479. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	19110		18340		770

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	770	832	852
Service days	30	30	30
kWh/day	26	28	28
Amount	\$112.85	\$124.18	\$110.93

### 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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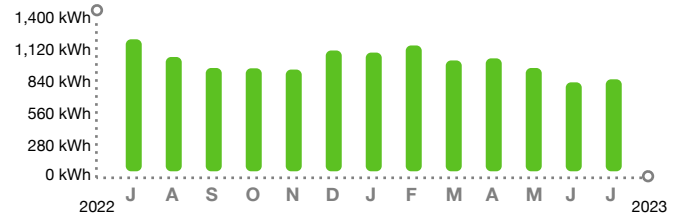


**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 79950-70468**Service Address:**5755 HARRISON RANCH BLVD # LANDSCAPE  
PARRISH, FL 34219**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$126.86**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	126.45
Payments received	-126.45
Balance before new charges	0.00
Total new charges	126.86
<b>Total amount you owe</b>	<b>\$126.86</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 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**  
**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

79950-70468

ACCOUNT NUMBER

\$126.86

TOTAL AMOUNT YOU OWE

Aug 8, 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	126.45
Payment received - Thank you	-126.45
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$83.25

Fuel: (\$0.031510 per kWh) \$27.67

Electric service amount 123.60

Gross receipts tax (State tax) 3.17

Taxes and charges 3.17

Regulatory fee (State fee) 0.09

Total new charges \$126.86

**Total amount you owe \$126.86**

### METER SUMMARY

Meter reading - Meter KL83325. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	55994		55116		878

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	878	849	1260
Service days	30	30	30
kWh/day	29	28	42
Amount	\$126.86	\$126.45	\$158.21

### 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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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$114.16**

TOTAL AMOUNT YOU OWE

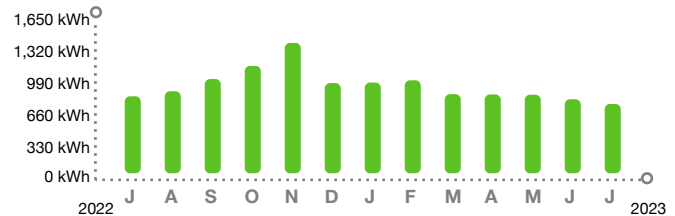
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	124.31
Payments received	-124.31
Balance before new charges	0.00
Total new charges	114.16
<b>Total amount you owe</b>	<b>\$114.16</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

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

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

80171-39109

ACCOUNT NUMBER

\$114.16

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	124.31
Payment received - Thank you	-124.31
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$73.97

Fuel: (\$0.031510 per kWh) \$24.58

Electric service amount 111.23

Gross receipts tax (State tax) 2.85

Taxes and charges 2.85

Regulatory fee (State fee) 0.08

Total new charges \$114.16

**Total amount you owe \$114.16**

## METER SUMMARY

Meter reading - Meter AC13473. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	19208		18428		780

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	780	833	866
Service days	30	30	30
kWh/day	26	28	29
Amount	\$114.16	\$124.31	\$112.56

## 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:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$94.57**

TOTAL AMOUNT YOU OWE

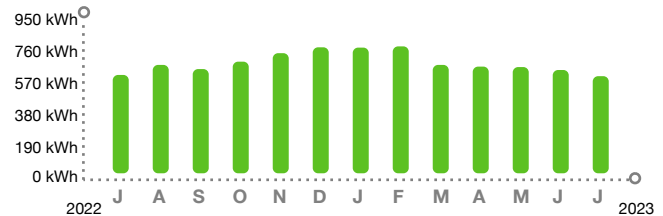
**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	102.40
Payments received	-102.40
Balance before new charges	0.00
Total new charges	94.57
<b>Total amount you owe</b>	<b>\$94.57</b>

(See page 2 for bill details.)

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

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

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Outside Florida:Summary Bill Coordinator  
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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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**79909-28017**HARRISON RANCH CDD  
9530 MARKETPLACE RD STE 206  
FORT MYERS FL 33912-0393

93846-48250

ACCOUNT NUMBER

\$94.57

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	102.40
Payment received - Thank you	-102.40
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$59.64

Fuel: (\$0.031510 per kWh) \$19.82

Electric service amount 92.14

Gross receipts tax (State tax) 2.36

Taxes and charges 2.36

Regulatory fee (State fee) 0.07

Total new charges \$94.57

**Total amount you owe \$94.57**

### METER SUMMARY

Meter reading - Meter AC13474. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	85009		84380		629

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	629	669	637
Service days	30	30	30
kWh/day	21	22	21
Amount	\$94.57	\$102.40	\$86.02

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 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****\$98.86**

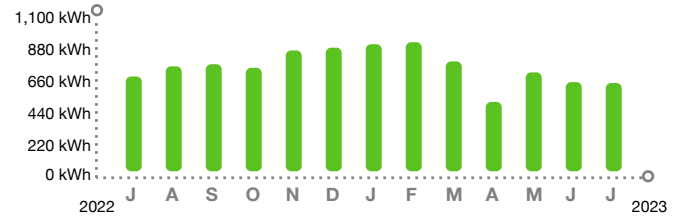
TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	102.40
Payments received	-102.40
Balance before new charges	0.00
Total new charges	98.86
<b>Total amount you owe</b>	<b>\$98.86</b>

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 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

95166-90204

ACCOUNT NUMBER

**\$98.86**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**\$** SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	102.40
Payment received - Thank you	-102.40
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$62.78
Fuel: (\$0.031510 per kWh)	\$20.86
Electric service amount	96.32
Gross receipts tax (State tax)	2.47
Taxes and charges	2.47
Regulatory fee (State fee)	0.07
Total new charges	\$98.86
<b>Total amount you owe</b>	<b>\$98.86</b>

### METER SUMMARY

Meter reading - Meter AC13542. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	17697		17035		662

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	662	669	711
Service days	30	30	30
kWh/day	22	22	24
Amount	\$98.86	\$102.40	\$94.59

### 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.
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**Electric Bill Statement****For:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 96273-49039**Service Address:**

4728 100TH DR E # LTS

PARRISH, FL 34219

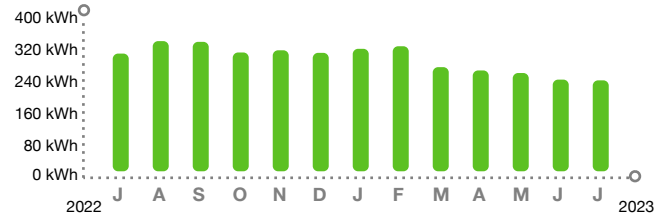
**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$45.18**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	46.42
Payments received	-46.42
Balance before new charges	0.00
Total new charges	45.18
<b>Total amount you owe</b>	<b>\$45.18</b>

(See page 2 for bill details.)

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

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

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

96273-49039

ACCOUNT NUMBER

\$45.18

TOTAL AMOUNT YOU OWE

Aug 8, 2023

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	46.42
Payment received - Thank you	-46.42
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$23.53

Fuel: (\$0.031510 per kWh) \$7.81

Electric service amount 44.02

Gross receipts tax (State tax) 1.13

Taxes and charges 1.13

Regulatory fee (State fee) 0.03

Total new charges \$45.18

**Total amount you owe \$45.18**

### METER SUMMARY

Meter reading - Meter AC13606. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	45552		45304		248

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	248	250	321
Service days	30	30	30
kWh/day	8	8	11
Amount	\$45.18	\$46.42	\$49.43

### 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:** Jun 14, 2023 to Jul 14, 2023 (30 days)**Statement Date:** Jul 14, 2023**Account Number:** 97013-08257**Service Address:**

5012 100TH DR E # LTS

PARRISH, FL 34219

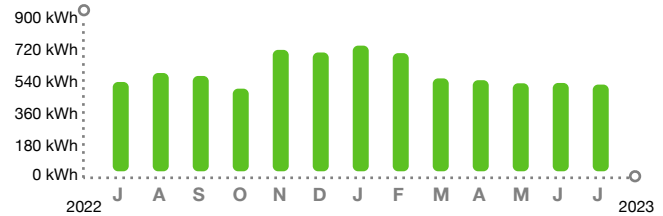
**HARRISON RANCH CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$82.00**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

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

- Payment received after October 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	85.45
Payments received	-85.45
Balance before new charges	0.00
Total new charges	82.00
<b>Total amount you owe</b>	<b>\$82.00</b>

(See page 2 for bill details.)

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

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

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

97013-08257

ACCOUNT NUMBER

**\$82.00**

TOTAL AMOUNT YOU OWE

**Aug 8, 2023**

NEW CHARGES DUE BY

**\$** SEND MASTER  
COUPON

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	85.45
Payment received - Thank you	-85.45
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$50.45

Fuel: (\$0.031510 per kWh) \$16.76

Electric service amount 79.89

Gross receipts tax (State tax) 2.05

Taxes and charges 2.05

Regulatory fee (State fee) 0.06

Total new charges \$82.00

**Total amount you owe \$82.00**

### METER SUMMARY

Meter reading - Meter AC13469. Next meter reading Aug 15, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	69110		68578		532

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 14, 2023	Jun 14, 2023	Jul 14, 2022
kWh Used	532	542	548
Service days	30	30	30
kWh/day	18	18	18
Amount	\$82.00	\$85.45	\$75.72

### KEEP IN MIND

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RECEIVED

JUL 14 2023

## Your Monthly Invoice

## Account Summary

New Charges Due Date

7/31/23

Billing Date

7/07/23

Account Number

941-776-3095-090719-5

PIN

Previous Balance

532.48

Payments Received Thru 6/23/23

-532.48

Thank you for your payment!

Balance Forward

.00

New Charges

531.22

Total Amount Due

\$531.22

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## PAYMENT STUB

Total Amount Due

\$531.22

New Charges Due Date

7/31/23

Account Number

941-776-3095-090719-5

Amount Enclosed

\$

## Mail Payment To:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



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

6790 0007 NO RP 07 07102023 YNNNNNYN 01 003462 0015

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



27300894177630950907190000000000000531225



Date of Bill

7/07/23

Account Number

941-776-3095-090719-5

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

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

## **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](https://frontier.com/internetdisclosures).

## **SERVICE TERMS**

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

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



Date of Bill  
Account Number

7/07/23  
941-776-3095-090719-5

**CURRENT BILLING SUMMARY**

Local Service from 07/07/23 to 08/06/23

Qty Description	941/776-3095.0	Charge
<b>Basic Charges</b>		
2 OneVoice Nationwide		149.98
2 OneVoice Long Distance Inter		
2 OneVoice Long Distance Intra		
2 OneVoice Features		
2 Multi-Line Federal Subscriber Line Charge		16.76
2 Access Recovery Charge Multi-Line Business		6.20
FCA Long Distance - Federal USF Surcharge		11.68
FL State Communications Services Tax		9.42
Federal USF Recovery Charge		6.72
County Communications Services Tax		4.64
FL State Gross Receipts Tax		3.84
2 Manatee Co 911 Surcharge		.80
Federal Excise Tax		.69
FL State Gross Receipts Tax		.30
2 FL Telecommunications Relay Service		.20
<b>Total Basic Charges</b>		<b>211.23</b>
<b>Non Basic Charges</b>		
2 FiberOptic Internet 300 Dynamic IP		301.96
Federal Primary Carrier Multi Line Charge		11.99
FCA Long Distance - Federal USF Surcharge		3.50
FL State Sales Tax		1.20
FL State Communications Services Tax		.76
County Communications Services Tax		.38
County Sales Tax		.20
<b>Total Non Basic Charges</b>		<b>319.99</b>
<b>TOTAL</b>	<b>531.22</b>	

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$227.86 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning July 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 29.0% to 29.2% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit [frontier.com/regulatory-changes](http://frontier.com/regulatory-changes)







**HARRISON RANCH CDD**  
**Meeting Date: July 10, 2023**

**SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

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

**RECEIVED**  
07/11/2023

**EXTENDED MEETING TIMECARD**

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

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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

**Harrison Ranch CDD Debit Card**  
**Account Ending in #9935**  
**7/5/2023**

Date	Vendor	Description	GL Code	Amount
6/2/2023	Publix	Ice Cream Social	57200-4731	\$ (107.35)
6/2/2023	Publix	Ice Cream Social	57200-4731	\$ (23.37)
6/7/2023	Amazon	Operating Supplies	57200-4731	\$ (12.92)
6/8/2023	Oriental Trading	Summer Splash	57200-4731	\$ (170.36)
6/8/2023	Constant Contact	Recurring	57200-4731	\$ (70.00)
6/12/2023	Amazon	Operating Supplies	57200-4731	\$ (13.99)
6/12/2023	Amazon	Janitorial Supplies	57200-4707	\$ (16.88)
6/14/2023	Amazon	Tennis Court Supplies	57200-4763	\$ (28.99)
6/15/2023	Amazon	Tennis Court Supplies	57200-4763	\$ (62.98)
6/15/2023	Publix	Youth Food Prep	57200-4731	\$ (62.45)
6/23/2023	Nextiva	Recurring	57200-4731	\$ (115.75)
6/26/2023	Amazon	Summer Splash	57200-4731	\$ (99.76)
6/26/2023	Amazon	Operating Supplies	57200-4723	\$ (152.99)
6/26/2023	Amazon	Office Supplies	57200-5101	\$ (103.49)
6/26/2023	Staples	Janitorial Supplies	57200-4707	\$ (81.76)
6/29/2023	Amazon	Operating Supplies	57200-4731	\$ (25.99)
6/29/2023	Amazon	Summer Splash	57200-4731	\$ (96.82)

**Total debit card expenses to be replenished**

**001-10123    \$    1,245.85**

*Taylor Nielsen*  
District Manager

**7/3/23**

Date

**Debit card limit is \$3,000**

**Harrison Ranch CDD Debit Card**  
**Account Ending in #8917**  
**6.1-6.30.23**

Date	Vendor	Description	GL Code	Amount
6.1.23	Publix	Ice Cream Social	4731	\$23.37
6.1.23	Publix	Ice Cream Social	4731	\$107.35
6.3.23	Oriental Trading	Summer Splash	4731	\$170.36
6.6.23	Amazon	Operating Supplies	4731	\$12.92
6.9.23	Amazon	Operating Supplies	4731	\$13.99
6.11.23	Amazon	Janitorial Supplies	4707	\$16.88
6.13.23	Amazon	Tennis Court Supplies	4763	\$28.99
6.14.23	Amazon	Tennis Court Supplies	4763	\$62.98
6.14.23	Amazon	Youth Food Prep	4731	\$62.45
6.23.23	Staples Advantage	Janitorial Supplies	4707	\$81.76
6.23.23	Amazon	Office Supplies	4731	\$103.49
6.23.23	Amazon	Summer Splash	4731	\$99.76
6.23.23	Amazon	Operating Supplies	4723	\$152.99
6.27.23	Amazon	Operating Supplies	4731	\$25.99
6.27.23	Amazon	Summer Splash	4731	\$96.82

<b>Total debit card expenses to be replenished</b>	<b>001-10123</b>	<b>\$1,060.10</b>
--	------------------	-------------------

Joanna Braddock

*Signature*

7.1.23

*Date*

*Manager Signature*

*Date*

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

# Publix

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



1152 61N 047 195

PUBLIX ICE CREAM	9.49	F
PUBLIX ICE CREAM	9.49	F
PUB MARA CHERRIES	2.89	F
PUB MARSHMALLOWS		
1 @ 2 FOR 3.00	1.50	F
Order Total	23.37	
Sales Tax	0.00	
Grand Total	23.37	
Credit	Payment	23.37
Change		0.00

Receipt ID: 1152 61N 047 195

PRESTO!

Trace #: 041080

Reference #: 0521009245

Acct #: XXXXXXXXXXXX8917

Purchase VISA

Amount: \$23.37

Auth #: 026974

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

Your cashier was Jordan

06/01/2023 16:42 S1152 R104 7195 C0329

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Publix Super Markets, Inc.

# Publix

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



1152 61N 071 934

CHETO XXTRA HOT	5.69	F
FISHER NUT TOPPING	2.29	F
PUBLIX BCN BITS	5.49	F
PUBLIX ICE CREAM	0.49	F
PUBLIX ICE CREAM	0.49	F
PUBLIX ICE CREAM	0.49	F
PUBLIX ICE CREAM	0.49	F
PUBLIX IC PREMIUM	9.49	F
1 @ 2 FOR 10.00	5.00	F
You Saved	1.39	
PUBLIX SHERBET	5.19	F
PUBLIX SHERBET	5.19	F
PUBLIX IC PREMIUM		
1 @ 2 FOR 10.00	5.00	F
You Saved	1.39	
PUB MARA CHERRIES	2.89	F
STRAWBERRIES		
1 @ 3 FOR 10.00	3.34	F
You Saved	1.65	
STRAWBERRIES		
1 @ 3 FOR 10.00	3.33	F
You Saved	1.65	
STRAWBERRIES		
1 @ 3 FOR 10.00	3.33	F
You Saved	1.65	
LAY'S CLASSIC CHIP		
4 @ 2 FOR 1.00	2.00	F
BLUEBERRIES		
2 @ 3 FOR 10.00	6.67	F
You Saved	3.30	
PB PINEAPL CRUS NJ		
1 @ 2 FOR 4.00	2.00	F
PUBLIX WHPD CRM HV	5.99	F
PUBLIX WHPD CRM HV	5.99	F

Order Total	107.35	
Sales Tax	0.00	
Grand Total	107.35	
Credit	Payment	107.35
Change		0.00

## Final Details for Order #114-1762154-7120226

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

**Order Placed:** June 6, 2023

**Amazon.com order number:** 114-1762154-7120226

**Order Total:** \$12.92

**Shipped on June 6, 2023**

### Items Ordered

**Price**

1 of: *MAPOL 50- Pack Orange 3-Star Premium Ping Pong Balls Advanced Training Table Tennis Ball* \$12.92

Sold by: great-store ([seller profile](#))

Supplied by: Other

Condition: New

### Shipping Address:

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

### Shipping Speed:

FREE Prime Delivery

## Payment information

### Payment Method:

Visa | Last digits: 8917

Item(s) Subtotal: \$12.92

Shipping & Handling: \$0.00

-----

Total before tax: \$12.92

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$12.92**

### Billing address

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

### Credit Card transactions

Visa ending in 8917: June 6, 2023: \$12.92

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



NEW LOWER PRICES on 1000s of Items

Summer Splash

Enter Keyword or Item #

Account

Wish List

Orders

CART

1-800-875-8480

Live Chat

Help

Party Supplies

Holidays &  
Events

Toys &amp; Games

Crafts

Teaching  
Supplies

Wedding

Religion &  
Faith

Graduation 4th Of July Sale

Rad Grad Sale - Up to 60% Off

Over 200 Ways to Celebrate Your 2023 Grad!

Star Spangled Savings - Up to 50%  
Off

Save on Flags, Party Supplies and More!

Luau Sale - Up to 60% Off

Savings on 100s of Tropical Essentials!

Vacation Bible School Sale - Up to  
60% Off

Save on Essentials for VBS Fun!

## ACCOUNT OPTIONS

## Manage Orders

Find an Order

Order History

## Manage Lists

Wish List

## Manage Account

Account Settings

Saved Addresses

Email Preferences

Tax Exemption

## Order 724857152 Details

ORDER #  
724857152PLACED ON  
June 03, 2023ORDER STATUS  
Completed

## SHIP TO:

BARBARA MCEVOY  
5755 HARRISON RANCH BLVD  
PARRISH, FL 342194401 US  
(941) 776-9725

## BILL TO:

BARBARA MCEVOY  
12750 CITRUS PARK LN STE 115  
TAMPA, FL 33614 US  
(941) 776-9725

## PAYMENT METHOD:

Gift Card:  
6644644288065090

VISA \*\*\*\* 8917

## ORDER SUMMARY:

Item Count:	18
Item Subtotal:	\$190.36
Shipping:	\$0.00
Sales Tax:	\$0.00
Gift Card:	-\$20.00
Order Total:	\$170.36

REORDER

PRINT ORDER

PACKAGE STATUS  
Delivered ⓘDELIVERED ON  
June 09, 2023

TRACK PACKAGE



## Seahorse Craft Kit - Makes 12

Makes 12 #13578148

Qty: 3

\$9.99

★★★★☆ (12)

BUY AGAIN

## Natural Raffia Door Curtain

Each #34/724

Qty: 1

\$8.99

★★★★☆ (17)

BUY AGAIN

## Under the Sea Glitter Mosaic Craft Kit - Makes 12

Makes 12 #13767721

Qty: 2

\$14.99

BUY AGAIN

## 12" Honeycomb Tropical Birds Ceiling Decorations - 3 Pc.

3 Piece(s) #13964190

BUY AGAIN

Feedback

## Final Details for Order #114-0864343-2460225

[Print this page for your records.](#)**Order Placed:** June 8, 2023**Amazon.com order number:** 114-0864343-2460225**Order Total: \$13.99****Shipped on June 9, 2023****Items Ordered**1 of: *Aunt Fannie's Hardwood Floor Cleaner, Bright Lemon (Single)*Sold by: Aunt Fannie's ([seller profile](#))Supplied by: Aunt Fannie's ([seller profile](#))

Condition: New

**Price**

\$13.99

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

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

Visa | Last digits: 8917

Item(s) Subtotal: \$13.99

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$13.99

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$13.99****Billing address**

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

**Credit Card transactions**

Visa ending in 8917: June 9, 2023: \$13.99

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

**Final Details for Order #114-3140851-6233857**

Print this page for your records.

**Order Placed:** June 8, 2023

**Amazon.com order number:** 114-3140851-6233857

**Order Total: \$16.88**

**Shipped on June 11, 2023**

**Items Ordered**

**Price**

1 of: *Dawn Dish Soap Ultra Dishwashing Liquid, Dish Soap Refill, Original Scent, 56 Fl Oz* \$16.88  
(Pack of 2)

Sold by: Amazon.com Services LLC

Supplied by: Other

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 address**

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

Item(s) Subtotal: \$16.88

Shipping & Handling: \$0.00

-----

Total before tax: \$16.88

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$16.88**

**Credit Card transactions**

Visa ending in 8917: June 11, 2023: \$16.88

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



## Final Details for Order #114-3025683-7124245

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

Order Placed: June 13, 2023

Amazon.com order number: 114-3025683-7124245

Order Total: \$28.99

Shipped on June 13, 2023

92912 hours

## Items Ordered

## Price

1 of: Eyliden 24" Heavy Duty Push Broom, Large Outdoor Stiff Sweeping Brooms with 62" Enhanced Steel Long Handle, Multi-Surface Floor Scrub Brush for Garage Garden Yard Patio Deck (Green, 24inch)

Sold by: Eyliden US ([seller profile](#))

Supplied by: Other

Condition: New

## Shipping Address:

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

## Shipping Speed:

FREE Prime Delivery

## Payment information

## Payment Method:

Visa | Last digits: 8917

Item(s) Subtotal: \$28.99  
Shipping & Handling: \$0.00

-----

## Billing address

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

Total before tax: \$28.99  
Estimated tax to be collected: \$0.00

-----

**Grand Total: \$28.99**

## Credit Card transactions

Visa ending in 8917: June 13, 2023: \$28.99

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

Final Details for Order #114-8050597-1281015

Print this page for your records.

Order Placed: June 13, 2023

Amazon.com order number: 114-8050597-1281015

Seller's order number: 0307131338

Order Total: \$62.98

Shipped on June 14, 2023

operation

Items Ordered

1 of: Rol Dri Master Sponge Replacement Roller

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

Supplied by: Other

Condition: New

Price

\$54.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 8917

Item(s) Subtotal: \$54.99

Shipping & Handling: \$7.99

-----

Total before tax: \$62.98

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$62.98**

Billing address

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

Credit Card transactions

Visa ending in 8917: June 14, 2023: \$62.98

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

6/14

# Publix

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



1152 6EN 075 339

*Yours  
Food Prep*

GARLIC			
0.15 lb @	4.99/ lb	0.75	F
TOMATO ON THE VINE			
1.70 lb @	1.49/ lb	2.53	F
You Saved		0.85	
BH OVENGOLD TURKEY		14.92	F
PBX DELI HAVARTI		5.88	F
TOUFAYAN WRAP PLAI		2.99	F
TOUFAYAN WRAP PLAI		2.99	F
APPLES COSMIC CRSP			
0.52 lb @	1.99/ lb	1.03	F
You Saved		0.68	
MINI CROISSANTS 13		5.89	F
P/WHT WINE VINEGAR		2.99	F
STRAWBERRIES			
1 @ 3 FOR	10.00	3.34	F
You Saved		1.65	
STRAWBERRIES			
1 @ 3 FOR	10.00	3.33	F
You Saved		1.65	
STRAWBERRIES			
1 @ 3 FOR	10.00	3.33	F
You Saved		1.65	
BANANAS			
0.77 lb @	0.69/ lb	0.53	F
CUCUMBER HOT HOUSE			
1 @ 3 FOR	5.00	1.67	F
You Saved		1.33	
CARROTS			
		1.29	F
ROMAINE HEARTS			
		3.99	F
PUBLIX CREAM CHEES			
1 @ 2 FOR	5.00	2.50	F
You Saved		0.29	
PUBLIX CREAM CHEES			
1 @ 2 FOR	5.00	2.50	F
You Saved		0.29	

Order Total	62.45
Sales Tax	0.00
Grand Total	62.45
Credit	62.45
Change	0.00

Savings Summary

Special Price Savings	8.39
*****	
* Your Savings at Publix *	
* 8.39 *	
*****	

Final Details for Order #114-8568068-5617017

Print this page for your records.

**Order Placed:** June 22, 2023

**Amazon.com order number:** 114-8568068-5617017

**Order Total:** \$252.75

**Shipped on June 23, 2023**

**Items Ordered**

2 of: *Pocket Hose Silver Bullet 100 ft Turbo Shot Nozzle Multiple Spray Patterns Expandable Garden Hose 3/4 in Solid Aluminum Fittings Lead-Free Lightweight and No-Kink*

Sold by: BulbHead The Home Of Bright Ideas ([seller profile](#))

Supplied by: BulbHead The Home Of Bright Ideas ([seller profile](#))

Condition: New

**Price**

**\$49.88**

*Summer  
Splash*

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Shipped on June 22, 2023**

**Items Ordered**

1 of: *Hunter Fan Company, 53350, 48 inch Sea Wind White Indoor / Outdoor Ceiling Fan and Pull Chain*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

**Price**

**\$152.99**

*Operations*

**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**

Item(s) Subtotal: \$252.75  
Shipping & Handling: \$0.00  
-----

Total before tax: \$252.75



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

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$252.75**

**Credit Card transactions**

Visa ending in 8917: June 23, 2023: \$252.75

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

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Final Details for Order #114-5981794-3407437

Print this page for your records.

**Order Placed:** June 22, 2023

**Amazon.com order number:** 114-5981794-3407437

**Order Total:** \$103.49

**Shipped on June 23, 2023**

open box

**Items Ordered**

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

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

**Price**

\$103.49

**Shipping Address:**

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

**Shipping Speed:**

Two-Day Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 8917

Item(s) Subtotal: \$103.49

Shipping & Handling: \$0.00

-----

Total before tax: \$103.49

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$103.49**

**Billing address**

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

**Credit Card transactions**

Visa ending in 8917: June 23, 2023: \$103.49

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



Business  
Advantage

## Order# 7901618765

Order placed: June 23, 2023

### Accounting Information

Budget Center

JP042

PO

HARRISON RANCH

### Billing address

JAN PRO CUSTOMER DIRECT PROGRAM

CC ONLY/ 1011 1ST ST S

ALPHARETTA, GA 30009

### Shipping address

JAN PRO % BARBARA MCEVOY

BARBARA MCEVOY

5755 HARRISON RANCH BLVD

PARRISH, FL 34219

### CHARGED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
365384	Coastwide Professional Kitchen Rolls Paper Towel, 2-Ply, White, 85 Sheets/ Roll, 30 Rolls/Carton (CW21810CT)	\$40.88	2	\$81.76
	On Contract			

### Method of payment

VISA ending in \*8917 - \$81.76

Merchandise Total: \$81.76

**Total: \$81.76**

## Final Details for Order #114-5423473-3687423

Print this page for your records.**Order Placed:** June 27, 2023**Amazon.com order number:** 114-5423473-3687423**Order Total: \$122.81****Shipped on June 27, 2023****Items Ordered**1 of: *Great Northern Popcorn Premium 8 Ounce (Pack of 40)*

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

**Price**

\$59.83

**Shipping Address:**

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

**Shipping Speed:**

Delivery in fewer trips to your address

Summer-Splash

**Shipped on June 28, 2023****Items Ordered**1 of: *Be Smart Get Prepared First Aid Kit, 250 Piece. Exceeds OSHA ANSI Standards for Office, Home, Car, School, Emergency, Survival, Camping, Hunting, & Sports. FSA HSA*Sold by: Kaspian ([seller profile](#))Supplied by: Kaspian ([seller profile](#))

Condition: New

**Price**

\$25.99

1 of: *500 Pieces Paper Popcorn Bags, 1 oz Popcorn Bags Individual Servings for Popcorn Machine Party, Pop Corn Bag Bulk*Sold by: YYS-STORE ([seller profile](#))Supplied by: YYS-STORE ([seller profile](#))

Condition: New

\$36.99

**Shipping Address:**

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

**Shipping Speed:**

Delivery in fewer trips to your address

popcorn

Summer-Splash

**Payment information**

59.83  
+ 36.99  
-----  
\$ 96.82



**Payment Method:**

Visa | Last digits: 8917

Item(s) Subtotal: \$122.81

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$122.81

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$122.81****Billing address**

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

**Credit Card transactions**Visa ending in 8917: **June 28, 2023: \$122.81**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

# INVOICE

**BILL TO**

Harrison Ranch CDD  
12750 Citrus Park Lane  
Tampa, FL 33625

**INVOICE #** 21383**DATE** 07/01/2023**DUE DATE** 07/16/2023**TERMS** Net 15

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

Quarterly service

BALANCE DUE

**\$384.38**

**RECEIVED**  
07/03/2023

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

# Invoice

7/1/2023 77328

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

P.O. No.	Terms	Due Date	Rep
	Net 10	7/10/2023	138GF

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

850.00

LOCATION: 5755 Harrison Ranch Blvd Parrish, FL 34219

RECEIVED  
07/03/2023

Sales Tax (0.0%) \$0.00

Total \$850.00

Balance Due \$850.00

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



**KILINSKI | VAN WYK**

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 6954  
Date: 07/16/2023  
Due On: 08/15/2023

### HRCDD-01

### Harrison Ranch CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	06/06/2023	Review agenda package; review status of new amenity management and district management contracts; respond to question from Supervisor Benton regarding same.	0.40	\$290.00	\$116.00
Service	LG	06/07/2023	Advise regarding easement encroachments.	0.20	\$290.00	\$58.00
Service	LG	06/11/2023	Respond to Walterick regarding budget information.	0.30	\$290.00	\$87.00
Service	LG	06/12/2023	Prepare for Board meeting; travel to and attend same.	5.40	\$290.00	\$1,566.00
Expense	AL	06/12/2023	Mileage: Mileage for Lauren	94.00	\$0.625	\$58.75
Service	LG	06/23/2023	Review photographs of encroachments and confer with district manager and district engineer regarding same.	0.20	\$290.00	\$58.00
Service	LG	06/26/2023	Review landscape RFP ad and provide feedback on same; review information regarding alleged property encroachments; search files for information regarding copier lease or cost-share agreement.	1.10	\$290.00	\$319.00
Service	MG	06/28/2023	Finalize auditor letter response; confer with auditor regarding no updates.	0.10	\$180.00	\$18.00
Service	LG	06/29/2023	Provide information to support FEMA	0.20	\$290.00	\$58.00

---

claim.

---

Total **\$2,338.75****RECEIVED**  
07/20/2023

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6954	08/15/2023	\$2,338.75	\$0.00	\$2,338.75
Outstanding Balance				<b>\$2,338.75</b>
Total Amount Outstanding				<b>\$2,338.75</b>

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

Please pay within 30 days.



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/30/2023	177088

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

Property Information

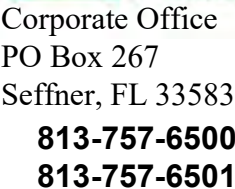
Estimate #
83798

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Flush cut and remove large dead oak tree on the West ROW near the hedges.			
Flush cut, remove, and dispose of oak tree	1	2,200.00	2,200.00
		Total	\$2,200.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/30/2023	Balance Due
			\$0.00
			\$2,200.00

RECEIVED  
07/03/2023



**813-757-6500**  
**813-757-6501**

Date	Invoice #
7/1/2023	176783

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

[illegible]

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

RECEIVED  
06/26/23



## Landscape Maintenance

**Corporate Office**  
**PO Box 267**  
**Seffner, FL 33583**

**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
7/1/2023	176784

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Information

Estimate #

<b>Work Order #</b>

PO / PA #

Description	Qty	Rate	Amount
Fuel surcharge for July -6/15/23 Avg Price \$3.450 /gal	1	150.62	150.62
		Total	\$150.62
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/31/2023	Balance Due
			\$0.00
			\$150.62

RECEIVED  
06/26/23





Landscape  
Maintenance  
Professionals, Inc.<sup>SM</sup>

# Invoice

**Corporate Office**  
**PO Box 267**  
**Seffner, FL 33583**

**813-757-6500**  
**813-757-6501**

Date	Invoice #
6/30/2023	177039

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614


Property Information

Estimate #

<b>Work Order #</b>

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	725.00	725.00



RECEIVED  
07/11/2023

June 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	\$0.00
	Net 30	7/30/2023	Balance Due	\$725.00



HARRISON RANCH

6/16/23

SPICED 1 CR WEED

IMPROVED THE COMBINATION

METAL LICE AND BELL WEEDS

INSECTICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method
FUNGICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method
HERB CODE	OZ./LBS	GALLONS	SQFT	TARGET	Method
RANGER PRO		100		BED WEEDS	2
HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method
FERTILIZER	OZ./LBS	GALLONS	SQFT	TARGET	Method
OTHER	OZ./LBS	GALLONS	SQFT	TARGET	Method

CHECKLIST	Labor Book	SDS Book	Spill Kit	Cones	Safety Glasses - VEST	Face Shield	Boots
	Hand Gloves	Respirator	First Aid Kit	Posting Signs	Marker	Immunization	Flags
	ISR						
	Water Level	Check	Cleaned	Equipment	Check	Hydro	Check

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

Bus Lic #JB136721  
Coll #155006



HARRISON RANCH

6/17/23

SPICED 100 WEEDS  
100 WEEDS THE COMBINATION  
100 TURTLE AND 100 WEEDS

INSECTICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method

FUNGICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method

HERBICIDE(S)	OZ./LBS	GALLONS	SQFT	TARGET	Method
RANGER PRO		130		BED WEEDS	2

HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method

FERTILIZER	OZ./LBS	GALLONS	SQFT	TARGET	Method

OTHER	OZ./LBS	GALLONS	SQFT	TARGET	Method

CHECKLIST	Label Book	SDS Book	Soil Kit	Cones	Safety Glasses + VEST	Face Shield	Boots
	Wrist Gloves	Respirator	First Aid Kit	Posting Signs	Marker	Irrigation Flags	

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

Bus Lic #JB136721  
CCL Lic #155066





HARRISON RANCH 6/19/23

SPRINKLED 1 AC WEEDS  
LIKE LIVER THE GROUND IS  
BETTER LICE AND BELL WEEDS  
TREATED SHELL PATHS THROUGHOUT  
THE PROPERTY

INSECTICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method
FUNGICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method
HERBICIDES	OZ./LBS	GALLONS	SQFT	TARGET	Method
RANGER PRO		90		BED WEEDS	2
HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method
FERTILIZER	OZ./LBS	GALLONS	SQFT	TARGET	Method
OTHER	OZ./LBS	GALLONS	SQFT	TARGET	Method

CHECKLIST	Label Book	SDS Book	Spill Kit	Cones	Safety Glasses	VEST	Face Shield	Boots
	Neck Goggles	Respirator	First Aid Kit	Posting Signs	Marker	Irrigation Flags		
	ISPT							
	Water Level Chk	Water Level Chk	Calibrated	EQUIPMENT	Oil Chk	Hydro Chk		

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

Bus Lic #JB136721  
COLL #155000



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
7/11/2023	177170

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

Property Information

Estimate #
83799

Work Order #

PO / PA #
99066

Description	Qty	Rate	Amount
Install shell to pathway in various locations where matt is showing or signs of erosion are present.			
Shell - 1/2" Washed	47	178.75	8,401.25
		Total	\$8,401.25
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	8/10/2023	Balance Due
			\$8,401.25

RECEIVED  
07/11/2023



# Invoice

Date	Invoice #
7/11/2023	177178

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Property Information</b>

<b>Estimate #</b>
84262

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Replace / Install ICD100 Hunter 1 station decoder  Replace 3 faulty Hunter 1 station decoders that are no longer under warranty.	3	200.00	600.00
Controller B - zones 1, 35 and 73.		Total	\$600.00
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	8/10/2023	Balance Due

RECEIVED  
07/12/2023

\$500.00





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
7/11/2023	177179

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Property Information</b>

<b>Estimate #</b>
84147

<b>Work Order #</b>

<b>PO / PA #</b>

Description		Qty	Rate	Amount
Replace 2 inch scrubber valve		1	445.00	445.00
Replace faulty 2 inch irrigation control valve.				
Controller A - zone 16 - 5755 57th Ct. E.			Total	\$445.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	8/10/2023	Balance Due	\$445.00

RECEIVED  
07/12/2023



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

## Estimate

## Submitted To:

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

<b>Date</b>	6/20/2023
<b>Estimate #</b>	84147
<b>LMP REPRESENTATIVE</b>	
<b>JDSI</b>	
<b>PO #</b>	
<b>Work Order #</b>	

Controller A - zone 16 - 5755 57th Ct. E.

DESCRIPTION	QTY	COST	TOTAL
Replace 2 inch scrubber valve	1	445.00	445.00
Replace faulty 2 inch irrigation control valve			

**TERMS AND CONDITIONS:**

TOTAL

**\$445.00**

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

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

OWNER / AGENT

DATE \_\_\_\_\_



# Invoice

Date	Invoice #
7/22/2023	177350

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

<b>Bill To:</b>
Harrison Ranch CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation repair completed on 7-21-2023 Replace Hunter 24V solenoid  Replaced faulty Hunter 24V solenoid.	1	40.00	40.00
Controller B - zone 24 - Blvd.		Total	\$40.00
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	8/21/2023	Balance Due
			\$0.00
			\$40.00

**RECEIVED**  
07/24/23

\$40.00

# Irrigation Service/Proposal Request

Property: <u>Harrison Ranch</u>	DATE <u>07-21-2023</u>
Location <u>Blvd</u>	

Emergency?

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:
<u>We Replaced one 24V Hunter Solenoid</u>
<u>zone # 43 B</u>
Materials needed : <u>1- 24V Hunter @ 40.00 — 40.00</u>

Foreman: <u>Carlos - Danilo</u>	Special Tools Needed:
Manager	<u>total: 40.00</u>
Date Completed <u>07-21-2023</u>	
Total Man Hours	
Inspected by	
Date	

Manatee County Utilities		Invoice Date: 06/29/23 Harrison Ranch		Credit Balances
		Service Dates: 05/19/23 to 06/22/23		
Account No.:	Amount	Due	Address:	
183054 131413	\$ 637.69	7/20/2023	5755 Harrison Ranch Blvd-Fire Hydrant	
183054 131498	\$ 26.65	7/20/2023	5755 Harrison Ranch Blvd	
183054 133802	\$ 2,944.00	7/20/2023	5755 Harrison Ranch Blvd-Reclaimed	
183054 133803	\$ -	7/20/2023	4902 100th Dr E	
183054 133804	\$ -	7/20/2023	9810 47th St E	
183054 133805	\$ -	7/20/2023	9798 50th Street Cir E	
183054 133806	\$ -	7/20/2023	5314 98th Ave E	
183054 133807	\$ -	7/20/2023	9957 50th Street Cir E	
183054 136681	\$ -	7/20/2023	10704 58th Ave E-Reclaimed	\$ 2.11
183054 136685	\$ 12.62	7/20/2023	10402 55th Lane East	
183054 138336	\$ -	7/20/2023	5936 106th Terr E-Reclaimed	\$ 1.10
183054 139763	\$ -	7/20/2023	9715 54th Ct E	
183054 142107	\$ -	7/20/2023	5305 105th Ter E	\$ 5.43
183054 142108	\$ -	7/20/2023	10720 55th Ct E	\$ 5.27
183054 145806	\$ -	7/20/2023	11220 58th Street Cir E- Reclaimed	\$ 1.10
Grand Total	\$ 3,620.96		GL Code 001-53600-4301	

**RECEIVED**  
06/30/23

**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: 29-JUN-2023  
DUE DATE: 20-JUL-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:				657.93
			Payments Received:				657.93
			Balance Forward:				0.00
05/19	06/22	34	Wtr Com. Master Mtr	63670	63900	230	
			Water Usage				39.59
			Water Usage				79.68
			Swr Com. Master Mtr			230	
			Sewer Usage				100.21
			Sewer Usage				201.68
			F2_Com. Solid Waste				
			Gate Service				19.14
			F1_Com. Solid Waste				
			4Yd Rented Dumpster 1X Wk				197.39
			Total New Charges				637.69
			<b>Total Amount Due:</b>				<b>\$637.69</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131413
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$637.69

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000162 00.0000.0130 159/1



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



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

000183054200000637690131413

**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: 30-JUN-2023  
DUE DATE: 21-JUL-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
05/31	06/30	30	Wtr Fireline/Non Metered			
			Fireline Charge 6"			26.65
			Total New Charges			26.65
			<b>Total Amount Due:</b>			<b>\$26.65</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-131498
BILLING DATE	30-JUN-2023
DUE DATE	21-JUL-2023
TOTAL AMOUNT NOW DUE:	\$26.65

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0630A 9000000103 00.0000.0089 99/1



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



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

000183054200000026650131498

## MCUD

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

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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:						3,076.57
Payments Received:						3,076.57
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			249788	279883	30095	
Reclaimed Water Usage						977.20
Reclaimed Water Usage						1,966.80
Total New Charges						2,944.00
<b>Total Amount Due:</b>						<b>\$2,944.00</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	183054-133802
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$2,944.00

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000161 00.0000.0129 158/1



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



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

000183054200002944000133802



**MCUD**

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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: 29-JUN-2023  
DUE DATE: 20-JUL-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						
Reclaimed Water Usage						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$0.00</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

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MC-1250-19



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P.O. BOX 25010  
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☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	183054-133803
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000156 00.0000.0124 153/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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000183054200000000000133803



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

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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						
Reclaimed Water Usage						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$0.00</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

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☐ CHANGE OF MAILING ADDRESS  
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SERVICE ADDRESS	9810 47TH ST E
ACCOUNT NUMBER	183054-133804
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000155 00.0000.0123 152/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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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: 183054-133805  
HARRISON RANCH CDD  
9798 50TH STREET CIR E

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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						
Reclaimed Water Usage						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$0.00</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

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	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000150 00.0000.0118 147/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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BRADENTON FL 34206-5350

0001830542000000000000133805

**MCUD**

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

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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						
Reclaimed Water Usage						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$0.00</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

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P.O. BOX 25010  
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☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	5314 98TH AVE E
ACCOUNT NUMBER	183054-133806
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000158 00.0000.0126 155/1



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



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

000183054200000000000133806

**MCUD**

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

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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		
Reclaimed Water Usage		
Total New Charges		

**Total Amount Due: \$0.00**

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

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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	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000160 00.0000.0128 157/1



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.mymanatee.org/utilities

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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		
Reclaimed Water Usage		
Total New Charges		

**Total Amount Due: \$-2.11**

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

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BRADENTON, FLORIDA 34206-5010

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

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	183054-136681
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$-2.11

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000157 00.0000.0125 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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P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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:						3.13
Payments Received:						3.13
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			20131	20260	129	
Reclaimed Water Usage						4.19
Reclaimed Water Usage						8.43
Total New Charges						12.62
<b>Total Amount Due:</b>						<b>\$12.62</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	183054-136685
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$12.62

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000159 00.0000.0127 156/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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BRADENTON FL 34206-5350

000183054200000012620136685

## MCUD

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

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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		
Reclaim Water Common Area		
Total New Charges		

**Total Amount Due: \$-1.10**

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5936 106TH TER E
ACCOUNT NUMBER	183054-138336
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000153 00.0000.0121 150/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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0001830542000000-1100138336



## MCUD

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

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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						
Reclaim Water Common Area						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$0.00</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT  
P.O. BOX 25010  
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☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	9715 54TH CT E
ACCOUNT NUMBER	183054-139763
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000163 00.0000.0131 160/1



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



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000183054200000000000139763



**MCUD**

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PHONE: (941) 792-8811  
www.mymanatee.org/utilities

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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						
Reclaim Water Common Area						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$-5.43</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality). PLEASE BE ADVISED YOUR BILL HAS BEEN ESTIMATED.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	5305 105TH TER E
ACCOUNT NUMBER	183054-142107
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$-5.43

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000151 00.0000.0119 148/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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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: 29-JUN-2023  
DUE DATE: 20-JUL-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		
Reclaim Water Common Area		
Total New Charges		

**Total Amount Due: \$-5.27**

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

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MC-1250-19



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

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

SERVICE ADDRESS	10720 55TH CT E
ACCOUNT NUMBER	183054-142108
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$-5.27

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000152 00.0000.0120 149/1



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



MANATEE COUNTY UTILITIES DEPARTMENT  
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0001830542000000-5270142108

**MCUD**

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

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

BILLING DATE: 29-JUN-2023  
DUE DATE: 20-JUL-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						
Reclaim Water Common Area						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$-1.10</b>

Want to find out how you compare to the average water user in Manatee County? The 2022 edition of the Water Usage Report Card is available for viewing at [www.mymanatee.org/waterquality](http://www.mymanatee.org/waterquality).

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

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

SERVICE ADDRESS	11220 58TH STREET CIR E
ACCOUNT NUMBER	183054-145806
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$-1.10

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 9000000154 00.0000.0122 151/1



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



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

0001830542000000-1100145806



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

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

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

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

HARRISON RANCH CDD  
Attn: Accounts Payable  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578

### JUNE INVOICE

Invoice No.: 199952  
Invoice Date: 06/30/2023  
Due Date: 07/30/2023  
Bill-To Account: 21450

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
06/29/2023 - 06/29/2023	437851	Print Legal Ad-IPL01289980 IPL0128998	BRD-Bradenton Herald Legal   Legals & Public Notices CLS	3 x 81 L	243 L	1	\$287.82

### June Summary

Amount Due: \$287.82

**RECEIVED**  
07/03/2023

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

### ADVERTISING INVOICE

HARRISON RANCH CDD  
Attn: Accounts Payable  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578

### JUNE INVOICE

Invoice No.: 199952  
Account No.: 21450  
Account Name: HARRISON RANCH CDD  
Amount Due: \$287.82

Email questions to [ssccreditandcollections@mcclatchy.com](mailto:ssccreditandcollections@mcclatchy.com)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

0000021450 0000199952 000028782 0





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

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

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

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

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
21450	437851	Print Legal Ad-IPL01289980 - IPL0128998		\$287.82	3	81 L

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

CDDinvoice@rizzetta.com

### PUBLIC NOTICE

#### REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT Manatee County, Florida

Notice is hereby given that the Harrison Ranch Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning Thursday, July 6, 2023, at 12:00 p.m. (EST). The Project Manual may be purchased from the offices of Rizzetta & Co., Inc. located at 5020 West Linebaugh Avenue, Suite 240, Tampa, Florida, 33624. Cost of the Project Manual is \$100. Checks must be made payable to Rizzetta & Co., Inc. **NO CASH OR CREDIT CARD ACCEPTED.**

**Proposal Requirements.** A mandatory pre-proposal meeting will be held on Thursday, July 13, 2023, at 10:00 a.m. (EST) at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) attend the mandatory pre-proposal meeting. Copies of the Project Manual will not be available at that meeting, however, will be available for purchase at the offices of Rizzetta & Co., Inc. at the address referenced above until Thursday, July 20, 2023, 12:00 p.m. (EST). All Proposers are required to purchase the Project Manual. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

**Submission of Proposals.** Firms desiring to provide services for this project must submit proposals no later than Wednesday, July 26, 2023, 9:00 a.m. (EST) at the offices of Rizzetta & Co., Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, Florida, 33624, Attention: John Toborg. The proposals will be publicly opened at that time and place. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of ten-thousand dollar (\$10,000.00) with its proposal. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned unopened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

**Protests.** Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the day of the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614.

**Evaluation of Proposals.** The Board will evaluate the proposals at a public meeting on Monday, August 14, 2023, at 6:30 p.m. (EST), at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida, 34219. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to John Toborg at jtoborg@rizzetta.com with a copy to Lauren Gentry at lauren@cddlawyers.com no later than Monday, July 17, 2023, 4:00 p.m. (EST).

### NOTICE OF MEETINGS

Unless certain circumstances exist where a public opening is unwarranted, all proposals will be publicly opened at a special meeting of the District to be held Wednesday, July 26, 2023, 9:00 a.m. (EST) at the offices of Rizzetta & Co., Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, Florida, 33624. Proposer names and total pricing will be announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. The Board will evaluate the proposals at a public meeting on Monday, August 14, 2023, at 6:30 p.m. (EST), at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219. A copy of the agenda for either meeting can be obtained from the District Office at 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614 or by phone at (813) 933-5571.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above locations will be present a speaker telephone so that any Board Supervisor or staff member can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations to participate in the meetings is asked to advise the District office at 813-933-5571, at least 48 hours before either meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Harrison Ranch Community Development District  
Taylor Nielsen, District Manager  
IPL0128998  
Jun 29 2023

## THE STATE OF TEXAS COUNTY OF DALLAS

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

1 insertion(s) published on:

06/29/23

## THE STATE OF FLORIDA COUNTY OF MANATEE

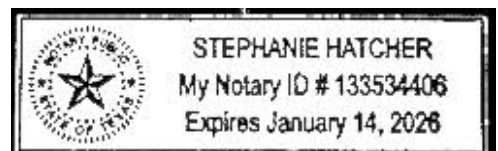
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office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

*Crystal Trunick*

Sworn to and subscribed before me this 29th day of June in the year of 2023

*Stephanie Hatcher*

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



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



# Pool Table Pros

Mike Chavez  
pooltableprosfl@gmail.com  
941-807-7828  
Brunswick Certified Technician

# INVOICE

<b>Bill To:</b>	Harrison Ranch	Invoice No:	201811956
		Date:	Jun 30, 2023
		Terms:	NET 0
		Due Date:	Jun 30, 2023

Description	Quantity	Rate	Amount
Recover 9' pool table with Championship Teflon Cloth included.	1	\$450.00	\$450.00*
Cue repair- new tip Master Elk hide tip	7	\$12.00	\$84.00*

\* Indicates non-taxable item

Satisfied with our work? Give us a Google review and tell us how we did. Like us on Facebook.

All service paid upon completion of job. No refunds on service.

After 30 days any unpaid balance stated or otherwise will incur a 17% late fee.

Pool Table Pros is not responsible not liable for any third party shipping or costs.

A 17% fee will be added to any returned check payment or declined check payment.

A 17% fee will be added to any declined credit card or debit card.

A 17% fee will be added to any canceled credit card or debit card payment.

Subtotal	\$534.00
Total	\$534.00
Paid	\$0.00

**Balance Due** **\$534.00**

**RECEIVED**  
06/30/2023

## **Payment instructions**

### **Via Paypal**

pooltableprosfl@gmail.com

### **Other**

Venmo - Miguelchavez-92

Cash app - miguelchavez 941-807-5615



Morales Handywork & HVAC Inc.  
4000 38th Ave. N  
St. Petersburg, FL 33713  
727-564-1857

HVAC  
SERVICE ORDER  
INVOICE  
#061623

Please Remit Payment To:  
4000 38th Avenue North  
St Petersburg, Florida 33713

THIS WORK IS TO BE	
<input type="checkbox"/> C.O.D. <input type="checkbox"/> SERVICE CONTRACT <input type="checkbox"/> WARRANTY <input type="checkbox"/> NO CHARGE	
A/H MAKE	COND. MAKE
MODEL	MODEL
SERIAL NUMBER	SERIAL NUMBER

NAME	Harrison Ranch Clubhouse		
STREET	5755 Harrison Ranch Rd	DATE	6-16-23
CITY	Port Richey	FL	34219
PHONE			
TECHNICIAN	Sandro M.	AUTHORIZED BY	Joto
WORK TO BE PERFORMED			

ENVIRONMENTAL CHECK LIST			WORK PERFORMED	
WORK PERFORMED	QTY.	TYPE/DISPOSITION	CONDENSING UNIT	COND'S/STE DRAINS
<input type="checkbox"/> RECOVERED			LEVELED	CLEANED MAIN DRAIN
<input type="checkbox"/> RECYCLED			CLEANED COIL	REPAIRED MAIN DRAIN
<input type="checkbox"/> RECLAIMED			CHECKED CHARGE	CLEANED PAN DRAIN
<input type="checkbox"/> RETURNED			REPAIRED LEAK IN COIL	REPAIRED PAN DRAIN
<input type="checkbox"/> DISPOSAL			REPAIRED LEAK IN COPPER	FURN. OR FAN COIL
<input type="checkbox"/> DISMANTLED			# REF.	REPLACED BELT
<input type="checkbox"/> CHANGED OUT/REPLACED		TOTAL \$	CHECKED MOTOR	ADJUSTED BELT

DESCRIPTION OF WORK PERFORMED
* Check system not cooling
* Clean drain lines
* Clean secondary drain line
Total Service and labor \$250.00

CHANGED MOTOR	REPLACED PULLEY
REPLACED BELT	ADJUSTED PULLEY
ADJUSTED BELT	CLEANED BLOWER
REPLACED CONTACTOR	REPLACED BEARINGS
REPL. START RELAY	OILED MOTOR
REPL. START CAPACITOR	OILED BEARINGS
REPLACED RUN CAPACITOR	CLEANED HEAT EXCH.
CLEANED OR ADJ. CONTACTOR	REPLACED HEAT EXCH.
REPAIRED WIRING	CLEANED OR ADJ. PILOT
REPLACED FUSE	REPLACED THERMOCOUPLE
REPLACED COMPRESSOR	REPLACED VALVE
EVAPORATOR COIL	
REPLACED EXP. VALVE	CLEANED BURNERS
ADJUSTED EXP. VALVE	DUCT
REPLACED CAP. TUBE	REPAIRED
CLEANED CAP. TUBE	ADJUSTED
REPAIRED COIL LEAK	THERMOSTAT
REPAIRED COPPER CONN.	REPLACED
CLEANED COIL	ADJUSTED

RECOMMENDATIONS

LEVELED COIL	
FILTERS	<input type="checkbox"/> CLEANED <input type="checkbox"/> REPLACED
TOTAL SUMMARY	
DIAGNOSTIC CHARGE	
REPAIRS	
REPAIRS	
REPAIRS	

TERMS
I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. All repairs performed by Mack's Air Conditioning and Heating Services, Inc. are based on a flat rate pricing. All repairs include parts and labor and will be preauthorized before performed. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.
CUSTOMER SIGNATURE
DATE

**LIMITED WARRANTY:** All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

Thank You

TOTAL	250.00
-------	--------

RECEIVED  
06/16/2023



# HVAC SERVICE ORDER

---

## INVOICE

062023A

THIS WORK IS TO BE	
<input type="checkbox"/> C.O.D.	<input type="checkbox"/> SERVICE CONTRACT <input type="checkbox"/> WARRANTY <input type="checkbox"/> NO CHARGE
A/H MAKE	COND. MAKE
MODEL	MODEL
SERIAL NUMBER	SERIAL NUMBER

NAME <b>Harrison Ranch Club house</b>		STREET <b>5755 Harrison Ranch Blvd</b>		DATE <b>6-19-23</b>	
CITY <b>Pawish Pl</b>		PHONE <b>34219</b>			
TECHNICIAN <b>Sandro M</b>		AUTHORIZED BY <b>JOJO</b>			
WORK TO BE PERFORMED		<input type="checkbox"/> RECOVERED <input type="checkbox"/> RECYCLED <input type="checkbox"/> RECLAIMED <input type="checkbox"/> RETURNED <input type="checkbox"/> DISPOSAL <input type="checkbox"/> DISMANTLED <input type="checkbox"/> CHANGED OUT/REPLACED		TOTAL \$  # REF.	
DESCRIPTION OF WORK PERFORMED		CONDENSING UNIT		COND'S/ATE DRAINS	
* Fix closet door new screws on hinges * Align Front door from hinges and magnet * ceiling fan capacitor not good Total Service and labor \$250.00		CLEANED COIL		CLEANED MAIN DRAIN	
		CHECKED CHARGE		REPAIRED MAIN DRAIN	
		REPAIRED LEAK IN COIL		CLEANED PAN DRAIN	
		REPAIRED LEAK IN COPPER		REPAIRED PAN DRAIN	
		FURN. OR FAN COIL		REPLACED BELT	
		ADJUSTED BELT		REPLACED PULLEY	
		ADJUSTED PULLEY		CLEANED BLOWER	
		REPLACED BEARINGS		OILED MOTOR	
		OILED BEARINGS		CLEANED HEAT EXCH.	
		REPLACED RUN CAPACITOR		REPLACED HEAT EXCH.	
		CLEANED OR ADJ. CONTACTOR		CLEANED OR ADJ. PILOT	
		REPLACED FUSE		REPLACED THERMOCOUPLE	
		REPLACED COMPRESSOR		REPLACED VALVE	
		EVAPORATOR COIL		CLEANED BURNERS	
		REPLACED EXP. VALVE		DUCT	
ADJUSTED EXP. VALVE		REPAIRED			
REPLACED CAP. TUBE		ADJUSTED			
CLEANED CAP. TUBE		THERMOSTAT			
REPAIRED COIL LEAK		REPLACED			
REPAIRED COPPER CONN.		ADJUSTED			
CLEANED COIL		LEVELLED COIL			
RECOMMENDATIONS		FILTERS		<input type="checkbox"/> CLEANED <input type="checkbox"/> REPLACED	
TERMS		LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.		TOTAL SUMMARY	
I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. All repairs performed by Mack's Air Conditioning and Heating Services, Inc. are based on a flat rate pricing. All repairs include parts and labor and will be preauthorized before performed. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.		DIAGNOSTIC CHARGE			
		REPAIRS			
		REPAIRS			
		REPAIRS			
		REPAIRS			
CUSTOMER SIGNATURE		DATE		TOTAL <b>250.00</b>	



# HVAC SERVICE ORDER

---

## INVOICE

062023B

THIS WORK IS TO BE	
<input type="checkbox"/> C.O.D. <input type="checkbox"/> SERVICE CONTRACT <input type="checkbox"/> WARRANTY <input type="checkbox"/> NO CHARGE	
A/H MAKE	COND. MAKE
MODEL	MODEL
SERIAL NUMBER	SERIAL NUMBER

[illegible]



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

Invoice 14582521  
Invoice Date 6/29/2023  
Payment Term Due Upon Receipt  
Due Date 6/29/2023

**Billing Address**  
Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219 USA

**Job Address**  
Harrison Ranch  
5755 Harrison Ranch  
Boulevard  
Parrish, FL 34219 USA

#### Description of work

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

Installation of new Underground Conduit and Circuitry for Street Light

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

Task #	Description	Quantity	Your Price	Total
DEP	Project Deposit	1.00	\$2,842.50	\$2,842.50

<b>Sub-Total</b>	\$2,842.50
<b>Tax</b>	\$0.00
<b>Total</b>	\$2,842.50
<b>Payment</b>	\$0.00
<b>Balance Due</b>	\$2,842.50

**RECEIVED**  
06/29/2023

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

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Owens Electric, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



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

Invoice 14582530  
Invoice Date 7/7/2023  
Completed Date 7/7/2023  
Payment Term Due Upon Receipt  
Due Date 7/7/2023

**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

Installation of new Underground Conduit and Circuitry for Street Light  
Utilizing directional bore/missile, install new PVC conduit from existing in-ground junction box to base of existing pole light. Install one new in-ground junction box next to existing pole. Pull in new copper circuitry through new conduit and into new junction box. Install new copper circuitry up pole and into existing fixture. Install new in-line fuses to protect fixture. Make all connections, check for proper operation.

Task #	Description	Quantity	Your Price	Total
FINAL	Project Final Invoice	1.00	\$2,842.50	\$2,842.50

RECEIVED  
07/11/2023

**Sub-Total** \$2,842.50  
**Tax** \$0.00  
**Total** \$2,842.50  
**Payment** \$0.00  
**Balance Due** \$2,842.50

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 14730487  
Invoice Date 7/12/2023  
Completed Date 7/13/2023  
Payment Term Due Upon Receipt  
Due Date 7/12/2023

**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

Performed Monthly Inspection of lighting system. Findings listed below:

Pole 309 ext  
219  
190  
344 ext  
346 ext  
365 both  
123 and  
107 not working

Task #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Service Agreement July Inspection	1.00	\$390.00	\$390.00

RECEIVED  
07/18/2023

**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!



# 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: \$350.00

Date: 7/11/23

Payable to: Peter Gruskin

Address: Please, Do Not Mail to this Address – see below instructions.  
3717 103<sup>rd</sup> Ave. N  
Clearwater, FL 33762

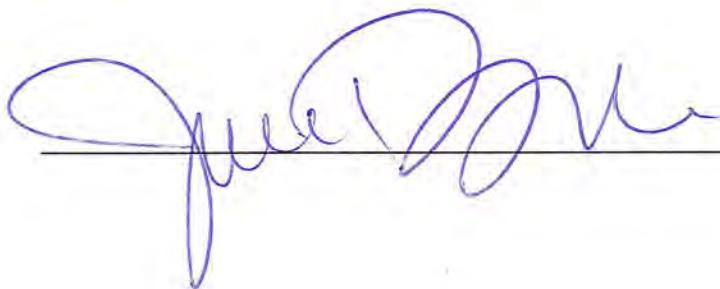
Please have check mailed check directly to Joanna Braddock at Harrison Ranch,  
5755 Harrison Ranch Blvd. Parrish, FL 34219 by arrive by Thursday 8/17/23

Description: DJ for Family DJ & Karaoke Party  
G/L Code: 4731

**RECEIVED**  
07/11/2023

Requestor: Robin Emanuel

Approved by:



## INVOICE FOR DJ

Date: 08/19/23  
Location: Harrison Ranch  
Address: 5755 Harrison Ranch Blvd  
Parish, FL 34219  
Duration: 3 hours  
Service: Music/karaoke/dance floor lighting  
Price: \$350

(This reflects \$100 discount from last event performed)

Thank you for your business,  
Peter Gruskin dba DJ PT

Pure Green Lawn & Pest Services  
4107 Longhorn Dr  
Sarasota, FL 34233  
941-306-6817

Harrison Ranch CDD  
Hanna Yi  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401

Harrison Ranch Clubhouse  
Hanna Yi  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401

**Invoice # 10581**

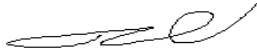
**Invoice Date:** 6/30/2023  
Friday

**Time:** 11:14 AM

**Bill-To:** 100043

**Location:** 100039

**Technician:** Tony Paul  
Lic:JE146100

Service Description	Quantity	Price
Pest Control Service	1.00	\$100.00
		<b>SUBTOTAL</b> \$100.00
		<b>TAX</b> \$0.00
		<b>AMT PAID</b> \$0.00
		<b>TOTAL</b> \$100.00
 _____ TECHNICIAN SIGNATURE		<b>AMOUNT DUE</b> \$100.00

**RECEIVED**  
07/06/2023

**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: 6/30/2023  
PO Number: Invoice #: 10581  
Terms: DUE ON RECEIPT Technician: Tony Paul

Amount Paid: **\$100.00**

Check No.: \_\_\_\_\_

**Remit-To:** Pure Green Lawn & Pest Services  
4107 Longhorn Dr  
Sarasota, FL 34233  
941-306-6817



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

# Invoice

Date	Invoice #
7/1/2023	INV0000081362

**Bill To:**

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

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

[illegible]

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

# Invoice

Date	Invoice #
6/30/2023	INV0000081479

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00062

[illegible]

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

# Invoice

Date	Invoice #
7/7/2023	INV0000081503

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00062

[illegible]

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

## Invoice

Date	Invoice #
7/21/2023	INV0000082168

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of		Terms	Client Number
July		Upon Receipt	00062
Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,056.12	\$7,056.12
Subtotal			\$7,056.12
Total			\$7,056.12

1101

**941-447-6839**

**941-447-6839**  
**sgpools1@gmail.com**

# INVOICE #0723

**DATE: 7/1/23**

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 July	1,633.00
Total	1,633.00

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

Date	Invoice #
7/5/2023	2443

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

[illegible]

# 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: \$325.00

Date: 6/30/23

Payable to: Sidewalk Science Center

Address: Please, Do Not Mail to this Address – see below instructions.  
15421 Lemon Fish Drive  
Lakewood Ranch, Fl 34202

Please have check mailed check directly to Joanna Braddock at Harrison Ranch,  
5755 Harrison Ranch Blvd. Parrish, FL 34219 by arrive by Thursday 7/20/23

Description: Backyard Science Lab Event

G/L Code: 4731

Requestor: Robin Emanuel

**RECEIVED**  
06/30/2023

Approved by:





# Invoice

"Science. Everywhere."

Date: June 23, 2023

Receipt # 023202

Correspondence Robin Emmanuel  
Harrison Ranch  
re: Backyard Science Lab

Payment Method	Type
Card	Organization/Community Event

Qty	Description	Total Hours, Miles, People	Cost	Line Total
1	Backyard Science Lab	2 hours	\$325.00	\$325.00
			Subtotal	\$325.00
			7% Sales Tax	EXEMPT
			Total	\$325.00
			Minimum Deposit	N/A

Thank you for your support!

Sidewalk Science Center, Inc Bradenton, Florida [info@sidewalksciencecenter.org](mailto:info@sidewalksciencecenter.org)

Website: [www.SidewalkScienceCenter.org](http://www.SidewalkScienceCenter.org)

Be sure to leave a review on our Facebook page! [Facebook.com/SidewalkScienceCenter](https://www.facebook.com/SidewalkScienceCenter)

*Sidewalk Science Center provides access to educational tools and resources in public spaces.*



# INVOICE

**SITEX Aquatics llc.**  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322

## Harrison Ranch CDD

<b>Bill to</b> Harrison Ranch CDD C/o Rizzetta & company 5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Ship to</b> Harrison Ranch CDD C/o Rizzetta & company 5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Invoice details</b> Invoice no.: 7540 Terms: Net 30 Invoice date: 07/03/2023 Due date: 08/02/2023
---	---	--

Product or service		Amount
1. <b>Planting</b>	1 unit x \$7,500.00	\$7,500.00
5000-Bare root Club rush		

<b>Total</b>	<b>\$7,500.00</b>
--------------	-------------------

RECEIVED

07/03/2023

# Planting Agreement

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

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

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

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

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

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

Accepted By

Date

  
President, Sitex Aquatics Ilc.

05/15/2023

Date

# INVOICE

**SITEX Aquatics llc.**  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322

## Harrison Ranch CDD

<b>Bill to</b> Harrison Ranch CDD C/o Rizzetta & company 5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Ship to</b> Harrison Ranch CDD C/o Rizzetta & company 5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Invoice details</b> Invoice no.: 7561 Terms: Net 30 Invoice date: 07/01/2023 Due date: 07/31/2023
---	---	--

Product or service		Amount
1. <b>Additional Services</b>	1 x \$300.00	\$300.00
Quarterly Aeration Maintenance-Ponds 38,38 and 40- 3rd Qtr		
<b>Total</b>		<b>\$300.00</b>

RECEIVED  
07/03/2023

# INVOICE

**SITEX Aquatics llc.**  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322

## Harrison Ranch CDD

<b>Bill to</b> Harrison Ranch CDD C/o Rizzetta & company 5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Ship to</b> Harrison Ranch CDD C/o Rizzetta & company 5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Invoice details</b> Invoice no.: 7604B Terms: Net 30 Invoice date: 07/01/2023 Due date: 07/31/2023
---	---	---

Product or service		Amount
1.	<b>LM-Harrison Ranch CDD</b> Monthly Lake Maintenance-51 Waterways-July	1 × \$5,664.00 \$5,664.00

Total\$5,664.00

RECEIVED07/03/2023



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BIG.**

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- + FREE Security Suite software

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**VISIT [spectrum.com/business](https://spectrum.com/business)**

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BAP-IM2305  
SA4NF00S



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1200 NO RP 18 06192023 NNNNNNNN 01 983474

Harrison Ranch  
rosette and company  
9428 CAMDEN FIELD PKWY  
RIVERVIEW FL 33578-0519

833712013214498400168138

Account Number:  
Security Code:

Harrison Ranch  
8337 12 013 2144984



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

8337 1200 NO RP 18 06192023 NNNNNNNN 01 983474



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BAP-C2315  
SA4NF013





June 18, 2023  
Invoice Number: 2144984061823  
Account Number: **8337 12 013 2144984**  
Security Code:  
Service At: 5755 HARRISON RANCH BLVD  
PARRISH FL 34219-4401

## Auto Pay Notice

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

## NEWS AND INFORMATION

**NEW!** Now you can experience the fastest business-grade internet speeds in the nation and get a **FREE** mobile unlimited line for 1 year! Call **1-855-774-0363** to get started.

### Summary

Service from 06/18/23 through 07/17/23  
details on following pages

Previous Balance	168.13
Payments Received -Thank You!	-168.13
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	132.91
Other Charges	22.20
Taxes, Fees and Charges	13.02
Current Charges	\$168.13
YOUR AUTO PAY WILL BE PROCESSED 07/04/23	
<b>Total Due by Auto Pay</b>	<b>\$168.13</b>

### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1200 NO RP 18 06192023 NNNNNNNN 01 983474

Harrison Ranch  
rosette and company  
9428 CAMDEN FIELD PKWY  
RIVERVIEW FL 33578-0519

June 18, 2023

### Harrison Ranch

Invoice Number: 2144984061823  
Account Number: 8337 12 013 2144984  
Service At: 5755 HARRISON RANCH BLVD  
PARRISH FL 34219-4401

<b>Total Due by Auto Pay</b>	<b>\$168.13</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712013214498400168138





Invoice Number: Harrison Ranch  
 Account Number: 2144984061823  
 Security Code: 8337 12 013 2144984

**Contact Us**  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8337 1200 NO RP 18 06192023 NNNNNNNN 01 983474

## Charge Details

Previous Balance		168.13
EFT Payment	06/04	-168.13
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/18/23 will appear on your next bill.

Service from 06/18/23 through 07/17/23

## Spectrum Business™ TV

Spectrum Business TV		44.99
Spectrum Receivers	8 Receivers at 10.99 each	87.92
		<b>\$132.91</b>

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

## Other Charges

Broadcast TV Surcharge		22.20
<b>Other Charges Total</b>		<b>\$22.20</b>

## Taxes, Fees and Charges

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

**Current Charges** **\$168.13**

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

## Billing Information

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

## Authorization to Convert your Check to an Electronic Funds

**Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

**Spectrum Receiver \$10.99** - Charges include \$9.99 for Receiver Rental and \$1.00 for Secure Connection.

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

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

Continued on the next page....

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)



For questions or concerns, please call **1-866-519-1263**.







Invoice Number: 2144984061823  
Account Number: 8337 12 013 2144984  
Security Code:

[Harrison Ranch](#)

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

8337 1200 NO RP 18 06192023 NNNNNNNN 01 983474

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

For immediate closed captioning concerns, call 1-855-707-7328 or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

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



Invoice Number: 2144984061823  
Account Number:: 8337 12 013 2144984  
Security Code:

[Harrison Ranch](#)



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

8337 1200 NO RP 18 06192023 NNNNNNNN 01 983474





Symbiont Service Corp.  
4372 North Access Road  
Englewood, FL 34224

Phone: (941) 474-9306  
Fax: (941) 473-9306  
<https://symbiontservice.com/>

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

Phone Number: (941) 776-9949

Work Order #: 49358

Transaction Date: 6/14/2023

Terms: Net

**Invoice #: i41041**

Assigned Tech: Jimmy D.

Item	Description	Price	Amount	Equipment
Notes	Completed planned maintenance. Found bad compressor ph#9 , replaced run cap on ph#8 and ph#6. Replaced these run caps . Also replaced defective defrost sensor on ph5	\$0.00	\$0.00	1128072-J12
PLANNED MAINT	Ran planned maintenance - Service	\$0.00	\$0.00	1128072-J12
	*Full Data Reports can be provided upon additional request*			
ECRC0800015	Replace 80 MFD 440v Motor Run Capacitor	\$79.08	\$79.08	1138073-J12
ECRC0800015	Replace 80 MFD 440v Motor Run Capacitor	\$79.08	\$79.08	1138071-J12
PHRTH080030	Replace AquaCal T-Stat Sensor (analog)	\$94.46	\$94.46	1137803-J12

**Agreement Savings \$28.08**

Subtotal: \$252.62

Total: \$252.62

Payments: \$0.00

Balance Due: \$252.62

Date	Auth #	Method
------	--------	--------

### Acceptance

I accept the services performed by Symbiont Service Corp. are to my satisfaction.

**RECEIVED**  
06/30/2023



## Under Pressure Washing

(941) 322-0550  
20801 69th Ave East  
Lakewood Ranch, FL 34211  
UnderPressure@krystalklean.com  
A division of Krystal Klean

## INVOICE

INVOICE #	7053948
DATE ISSUED	06/29/2023
DATE DUE	06/29/2023
PO #	
TOTAL DUE	\$595.00

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
<b>Commercial Building Exterior Cleaning</b> Dumpster area by clubhouse -Exterior of building to be cleaned using professional 'Soft Wash' process in order to avoid damage to façade and window seals. Solution to include algaecides, fungicides and phosphate-free detergents to extend life of cleaning and provide optimal results. Locks and electrical elements to be protected during cleaning process. -Extra care/precaution to be taken with landscaping. -We provide vehicular/pedestrian traffic control and maintain highest safety standards, in compliance with OSHA guidelines at all times. -Water to be provided on-site. -Our company is fully insured and carries workers compensation on every employee!	\$595.00

### CUSTOMER MESSAGE

Invoice Total:	\$595.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$595.00

**RECEIVED**  
06/29/2023

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.

VisCom  
4690 Fruitville Rd  
Sarasota, FL 34232



## INVOICE

### BILL TO

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

INVOICE # 249050

DATE 07/11/2023

DUE DATE 08/10/2023

	QTY	RATE	AMOUNT
Job #967547			
07/10/2023 6:30 PM - 9:00 PM (2 Interpreter)			
Session# 4466102			
Situation: CDD Board Meeting			
Location: Harrison Ranch Clubhouse			
Address: 5755 Harrison Ranch Blvd.			
Requester: Taylor Nielsen 813-658-6048			
Interpreter: Christine DiBenedetto, Charlene McCarthy			
Deaf Consumer: Joel Furman			
<b>ASL Assignment</b>	5	75.00	375.00
ASL Assignment Day Hrs			

SUBTOTAL	375.00
TAX	0.00
TOTAL	375.00
BALANCE DUE	

**\$375.00**

**RECEIVED**  
07/12/2023

Tab 4





# **MONTHLY REPORT**

SEPTEMBER 1, 2023





# HARRISON RANCH

**Inspection Date:**

August 28, 2023

**Prepared For:**

Taylor Nielsen

**Prepared By:**

Devon Craig

Field Operations Manager

P: 941.201.7287

E:dcraig@sitexaquatics.com

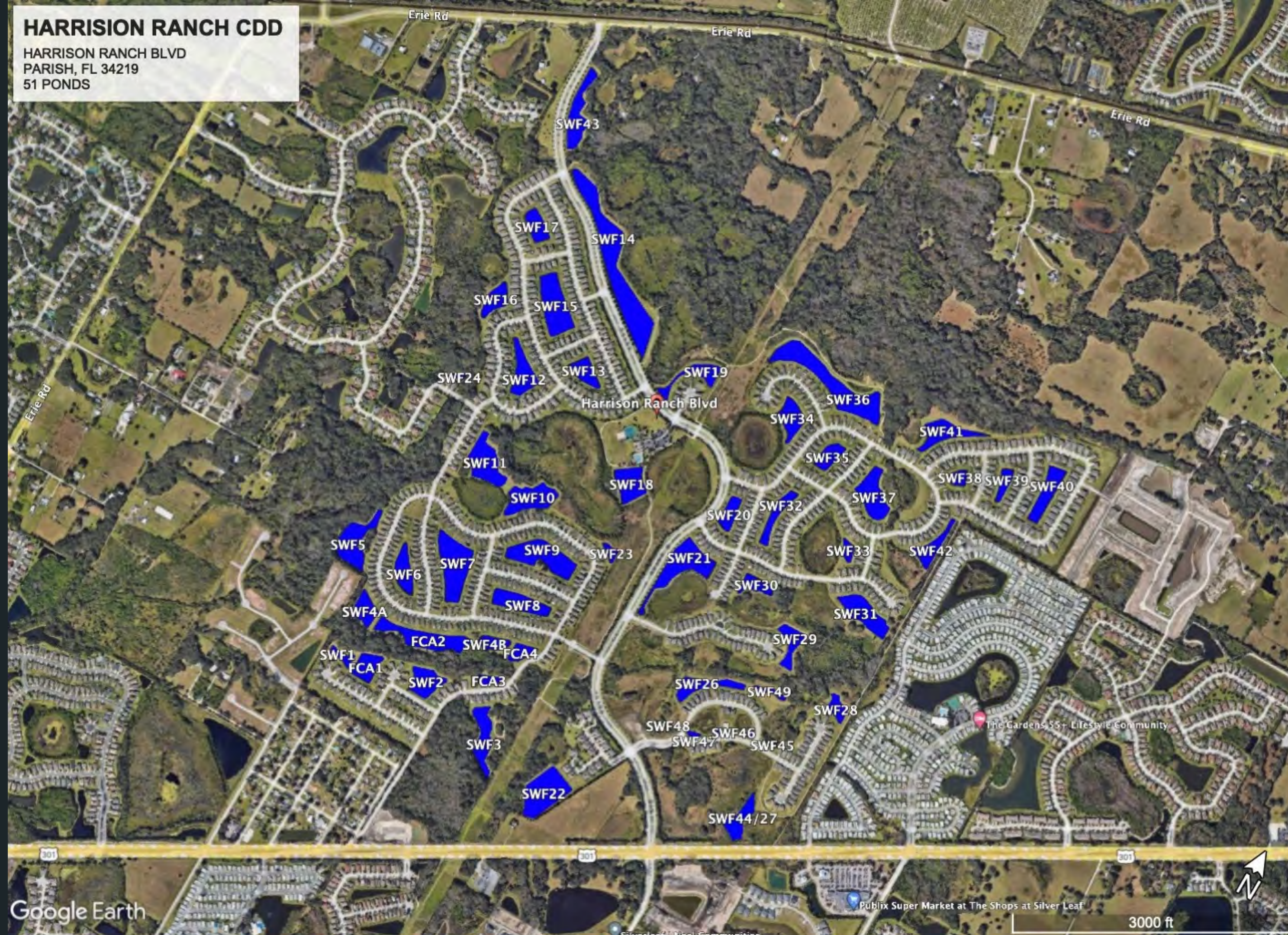
## SUMMARY:

All ponds have been treated this month. Hopefully we will be getting some rain to bring these water levels up. Until water levels rise reoccurring algae blooms will continue and we will continue preventative treatments to keep these ponds looking good during the summer. We are headed into storm season. If we have a major storm we will do drive through post storm to check for possible conjections as well as any storm related problems related to the ponds.



# HARRISON RANCH CDD

HARRISON RANCH BLVD  
PARISH, FL 34219  
51 PONDS





**FCA4.**



**SWF4B.**



**FCA2.**



**SWF4A.**



**SWF11.**



**SWF18.**



**SWF14.**



**SWF20.**





# SWF3.



# FCA3.



# SWF2.



# SWF22.



# SWF1.



# SWF42.



# SWF41.



# FCA1.





# POND TREATMENTS

FCA1: Shoreline vegetation has been treated.

FCA2: Shoreline vegetation and Algae has been treated.

FCA3: Shoreline vegetation has been treated.

FCA4: Shoreline vegetation and Algae has been treated.

SWF1: Shoreline vegetation has been treated.

SWF2: Shoreline vegetation and Water lettuce has been treated.

SWF3: Shoreline vegetation has been treated.

SWF4A: Shoreline vegetation and Algae has been treated.

SWF4B: Shoreline vegetation has been treated.

SWF5: Shoreline vegetation and Algae has been treated.

SWF6: Shoreline vegetation and Algae has been treated.

SWF7: Shoreline vegetation and Algae has been treated.

SWF8: Shoreline vegetation has been treated.

SWF9: Shoreline vegetation and Algae has been treated.

# POND TREATMENTS

SWF10: Shoreline vegetation and Water lettuce has been treated.

SWF11: Shoreline vegetation and Hydrilla has been treated.

SWF12: Shoreline vegetation and Algae has been treated.

SWF13: Shoreline vegetation and Duckweed has been treated.

SWF14: Shoreline vegetation and Water lettuce has been treated.

SWF15: Shoreline vegetation and Algae has been treated.

SWF16: Shoreline vegetation, algae, and hydrilla have been treated.

SWF17: Shoreline vegetation has been treated.

SWF18: Shoreline vegetation has been treated.

SWF19: Algae and shoreline vegetation has been treated.

SWF20: Shoreline vegetation have been treated.

SWF21: Algae and shoreline vegetation has been treated.

SWF22: Water lettuce and shoreline vegetation has been treated.

SWF23: Shoreline vegetation has been treated.

# POND TREATMENTS

SWF24: Shoreline vegetation has been treated.

SWF26: Shoreline vegetation and Water lettuce has been treated.

SWF28: Shoreline vegetation has been treated.

SWF29: Shoreline vegetation and Algae has been treated.

SWF30: Shoreline vegetation and Algae has been treated.

SWF31: Shoreline vegetation has been treated.

SWF32: Shoreline vegetation has been treated.

SWF33: Shoreline vegetation has been treated.

SWF34: Shoreline vegetation and Algae has been treated.

SWF35: Shoreline vegetation and Algae has been treated.

SWF36: Shoreline vegetation has been treated.

SWF37: Shoreline vegetation and Algae has been treated.

SWF38: Shoreline vegetation and Algae has been treated.

# POND TREATMENTS

SWF39: Shoreline vegetation has been treated.

SWF40: Shoreline vegetation and Algae has been treated.

SWF41: Shoreline vegetation has been treated.

SWF42: Shoreline vegetation and Algae has been treated.

SWF43: Shoreline vegetation has been treated.

SWF44/27: Shoreline vegetation has been treated.

SWF45: Shoreline vegetation has been treated.

SWF46: Shoreline vegetation has been treated.

SWF47: Shoreline vegetation has been treated.

SWF48: Shoreline vegetation has been treated.

SWF49: Shoreline vegetation and Water Lettuce has been treated.



Tab 5

Reference Number:

**20230829-18327995381**

Form Name:

**Maintenance Quality Inspection (MQI) NEW 8-2022**

Submitter Name:

**Ryan Eberly | ryan.eberly@lmppro.com**

Date Sent on Device:

**Aug 29, 2023 10:08:40 AM EDT**

## GENERAL INFORMATION

### Section 1

**PROPERTY NAME**

Harrison Ranch CDD

**LOCATION**

SARASOTA

**Supervisor Email**

ryan.eberly@lmppro.com

**Branch Manager**

christopher.berry@lmppro.com

**Supervisor First Name**

Ryan

**Supervisor Last Name**

Eberly

**DATE OF INSPECTION**

Aug 29, 2023

**Next Inspection Date**

Sep 29, 2023

## INSPECTION DETAILS

### Monthly Maintenance

**1 DETAILS**

9

**1 DETAILS NOTES**

Property is very tight with minimal weeds and most shrubs trimmed out. Shell trails are sprayed and grass is fresh cut at good height. Main issues I found was torpedo grass growing through shrubs and vines also.

**1 DETAILS PHOTOS**



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

9

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

Soft edging and objects in turf are still inconsistent. There are areas of turf that need to be burned and sprayed with chemical for a sharper appearance.

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





**3 SHRUB PRUNING****3 SHRUB PRUNING NOTES****3 SHRUB PRUNING PHOTOS****4 TREES/PALMS UP TO 15' TRIMMING****4 TREES/PALMS UP TO 15' TRIMMING NOTES****4 TREES/PALMS UP TO 15' TRIMMING PHOTOS**

9

Variegated confederate jasmine needs to be trimmed in medians. Lift stations look great!

4

Some pygmeys have loose fronds that need to be removed. Some sucker growth found throughout.

**5 OVERALL CLEANLINESS**

5

**5 OVERALL CLEANLINESS NOTES**

Property is very clean and ready for this storm.

**5 OVERALL CLEANLINESS PHOTOS****6 TURF INSECT/DISEASE CONTROL**

4

**6 TURF INSECT/DISEASE CONTROL NOTES**

Turf looks great for insects and disease. Areas that were affected have been treated and will recover with time.

**6 TURF INSECT/DISEASE CONTROL PHOTOS****7 TURF WEED CONTROL – TURF AREAS**

5

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

No weeds seen driving the Blvd. Cut looks great free of weeds.

**7 TURF WEED CONTROL – TURF AREAS PHOTOS****8 PLANT INSECT/DISEASE CONTROL**

5



**8 PLANT INSECT/DISEASE CONTROL NOTES** Plants look healthy.

**9 WEED CONTROL – BED AREAS**

17

**9 WEED CONTROL – BED AREAS NOTES**

Weed control is very good. Need to hand weed the ones in shrubs. Shell trails look clean and sprayed out.

**9 WEED CONTROL – BED AREAS PHOTOS**



**10 TURF FERTILITY**

10

**10 TURF FERTILITY NOTES**

Turf is in excellent shape. Good color and volume.

**10 TURF FERTILITY PHOTOS**



**11 PLANT FERTILITY**

10

**11 PLANT FERTILITY NOTES**

Plants all seem healthy and fertile.

**12 CARRYOVERS**

5

**Deductions**

8

**OVERALL MONTHLY MAINTENANCE SCORE** 92%

## Additional Services

**PALM PRUNING**

10

**PALM PRUNING NOTES**

Should schedule palms sometime this winter. Sabal palms still pretty clean across the grounds.

**MULCHING**

10

**MULCHING NOTES**

Scheduled for November after thanksgiving.

**WATER/IRRIGATION MANAGEMENT**

10

**WATER/IRRIGATION MANAGEMENT NOTES**

No issues! Good job team on keeping the system right and tight.

**ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)**

7

**ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES**

Most annuals are struggling. We pulled the ones in rough shape at the club house and entry/exits.

**ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) PHOTOS****BEST VIEW OF THE MONTH**



Tab 6



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

## Estimate

**Submitted To:**

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

Date	8/4/2023
Estimate #	85019
LMP REPRESENTATIVE	
RE	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Spray entire blvd trees and plant material for moss. Once moss is sprayed it could take up to six months for the moss to completely die, all work is gaurenteed for spanish moss and ball moss in trees.			
Moss Spraying in Trees on Blvd	1	39,083.00	39,083.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$39,083.00</b>
--------------	--------------------

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

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

OWNER / AGENT

DATE

Tab 7

# Exhibit "A"

## Harrison Ranch Aquatic Plantings

Bid Tabulation Form 6.16.23

				Crosscreek		Pond Professionals		SiteX Aquatics	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1*	Furnish Aquatic plantings along Pond 9 lake bank (1,525 LF with 2 staggered rows at 18" centers)	2034	EA	0.95	1,932.30	1.25	2,542.50	0.55	1,118.70
2*	Furnish Aquatic plantings along Pond 10 lake bank (550 LF with 2 staggered rows at 18" centers)	734	EA	0.95	697.30	1.25	917.50	0.55	403.70
3*	Furnish Aquatic plantings along Pond 23 lake bank (525 LF with 2 staggered rows at 18" centers)	700	EA	0.95	665.00	1.25	875.00	0.55	385.00
4	Install Aquatic Planting	3,468	EA	Included	Included	Included	Included	0.95	3,294.60
5	Miscellaneous cleanup and work	1	LS	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>				<b>\$3,294.60</b>		<b>\$4,335.00</b>		<b>\$5,202.00</b>	

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

Tab 8

## Monthly Manager's Report July 2023



### HARRISON RANCH

**Rizzetta & Company  
Harrison Ranch CDD  
5755 Harrison Ranch Blvd  
Parish, FL 34219**

#### **Operations/Maintenance Updates: August 2023**

- Worked hard on overseeing daily operation, ensuring the residents with the productivity, monitoring efficiently of all clubhouse process including working on how to continue to create a positive environment for the residents.
- Responded emails and return phone calls.
- Collected and verified information from new residents during their onboarding processes.
- Prepared for Hurricane Idalia for both Harrison Ranch Clubhouse and Normande East pool area.

#### **Completed Projects**

#### **Operations/Maintenance Updates**

- Damm Good Plumber fix the toilet in the men's room.
- Waiting for the new no trespassing sign from Sign-A-Rama to be delivered and installed.
- Worked on upcoming events for the rest of the year.
- Sent the water reading on 8/20/23.
- Ordered a new box of access cards.
- Dex equipment for the copier machine to be fix.
- Continued to monitor and address Hog issues, sent Constant Contact Update to community.
- Ordered a new floor rubber mat for the hallway by the restroom.
- Paid monthly invoice for Constant Contact



### **Projected Maintenance Projects**

**Working with Sue on the Pond project.**

**Working with LMP to remove the mulch from around the pool and replace it with rocks  
( per Borad request)**

### **Rentals Access Cards and Event fees**

Rental	2	\$150.00	\$300.00
Access Cards	3	\$25.00	\$75.00
Events Fee			
Total			\$375.00

### **Events**

**August Events- Family Dance/Karaoke Night,**

### **Special Projects:**

Working on organizing and overall cleaning of clubhouse and shared spaces.  
Working to schedule more projects and activities.



Tab 9



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 16, 2023 @ 6:30pm
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

## District Manager's Report

September 12

# 2023

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#### FINANCIAL SUMMARY

7/31/2023

General Fund Cash & Investment Balance:	\$663,657
Reserve Fund Cash & Investment Balance:	\$411,405
Debt Service Fund Investment Balance:	\$107,514
Total Cash and Investment Balances:	\$1,182,576

**General Fund Expense Variance:    \$39,127    Under Budget**

Tab 10

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Harrison Ranch Community Development District  
Manatee County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Harrison Ranch Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 26, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

July 26, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Harrison Ranch Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,550,121.
- The change in the District's total net position in comparison with the prior fiscal year was (\$451,013), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$646,560, a decrease of (\$50,726) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions of the District that are principally supported by assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, transportation, and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Current and other assets	\$ 718,234	\$ 769,945
Capital assets, net of depreciation	5,395,212	5,962,734
Total assets	6,113,446	6,732,679
Current liabilities	118,325	121,545
Long-term liabilities	3,445,000	3,610,000
Total liabilities	3,563,325	3,731,545
Net position		
Net investment in capital assets	1,950,212	2,352,734
Restricted	52,310	46,451
Unrestricted	547,599	601,949
Total net position	\$ 2,550,121	\$ 3,001,134

The District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2022	2021
Program revenues		
Charges for services	\$ 1,798,539	\$ 1,783,848
Operating grants and contributions	316	10
General revenues		
Investment earnings	1,259	94
HOA cost share reimbursement	5,539	27,035
Miscellaneous	25,804	7,114
Total revenues	1,831,457	1,818,101
Expenses:		
General government	149,576	161,721
Physical environment	1,538,228	1,439,575
Transportation	78,333	72,802
Culture and recreation	401,243	334,586
Interest on long-term debt	115,090	120,548
Total expenses	2,282,470	2,129,232
Change in net position	(451,013)	(311,131)
Net position - beginning	3,001,134	3,312,265
Net position - ending	\$ 2,550,121	\$ 3,001,134

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,282,470. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year due to an increase in per unit operations and maintenance assessments. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was the result of an increase in professional services including the landscape maintenance and repairs and amenity staff salaries.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$25,455, appropriations by \$108,248, and use of fund balance by \$82,793. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$14,374,951 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$8,979,739 has been taken, which resulted in a net book value of \$5,395,212. More detailed information about the District's capital assets is presented in the notes to the financial statements.

## CAPITAL ASSET AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2022, the District had \$3,445,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Harrison Ranch Community Development District's Accounting Department at 3434 Colwell Ave, Suite 200, Tampa, Florida, 33614.

## **FINANCIAL STATEMENTS**

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and equivalents	\$ 600,584
Prepaid items and deposits	18,409
Accounts receivable	280
Restricted assets:	
Investments	98,961
Capital assets:	
Non-depreciable assets	1,203,522
Depreciable assets, net	<u>4,191,690</u>
Total assets	<u>6,113,446</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	22,573
Unearned revenue	49,101
Accrued interest payable	46,651
Non-current liabilities:	
Due within one year	170,000
Due in more than one year	<u>3,275,000</u>
Total liabilities	<u>3,563,325</u>
 <b>NET POSITION</b>	
Net investment in capital assets	1,950,212
Restricted for:	
Debt service	52,310
Unrestricted	<u>547,599</u>
Total net position	<u><u>\$ 2,550,121</u></u>

See notes to the financial statements



**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Program Revenues			Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 149,576	\$ 149,576	\$ -	\$ -
Physical environment	1,538,228	979,415	-	(558,813)
Transportation	78,333	78,333	-	-
Culture and recreation	401,243	305,582	-	(95,661)
Interest on long-term debt	115,090	285,633	316	170,859
Total governmental activities	2,282,470	1,798,539	316	(483,615)
General revenues:				
Unrestricted investment earnings				1,259
HOA cost share reimbursement				5,539
Miscellaneous				25,804
Total general revenues				32,602
Change in net position				(451,013)
Net position - beginning				3,001,134
Net position - ending				\$ 2,550,121

See notes to the financial statements

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash and equivalents	\$ 600,584	\$ -	\$ 600,584
Investments	-	98,961	98,961
Accounts receivable	280	-	280
Prepaid items and deposits	18,409	-	18,409
Total assets	<u>\$ 619,273</u>	<u>\$ 98,961</u>	<u>\$ 718,234</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable and accrued liabilities	\$ 22,573	\$ -	\$ 22,573
Unearned revenue	49,101	-	49,101
Total liabilities	<u>71,674</u>	<u>-</u>	<u>71,674</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	18,409	-	18,409
Restricted for:			
Debt service	-	98,961	98,961
Assigned for:			
Capital reserves	288,931	-	288,931
Unassigned	240,259	-	240,259
Total fund balances	<u>547,599</u>	<u>98,961</u>	<u>646,560</u>
Total liabilities and fund balances	<u>\$ 619,273</u>	<u>\$ 98,961</u>	<u>\$ 718,234</u>

See notes to the financial statements

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET-  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 646,560

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	14,374,951	
Accumulated depreciation	<u>(8,979,739)</u>	5,395,212

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(46,651)	
Bonds payable	<u>(3,445,000)</u>	<u>(3,491,651)</u>
Net position of governmental activities		<u><u>\$ 2,550,121</u></u>

See notes to the financial statements

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 1,512,906	\$ 285,633	\$ 1,798,539
Interest	1,259	316	1,575
HOA cost share reimbursement	5,539	-	5,539
Miscellaneous	25,804	-	25,804
Total revenues	<u>1,545,508</u>	<u>285,949</u>	<u>1,831,457</u>
EXPENDITURES			
Current:			
General government	149,576	-	149,576
Physical environment	1,013,551	-	1,013,551
Transportation	78,333	-	78,333
Culture and recreation	305,582	-	305,582
Debt service:			
Principal	-	165,000	165,000
Interest	-	117,325	117,325
Capital outlay	52,816	-	52,816
Total expenditures	<u>1,599,858</u>	<u>282,325</u>	<u>1,882,183</u>
Excess (deficiency) of revenues over (under) expenditures	(54,350)	3,624	(50,726)
Fund balances - beginning	<u>601,949</u>	<u>95,337</u>	<u>697,286</u>
Fund balances - ending	<u>\$ 547,599</u>	<u>\$ 98,961</u>	<u>\$ 646,560</u>

See notes to the financial statements

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (50,726)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net assets.	52,816
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Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(620,338)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	165,000
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	2,235
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Change in net position of governmental activities	<u>\$ (451,013)</u>
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See notes to the financial statements

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Harrison Ranch Community Development District ("District") was established on February 5, 2007 by Ordinance No. 07-31 of Manatee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board"), which is composed of five members. The Supervisors are elected on an at large basis by the landowners of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments imposed on benefitted assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District and to pay the debt service obligations of the District. The fiscal year for which annual assessments may be levied begins on October 1, and when such assessments are collected on the tax roll, discounts are available for payments through February 28 and the assessments become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The government reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	15-25
Buildings	10-25
Equipment	5-15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Weighted Average Maturities
First American Government Obligations CL Y	\$ 98,961	S&P AAAm	18 days
Total Investments	<u>\$ 98,961</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

However, the Bond indenture limits the type of investments held using unspent Bond proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,203,522	\$ -	\$ -	\$ 1,203,522
Total capital assets, not being depreciated	1,203,522	-	-	1,203,522
Capital assets, being depreciated				
Infrastructure	10,731,011	-	-	10,731,011
Buildings	2,305,876	-	-	2,305,876
Equipment	81,726	52,816	-	134,542
Total capital assets, being depreciated	13,118,613	52,816	-	13,171,429
Less accumulated depreciation for:				
Infrastructure	(7,133,031)	(510,839)	-	(7,643,870)
Buildings	(1,198,238)	(95,661)	-	(1,293,899)
Equipment	(28,132)	(13,838)	-	(41,970)
Total accumulated depreciation	(8,359,401)	(620,338)	-	(8,979,739)
Total capital assets, being depreciated, net	4,759,212	(567,522)	-	4,191,690
Governmental activities capital assets, net	\$ 5,962,734	\$ (567,522)	\$ -	\$ 5,395,212

Depreciation expense was charged to the following functions:

Physical environment	\$ 524,677
Culture and recreation	95,661
Total depreciation	<u>\$ 620,338</u>

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2017

On August 1, 2017, the District issued \$4,235,000 of Capital Improvement Revenue Refunding Bonds, Series 2017, due May 1, 2038, with an interest rate of 3.25% through May 2032, variable afterwards through maturity. The Bonds were issued to refund the District's outstanding Capital Improvement Revenue Bonds, Series 2007 (the "Refunded Bonds") and pay certain costs associated with the issuance of the Series 2017 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2038.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

### Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 3,610,000	\$ -	\$ 165,000	\$ 3,445,000	\$ 170,000
Total	<u>\$ 3,610,000</u>	<u>\$ -</u>	<u>\$ 165,000</u>	<u>\$ 3,445,000</u>	<u>\$ 170,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 170,000	\$ 111,963	\$ 281,963
2024	175,000	106,438	281,438
2025	180,000	100,750	280,750
2026	190,000	94,900	284,900
2027	195,000	88,725	283,725
2028-2032	1,075,000	344,338	1,419,338
2033-2037	1,195,000	158,356	1,353,356
2038	265,000	8,694	273,694
Total	<u>\$ 3,445,000</u>	<u>\$ 1,014,164</u>	<u>\$ 4,459,164</u>

## NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
<b>REVENUES</b>				
Assessments	\$ 1,499,873	\$ 1,512,907	\$ 1,512,906	\$ (1)
Interest	-	1,255	1,259	4
HOA cost share reimbursement	-	-	5,539	5,539
Miscellaneous	7,532	18,698	25,804	7,106
Total revenues	1,507,405	1,532,860	1,545,508	12,648
<b>EXPENDITURES</b>				
Current:				
General government	149,750	147,397	149,576	(2,179)
Physical environment	891,056	930,247	1,013,551	(83,304)
Transportation	76,500	73,039	78,333	(5,294)
Culture and recreation	261,154	290,248	305,582	(15,334)
Capital outlay	128,945	174,722	52,816	121,906
Total expenditures	1,507,405	1,615,653	1,599,858	15,795
Excess (deficiency) of revenues over (under) expenditures	-	(82,793)	(54,350)	28,443
<b>OTHER FINANCING SOURCES (USES)</b>				
Use of fund balance	-	82,793	-	(82,793)
Total other financing sources	-	82,793	-	(82,793)
Net change in fund balances	\$ -	\$ -	(54,350)	\$ (54,350)
Fund balance - beginning			601,949	
Fund balance - ending			<u>\$ 547,599</u>	

See notes to required supplementary information

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$25,455, appropriations by \$108,248, and use of fund balance by \$82,793. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.



**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	15
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$78,570
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 20
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	<p>Operations and maintenance</p> <p>    Attached Villas \$1,223.69</p> <p>    Single Family 55/60 \$1,407.25</p> <p>    Single Family 70 \$1,590.80</p> <p>    Single Family 80 \$1,713.17</p> <p>Debt Service</p> <p>    Attached Villas \$618.00</p> <p>    Single Family 55/60 \$706.00</p> <p>    Single Family 70 \$794.00</p> <p>    Single Family 80 \$882.00</p>
Special assessments collected FYE 9/30/2022	\$1,798,539
Outstanding Bonds:	
Series 2017, due May 1, 2038,	see Note 6 page 19 for details

Independent contractors is defined as individuals and entities that receive a 1099.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Harrison Ranch Community Development District  
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Harrison Ranch Community Development District, Manatee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated July 26, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

July 26, 2023



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Harrison Ranch Community Development District  
Manatee County, Florida

We have examined Harrison Ranch Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Harrison Ranch Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

July 26, 2023



951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Harrison Ranch Community Development District  
Manatee County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Harrison Ranch Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2022 and have issued our report thereon dated July 26, 2023.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 26, 2023, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Harrison Ranch Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Harrison Ranch Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

July 26, 2023

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

Tab 11



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

## Estimate

## Submitted To:

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

Date	8/17/2023
Estimate #	85205
LMP REPRESENTATIVE	
RE	
PO #	
Work Order #	

[illegible]

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$18,953.75</b>
--------------	--------------------

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

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

OWNER / AGENT

DATE \_\_\_\_\_

Tab 12



# ESTIMATE

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

855-465-6697  
www.nickknowscleaning.com

**BILL TO**  
**Harrison Ranch CDD**  
Helena Teixeira  
5755 Harrison Ranch Blvd  
Parrish, Florida 34219  
United States

hteixeira@rizzetta.com

**SHIP TO**  
Florida  
United States

**Estimate Number:** HRCDDDE 22

**Estimate Date:** August 15, 2023

**Expires On:** August 15, 2023

**Grand Total (USD): \$800.00**

Items	Quantity	Price	Amount
<b>Clubhouse Facility Cleaning:</b> Services: Vacuuming/Sweeping, Dusting, Mopping, Entryway, Office, Bathroom (Sanitizing all sinks toilets, stalls, and floors). Gym (Sanitizing all equipment, clean all entry doors and rental areas)  Purchasing (reimbursement by CDD) and maintaining clubhouse supplies including paper towels, toilet paper, hand soap and garbage bags  Removal of all outside garbage in pool area, tennis area and playground area.  (3) times a week service \$75.00 per cleaning  Billed Monthly \$900.00	1	\$800.00	\$800.00

**Total:** \$800.00

---

**Grand Total (USD): \$800.00**

Thank You for Your Business!

Tab 13

## FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

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This First Addendum to the Contract for Professional Technology Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2023 (the “**Effective Date**”), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

### RECITALS

**WHEREAS**, the District and Rizzetta Technology Services, LLC. entered into the Contract for Professional Technology Services dated August 19, 2019 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District consented to an assignment of the Contract to Rizzetta & Company, Inc. on November 8, 2021; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.



Rizzetta & Company

2021-07-27 – WJR/RPS

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

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name



Rizzetta & Company

2021-07-27 – WJR/RPS

**EXHIBIT B**  
Schedule of Fees

**Standard On-Going Services** will be billed in advance monthly pursuant to the following schedule:

			<b>MONTHLY</b>
Website Compliance and Management:			\$ 100.00
Email (50 GB per user) at \$20.00 per month per account:			
Board Supervisor Account	5	x \$20.00	\$ 100.00
Onsite Staff Account	0	x \$20.00	\$ 00.00
Miscellaneous Account	0	x \$20.00	\$ 00.00
<b>Total Standard On-Going Services:</b>			<b>\$ <u>200.00</u></b>



Rizzetta & Company

2021-07-27 – WJR/RPS



Tab 14

**AGREEMENT BETWEEN HARRISON RANCH COMMUNITY DEVELOPMENT  
DISTRICT AND CROSSCREEK ENVIRONMENTAL, INC. REGARDING  
STORMWATER MANAGEMENT FACILITY SERVICES**

THIS AGREEMENT (the “Agreement”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is 3434 Colwell Ave, Suite 200, Tampa, FL 33614 (“**District**”); and

**CROSSCREEK ENVIRONMENTAL, INC.**, a Florida corporation, whose mailing address is 111 61<sup>st</sup> Street East, Palmetto, FL 34221 (hereinafter “**Contractor**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

**WHEREAS**, the District owns, operates, and maintains stormwater management facilities within the boundary of the District; and

**WHEREAS**, the District desires to retain an independent contractor to provide vegetation removal, aquatic plant installation, and stormwater pond structural repairs as identified in **Exhibit A, Exhibit B, and Exhibit C**, attached hereto and incorporated herein by reference; and

**WHEREAS**, the Contractor represents that it is capable, willing, and able to provide the pond and landscape maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

- A.** The duties, obligations, and responsibilities of the Contractor are to provide the services, labor, and materials for (1) removal of vegetation around certain stormwater pond structures as described at **Exhibit A**, (2) installation of aquatic plantings as described at **Exhibit B**, and (3) repair of structural deficiencies as described at **Exhibit C** (together, “**Services**”). The terms of **Exhibit A, Exhibit B, and Exhibit C** are intended to provide clarifications on Services and materials to

be provided by Contractor pursuant to **Exhibit A, Exhibit B, and Exhibit C**; to the extent it conflicts in all other respects, the provisions of this Agreement shall control.

- B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to ensure completion of the Services.
- C.** The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.
- D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with industry standards. The performance of all Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in this Agreement unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
  - 1.** The District hereby designates the District Manager and District Engineer to act as its representatives.
  - 2.** Upon request, the Contractor agrees to meet with the District's representative(s)

to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

- D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### **SECTION 4. COMPENSATION; TERM.**

- A. As compensation for the vegetation removal Services described at **Exhibit A**, the District agrees to pay the Contractor Three Thousand Dollars and 00/100 (\$3,000.00), as more particularly set forth in **Exhibit A**, to be invoiced upon completion and acceptance by the District. Work shall commence upon execution of this Agreement, unless terminated earlier in accordance with Section 12 below.
- B. As compensation for the aquatic planting Services described at **Exhibit B**, the District agrees to pay the Contractor Two Thousand, Eight Hundred Thirty-Four Dollars and 34/100 (\$2,834.34), as more particularly set forth in **Exhibit B**, to be invoiced upon completion and acceptance by the District. Work shall commence upon execution of this Agreement, unless terminated earlier in accordance with Section 12 below.
- C. As compensation for the structural repair Services described at **Exhibit C**, the District agrees to pay the Contractor Four Thousand, Three Hundred Fifty Dollars and 00/100 (\$4,350.00), as more particularly set forth in **Exhibit C**, to be invoiced upon completion and acceptance by the District. Work shall commence upon execution of this Agreement, unless terminated earlier in accordance with Section 12 below.
- D. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.
- E. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services in accordance with the unit prices set forth in **Exhibit A, Exhibit B, and Exhibit C** or upon a negotiated price between the Parties. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, work authorization(s) or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- F. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers, or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require,

as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- G.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month following the competition of Services, as detailed above. These invoices are due and payable within forty-five (45) days of receipt by the District.

#### **SECTION 5. INSURANCE.**

- A.** The Contractor or any subcontractor performing the Services described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- (i)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (ii)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

    - (a)** Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - (iii)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - (iv)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, agents, and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District 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, and such carrier shall have a Best's Insurance

Reports rating of at least A-VII.

- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor 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.

#### **SECTION 6. INDEMNIFICATION.**

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest, all as actually incurred.

**SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor 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 any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor 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 or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 8. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

**SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 10. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 11. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 12. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with or without cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause by providing thirty (30) days' written notice of termination to the Contractor. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 13. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.



**SECTION 14. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such prior written approval shall be void.

**SECTION 15. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 17. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 18. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

**SECTION 19. 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 the District and the Contractor.

**SECTION 20. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 21. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“**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  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

**With a copy to:**

Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**If to the Contractor:**

Crosscreek Environmental, Inc.  
111 61<sup>st</sup> Street East  
Palmetto, Florida 34211  
Attn: \_\_\_\_\_

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

**SECTION 22. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

**SECTION 23. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party agrees to and consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Manatee County, Florida.

**SECTION 24. EFFECTIVE DATE.** This Agreement shall be effective upon the execution of this Agreement in accordance with date first written above, unless terminated earlier by either of the District or the Contractor in accordance with the provisions of this Agreement.

**SECTION 25. PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

Contractor acknowledges that the designated public records custodian for the District is **Matt O’Nolan** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor 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 this Agreement’s term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 533-2950 EXT. 2928, MONOLAN@RIZZETTA.COM, OR 3434 COLWELL AVE., SUITE 200, TAMPA, FL 33614.**

**SECTION 26. 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this 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 this Agreement.

**SECTION 27. FOREIGN INFLUENCE.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

**SECTION 28. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 29. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 30. COUNTERPARTS.** This Agreement 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.

**SECTION 31. SCRUTINIZED COMPANIES STATEMENT.** The Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

*[Signatures on next page]*

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day and year first written above.

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**CROSSCREEK ENVIRONMENTAL,  
INC., a Florida corporation**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

<b>Exhibit A:</b>	Proposal for Vegetation Removal and Map of Service Areas
<b>Exhibit B:</b>	Proposal for Aquatic Planting and Map of Service Areas
<b>Exhibit C:</b>	Proposal for Structural Repairs and Map of Service Areas

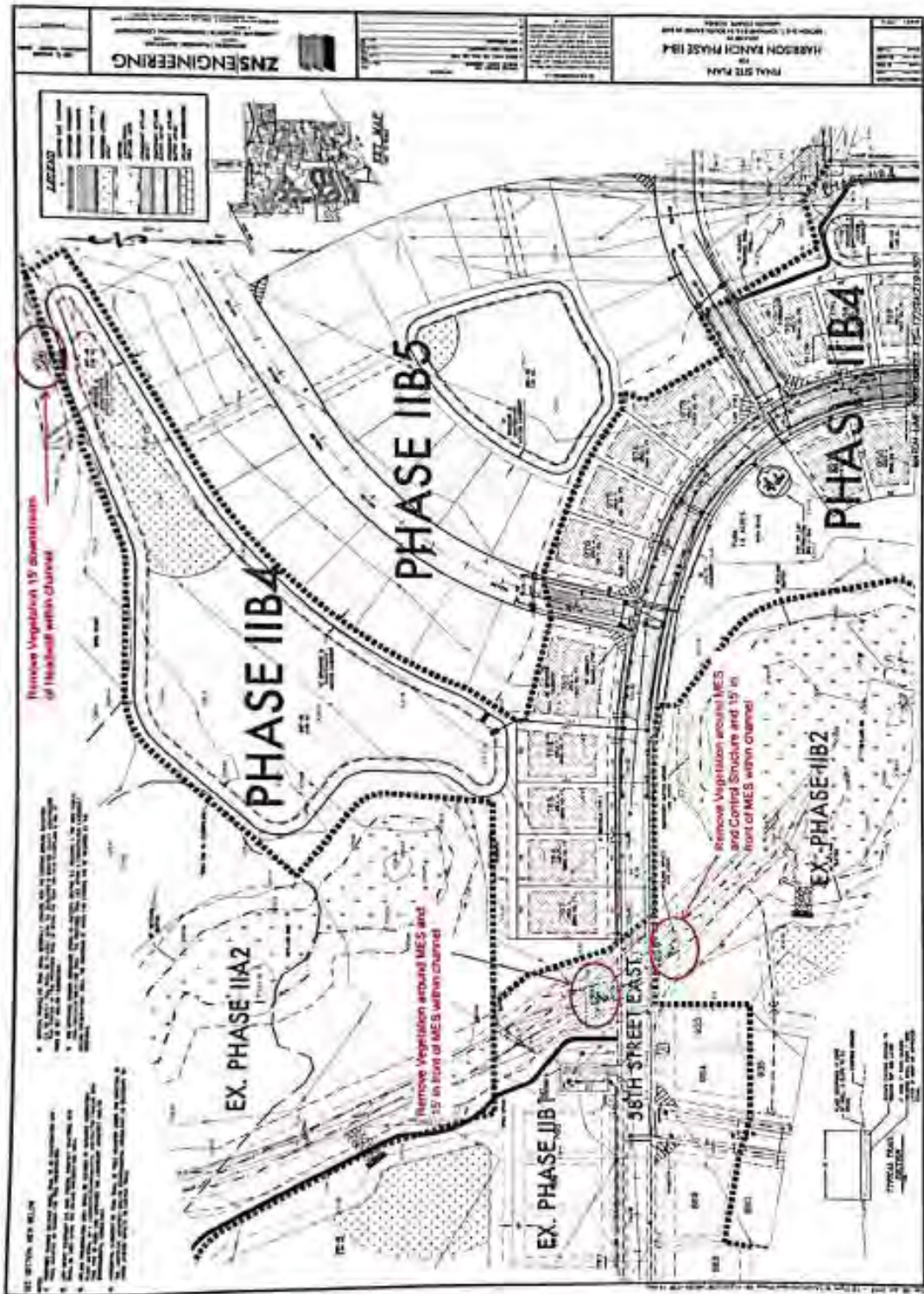
**Exhibit A**  
**Proposal for Vegetation Removal and Map of Service Areas**

				<b>Crosscreek Environmental</b>	
<b>Bid Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1	Clear Vegetation 10' around MES and continue 15' in front of MES located on the north side of 58th Street East	1	LS	625.00	625.00
2	Clear Vegetation 10' around MES and Control Structure and continue 15' in front of MES and Control Structure located on the south side of 58th Street East	1	LS	625.00	625.00
3	Clear Vegetation 15' downstream of Headwall with channel at Pond 41	1	LS	500.00	500.00
4	Clear Vegetation 10' around MES and continue 15' in front of MES located on the north side of 110th Avenue East	1	LS	625.00	625.00
5	Clear Vegetation 10' around MES and Control Structure and continue 15' in front of MES and Control Structure located on the south side of 110th Avenue East	1	LS	625.00	625.00
6	Miscellaneous cleanup and work	1	LS	0.00	0.00
<b>Total</b>					<b>\$3,000.00</b>

*\*Contractor to use Garlan or similar product to apply to all cut areas to help prevent future growth*













Excessive vegetation at Structures on south side of 58<sup>th</sup> St E



Excessive vegetation at Structures on south side of 58<sup>th</sup> St E



Excessive vegetation at Structures on north side of 58<sup>th</sup> St E



Excessive vegetation at Structures on north side of 58<sup>th</sup> St E

## Harrison Ranch Phase IIB-4 SWFWMD Re-certification Deficiencies – 7.10.23 – Page 1

3604 53<sup>rd</sup> Ave, East - Bradenton, Florida 34203; Phone: (941) 251-7613





Excessive vegetation downstream from Outfall Weir for Pond 41



Erosion behind center of MES on north side of 110<sup>th</sup> Ave East



Excessive growth at MES on north side of 110<sup>th</sup> Ave East



Excessive vegetation at structures on south side of 110<sup>th</sup> Ave East

**Harrison Ranch Phase IIB-4 SWFWMD Re-certification Deficiencies - 7.10.23 - Page 2**

3404 53<sup>rd</sup> Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613

**Exhibit B**  
**Proposal for Aquatic Planting and Map of Service Areas**

				Crosscreek Environmental	
Bid Item	Description	Quantity	Unit	Unit Price	Total
1*	Aquatic plantings along all banks for Pond 41 (1,930 LF with 2 staggered rows at 18" centers)	2,574	EA	0.97	2,496.78
2*	Aquatic plantings along portions of bank on Pond 33 (160 LF with 2 staggered rows at 18" centers)	214	EA	0.97	207.58
3*	Aquatic plantings along portions of bank on Pond 31 (100 LF with 2 staggered rows at 18" centers)	134	EA	0.97	129.98
4	Miscellaneous cleanup and work	1	LS	0.00	0.00
<b>Total</b>					<b>\$2,834.34</b>

*\*Aquatic Plantings should consist of an equal variety of Pickerelweed, Duck Potato, and Gulf Spikerush*



















Recommend adding aquatic plantings all banks on Pond 41



Recommend adding aquatic plantings all banks on Pond 41



Recommend adding aquatic plantings all banks on Pond 41



Recommend adding aquatic plantings all banks on Pond 41

## Harrison Ranch Phase IIB-4 SWFWMD Aquatic Plant Deficiencies - 7.10.23 - Page 1

3604 53<sup>rd</sup> Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613



SCHAPPACHER ENGINEERING, LLC



Recommend adding aquatic plantings all banks on Pond 41



Recommend adding aquatic plants to various locations along Pond 33



Recommend adding aquatic plants to various locations along Pond 33



Recommend adding aquatic plants to various locations along Pond 33

## Harrison Ranch Phase IIB-4 SWFWMD Aquatic Plant Deficiencies - 7.10.23 - Page 2

3604 53<sup>rd</sup> Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613





SCHAPPACHER ENGINEERING, LLC



Recommend adding aquatic plants to various locations along Pond 33



Recommend adding aquatic plants to southeast bank at Pond 31

**Exhibit C**  
**Proposal for Structural Repairs and Map of Service Areas**

Harrison Ranch Structure Repairs					
Bid Tabulation Form 8.4.23					
				Crosscreek Environmental	
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Remove vegetation around MES on south side of Pond 41, add backfill, compact, add geoweb filter fabric and sod	1	LS	725.00	725.00
2	Remove vegetation between ERCP's located on the south side of 58th Street East, excavate at pipe joint, add filter fabric, pour concrete collar, add backfill and compact, add filter fabric and sod.	1	LS	1,450.00	1,450.00
3	Remove vegetation around top edge of MES located on the north side of 110th Avenue East, add backfill, compact, add geoweb filter fabric and sod	1	LS	725.00	725.00
4	Remove vegetation around MES on north side of Pond 31 behind 11003 & 11007 55th Court East, add backfill, compact, add geoweb filter fabric and sod	1	LS	725.00	725.00
5	Remove vegetation around MES on north side of Pond 31 behind 10823 & 10903 55th Court East, add backfill, compact, add geoweb filter fabric and sod	1	LS	725.00	725.00
6	Miscellaneous cleanup and work	1	LS	0.00	0.00
<b>Total</b>					<b>\$4,350.00</b>

*\*Contractor to use Garlan or similar product to apply to all cut areas to help prevent future growth*



















Erosion between pipes at Control Structure south side of 58th St E



Erosion behind center of MES on north side of 110th Ave East



Significant erosion at MES on south side of Pond 41



Add backfill at MES behind lots 10823 & 10903 55th Ct East

**Harrison Ranch Phase IIB-4 Structure Deficiencies - 7.10.23 - Page 1**

3604 53rd Ave, East - Bradenton, Florida 34203; Phone: (941) 251-7613



Add backfill at MES at 11003 & 11007 5<sup>th</sup> Ct East

Tab 15



## SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

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This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2023 (the “**Effective Date**”), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2021 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

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

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$2,404.17	\$28,850
Administrative:	\$517.67	\$6,212
Accounting:	\$1,785.33	\$21,424
Financial & Revenue Collections:	\$468.67	\$5,624
Assessment Roll <sup>(1)</sup>		\$5,624
<b>Total Standard On-Going Services:</b>	<b>\$5,175.83</b>	<b>\$67,734</b>

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
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
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
Litigation Support Services	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:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**LITIGATION SUPPORT SERVICES:**

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00