



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting October 20, 2025

**District Office:
2700 S. Falkenburg Rd.
Suite 2745
Riverview, FL 33578**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Susan Walterick	Chairman
	Thomas Benton	Vice Chairman
	Victor Colombo	Assistant Secretary
	Julianne Giella	Assistant Secretary
	James Ritchey	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	Kilinski Van Wyk, PLLC
	Patrick Collins	Kilinski Van Wyk, PLLC
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

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

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

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

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

Zoom Meeting ID 238 853 4634

Passcode 862015

Teams Dial in number: 321-754-9488

Phone conference ID: 140 694 849#

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**

10/14/2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, October 20, 2025, at 6:30 PM** at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219**. The following is the revised final agenda for the meeting:

REGULAR MEETING

1. CALL TO ORDER

2. AUDIENCE COMMENTS

3. STAFF REPORTS

A. Pond & Mitigation Maintenance Update.....Tab 1

B. Landscape Maintenance Inspection and Updates

1. Consideration of LMP Proposals.....Tab 2

C. District Counsel

1. Discussion of Amended Rules of Procedure

2. Discussion of Voting Location..... Tab 3

D. District Engineer

1. Discussion of Ditch Cleanup adjacent to the Gardens

2. Engaging Land Acquisition Attorney..... Tab 4

E. Clubhouse Manager ReportTab 5

F. District Manager

1. District Manager Report.....Tab 6

4. BUSINESS ADMINISTRATION

A. Review of Financial Report for August 2025.....Tab 7

B. Consideration of the Board of Supervisors' Meeting

Minutes for September 08, 2025 Tab 8

5. BUSINESS ITEMS

A. Consideration of Amenity Services Addendum Tab 9

B. Consideration of Roofing Quotes Tab 10

C. Consideration of Back flow Replacement Proposal..... Tab 11

D. Discussion of Resident Suspension

7. SUPERVISOR REQUESTS

6. 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



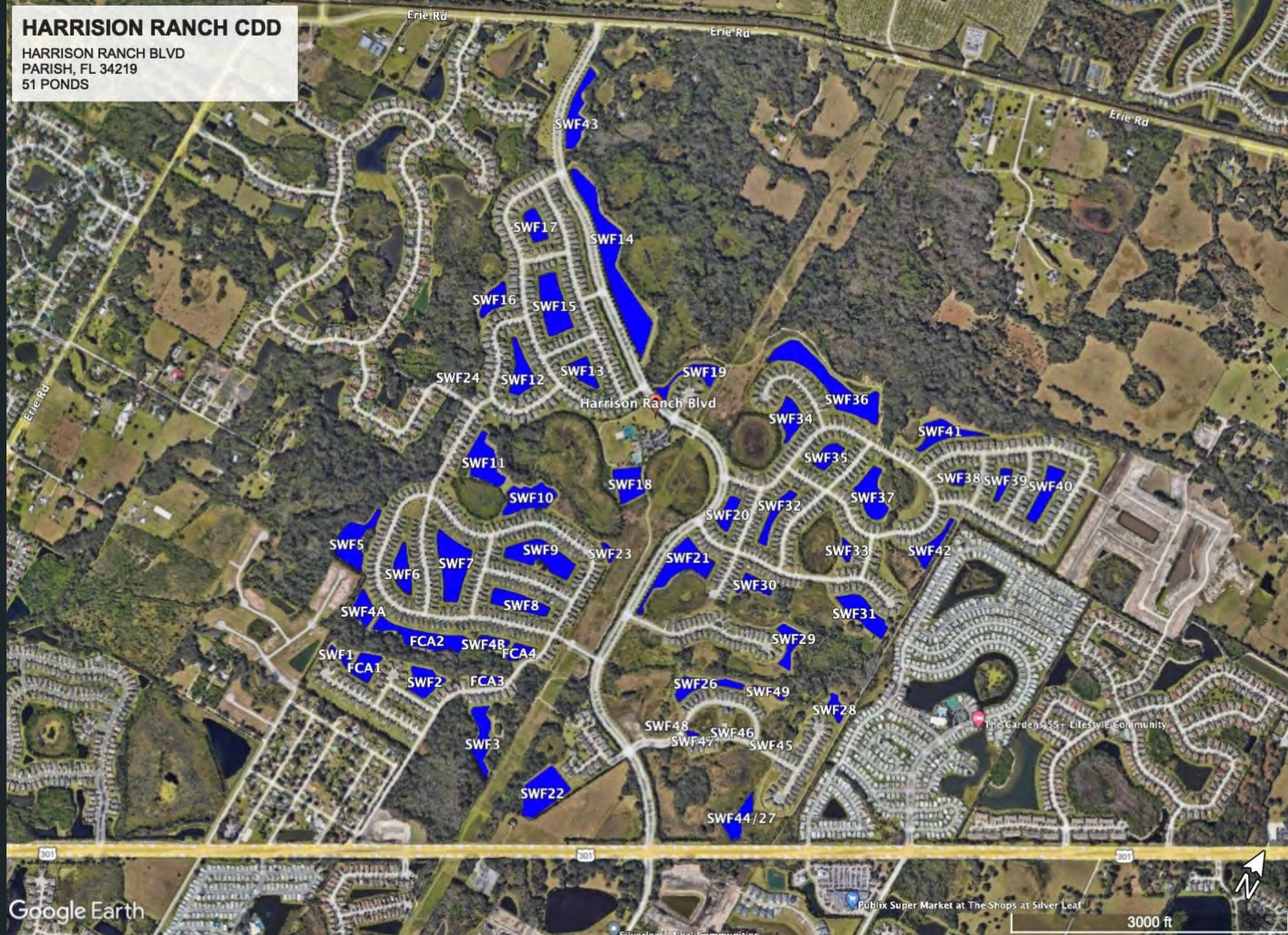
MONTHLY REPORT

OCTOBER, 2025



HARRISON RANCH CDD

HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS



Prepared for: Matt Nolan
Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.



Pond #SWF21 Treated for Algae and Shoreline Vegetation.



Pond #SWF29 Treated for Shoreline Vegetation.



Pond #SWF30 Treated for Shoreline Vegetation.



Pond #SWF37 Treated for Algae and Shoreline Vegetation.



Pond #SWF33 Treated for Algae and Shoreline Vegetation.



Pond #SWF31 Treated for Shoreline Vegetation.



Pond #SWF41 Treated for Shoreline Vegetation.



Pond #SWF38 Treated for Shoreline Vegetation.



Pond #SWF40 Treated for Algae and Shoreline Vegetation.



Pond #SWF34 Treated for Shoreline Vegetation.



Pond #SWF35 Treated for Shoreline vegetation.



Pond #SWF36 Treated for Shoreline Vegetation.



Pond #SWF20 Treated for Shoreline Vegetation.



Pond #SWF32 Treated for Shoreline Vegetation.



Pond #SWF39 Treated for Shoreline Vegetation.

FCA1: Shoreline vegetation has been treated.

FCA2: Shoreline vegetation has been treated.

FCA3: Shoreline vegetation has been treated.

FCA4: Shoreline vegetation has been treated.

SWF1: Shoreline vegetation has been treated.

SWF2: Shoreline vegetation has been treated.

SWF3: Shoreline vegetation has been treated.

SWF4A: Shoreline vegetation has been treated.

SWF4B: Shoreline vegetation has been treated.

SWF5: Shoreline vegetation has been treated.

SWF6: Shoreline vegetation and Algae has been treated.

SWF7: Shoreline vegetation has been treated.

SWF8: Shoreline vegetation has been treated.

SWF9: Shoreline vegetation has been treated.

SWF10: Shoreline vegetation has been treated.

SWF11: Shoreline vegetation has been treated.

SWF12: Shoreline vegetation has been treated.

SWF13: Shoreline vegetation and Algae has been treated.

SWF14: Shoreline vegetation and Water lettuce has been treated.

SWF15: Shoreline vegetation has been treated.

SWF16: Shoreline vegetation and Water lettuce has been treated.

SWF17: Shoreline vegetation has been treated.

SWF18: Shoreline vegetation has been treated.

SWF19: Shoreline vegetation and Algae has been treated.

SWF20: Shoreline vegetation has been treated.

SWF21: Shoreline vegetation and Algae has been treated.

SWF22: Shoreline vegetation and Water Lettuce has been treated.

SWF23: Shoreline vegetation has been treated.

SWF24: Shoreline vegetation and Algae has been treated.

SWF26: Shoreline vegetation and Water lettuce has been treated.

SWF28: Shoreline vegetation has been treated.

SWF29: Shoreline vegetation 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 and Algae has been treated.

SWF34: Shoreline vegetation and Algae has been treated.

SWF35: Shoreline vegetation has been treated.

SWF36: Shoreline vegetation and Algae has been treated.

SWF37: Shoreline vegetation has been treated.

SWF38: Shoreline vegetation has been treated.

SWF39: Shoreline vegetation and algae has been treated.
SWF40: Shoreline vegetation and Algae has been treated.
SWF41: Shoreline vegetation has been treated.
SWF42: Shoreline vegetation has been treated.
SWF43: Shoreline vegetation has been treated.
SWF44/27: Shoreline vegetation has been treated.
SWF45: Shoreline vegetation has been treated.
SWF46: Shoreline vegetation has been treated.
SWF47: Shoreline vegetation has been treated.
SWF48: Shoreline vegetation has been treated.
SWF49: Shoreline vegetation has been treated.

Tab 2

Reference Number: 20251013-18417058669	Form Name: Maintenance Quality Inspection (MQI) NEW 8-2022
Submitter Name: Ryan Eberly ryan.eberly@lmppro.com	Date Sent on Device: Oct 13, 2025 4:01:44 PM EDT
Location:	

GENERAL INFORMATION

Section 1

PROPERTY NAME	Harrison Ranch CDD
LOCATION	SARASOTA
Supervisor Email	ryan.eberly@lmppro.com
Branch Manager	christopher.berry@lmppro.com
Supervisor First Name	Ryan
Supervisor Last Name	Eberly
DATE OF INSPECTION	Oct 8, 2025
Next Inspection Date	Nov 8, 2025

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS

1 DETAILS NOTES

9

Property is in solid shape overall. Still seeing a few pepper tree and palm volunteers popping up through shrubbery throughout the district. Need to continue to hand pull weeds from plant material. Pictured is a center median with weeds in the juniper. I have attached some lift station photos and trail ones too in this section. Also a few irrigation breaks scheduled for repair and one hedge outbound side of Normande east needs to be inspected and tapirs made.

1 DETAILS PHOTOS

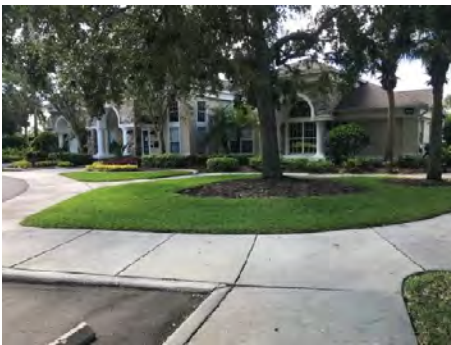


**2 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW**

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

Mow looks good across the grounds, the maintenance of the no mow zones is much improved as we plan to keep it that way. Still some areas of inconsistency I'd like to get corrected with bed edging in some areas but overall much improved.

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



3 SHRUB PRUNING

9

3 SHRUB PRUNING NOTES

Shrubs are tight in most areas in the district.

3 SHRUB PRUNING PHOTOS



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

5

Trees are much improved. Moss removal is almost entirely completed. Same with tree suckers.

4 TREES/PALMS UP TO 15' TRIMMING PHOTOS



5 OVERALL CLEANLINESS

5 OVERALL CLEANLINESS NOTES

5 OVERALL CLEANLINESS PHOTOS

4

Some trash found throughout the district. Pretty usual stuff but still necessary to notate.



6 TURF INSECT/DISEASE CONTROL

6 TURF INSECT/DISEASE CONTROL NOTES

7 TURF WEED CONTROL – TURF AREAS

7 TURF WEED CONTROL – TURF AREAS NOTES

7 TURF WEED CONTROL – TURF AREAS PHOTOS

5

No issues.

4

Minimal throughout. Found some near the clubhouse and playground area.



8 PLANT INSECT/DISEASE CONTROL

8 PLANT INSECT/DISEASE CONTROL NOTES

9 WEED CONTROL – BED AREAS

5

Plants seem healthy! Free of insects and disease.

18

9 WEED CONTROL – BED AREAS NOTES

Weeds are actually well managed during inspection. Keep up on them! The slow season is upon us!!!

10 TURF FERTILITY

10

10 TURF FERTILITY NOTES

Turf looks excellent.

10 TURF FERTILITY PHOTOS**11 PLANT FERTILITY**

10

11 PLANT FERTILITY NOTES

Plants are all healthy and doing well. New signs look awesome!

11 PLANT FERTILITY PHOTOS**12 CARRYOVERS**

5

Deductions

7

OVERALL MONTHLY MAINTENANCE SCORE

93%

Additional Services

PALM PRUNING	10
MULCHING	10
WATER/IRRIGATION MANAGEMENT	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10
BEST VIEW OF THE MONTH	





Proposal

Proposal No.: 365232

Proposed Date: 10/01/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O’Nolan 5575 Harrison Ranch Parrish, FL 34219	Property wide mulching

Install pine bark large nugget to entire community.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Pine Bark Large nugget					
Mulch, Rock, Soil					\$52,000.00
Pine Bark Large Nugget	800.00	01CY	\$65.00	\$52,000.00	
				Total:	\$52,000.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 366022

Proposed Date: 10/06/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O’Nolan 5575 Harrison Ranch Parrish, FL 34219	Oak Trees installed to fill gaps where we have lost some.

Install new Oaks to fill gaps where we have lost some along the South Western more corner of the property line bordering Normande West and the new construction. Irrigation is included.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Oak Removals and Replacements					
Landscape Material					\$9,053.10
Enhancement Labor	10.00	HR	\$60.00	\$600.00	
Live Oak, 12-14' x 5-6', 2.5-3" cal - 45G	5.00	45g	\$1,040.62	\$5,203.10	
Tree Removal - Large (include stump)	2.00	CT	\$1,300.00	\$2,600.00	
Tree Removal - Med (include stump)	1.00	CT	\$650.00	\$650.00	
Irrigation Renovation					\$825.00
Irrigation Technician Labor	10.00	HR	\$75.00	\$750.00	
Misc Irrigation Parts	1.00	EA	\$75.00	\$75.00	
				Total:	\$9,878.10

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



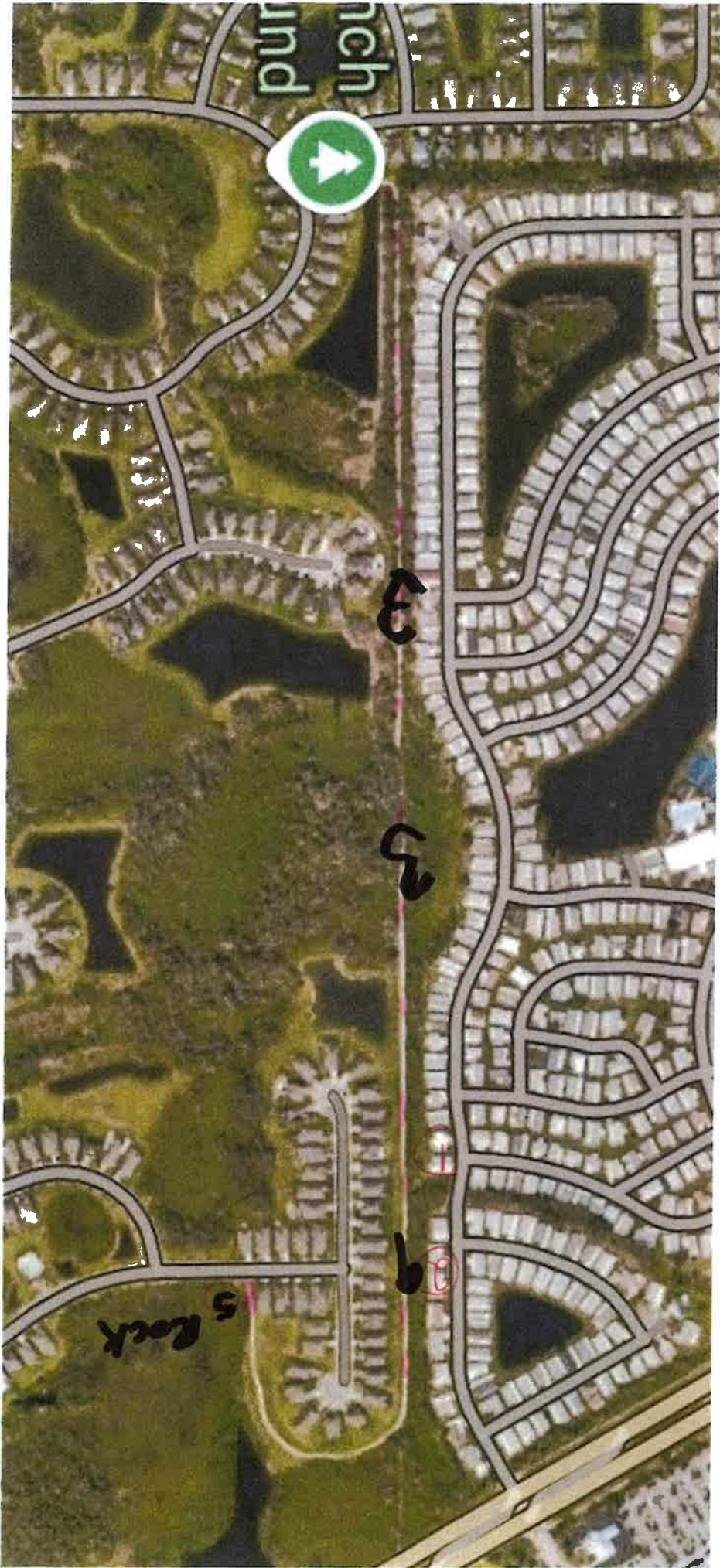


AMENITY CENTER

FIGURE 16

Rim

woods



Tab 3





The green lines are property lines. The red circle with the shaded area is the approximate location of the 150 ft no solicitation boundary.
If any concerns arise, contact the phonebank for guidance and direction.

Precinct 109

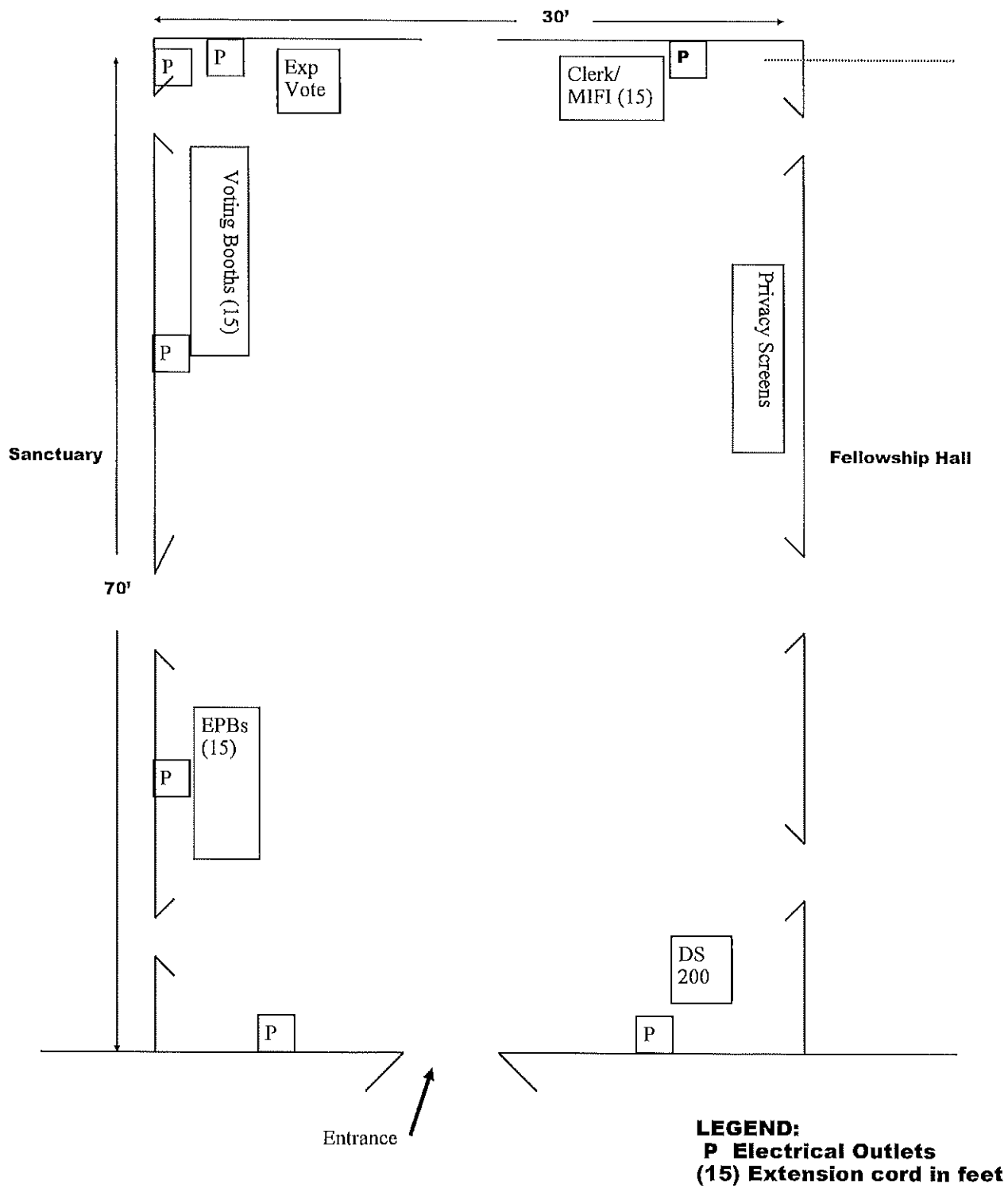


Faith Lutheran Church
9608 US 301 North
Parrish, FL

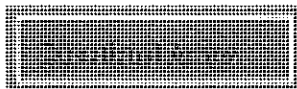
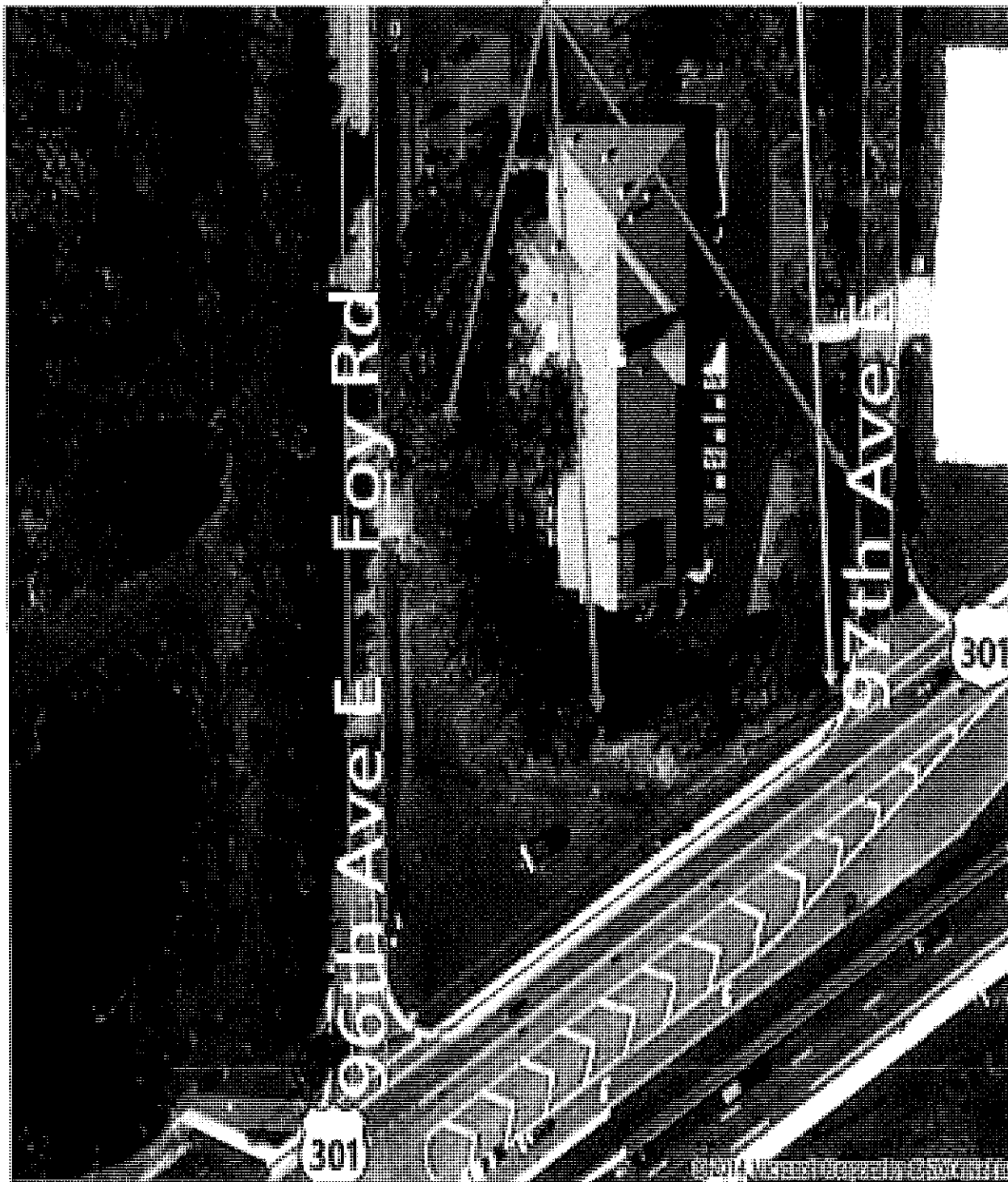
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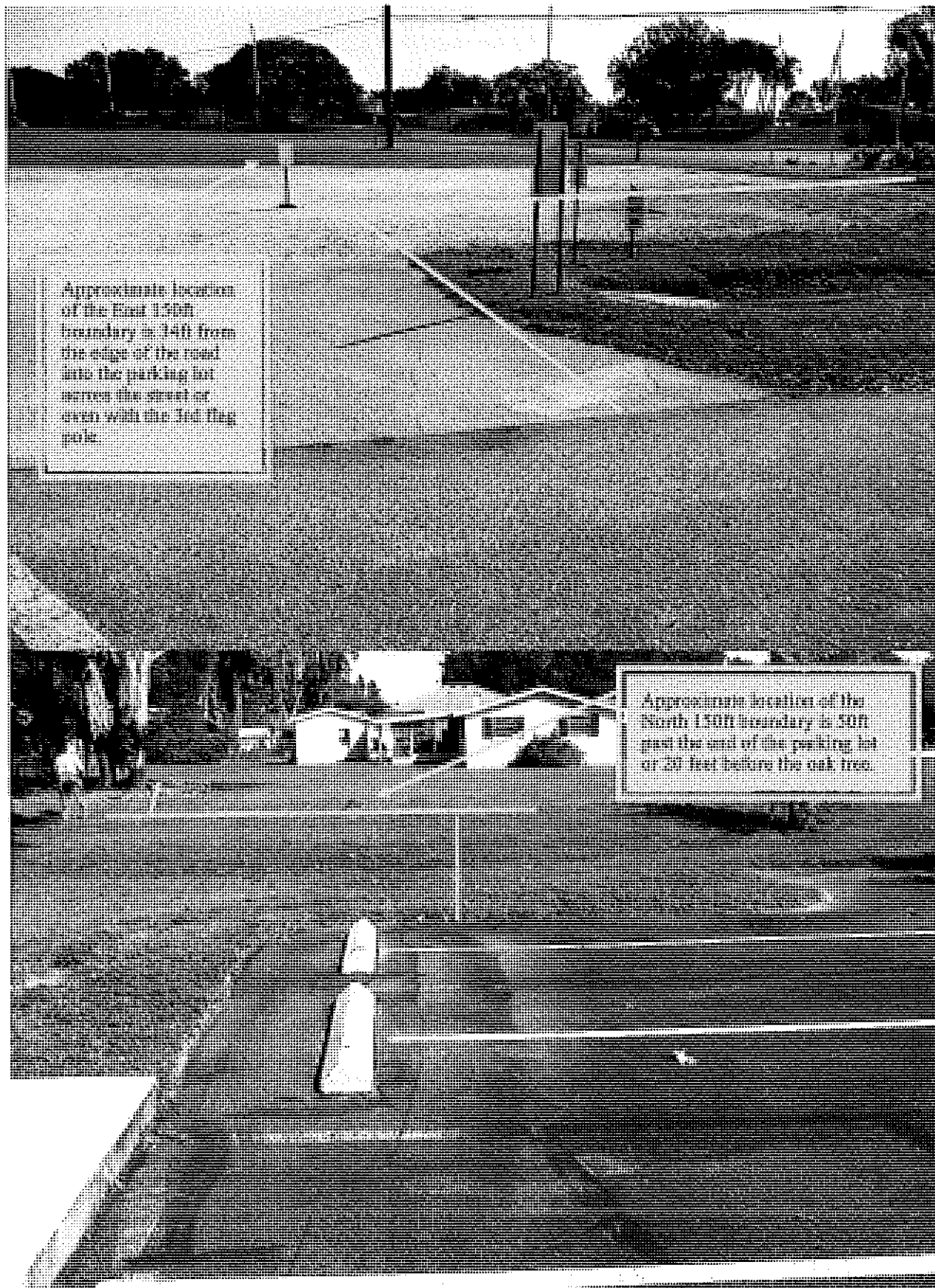


2



**Precinct 109
Faith Lutheran Church**







SUPERVISOR OF ELECTIONS

600 301 Boulevard West Suite 108
Bradenton, Florida 34205
Phone 741-3823

The Manatee County Supervisor of Elections, through Manatee County self-insurance ordinance, provides liability coverage as set forth in SS768.28, Florida Statutes, for damage to the polling location and injuries caused by negligent employees of the Supervisor of Elections. However, the County and the Supervisor are not liable for any loss caused by the hidden defects in the facility or the acts or omissions of others.

THE MANATEE COUNTY SUPERVISOR OF ELECTIONS will:

- 1.) Pick up keys at the facility twenty-four (24) hours prior to the day of election, unless other arrangements have been made, and return keys to the facility the day following election (unless otherwise arranged.)
- 2.) Deliver voting equipment the day before election (unless other arrangements have been made) to an area predetermined by authorized person in charge of facility.
- 3.) Make furniture rearrangement in predetermined area in facility, if necessary. Election personnel will be responsible for this with prior authorization from person in charge of facility.
- 4.) Require use of the facility from approximately 5:45 AM on Election Day until approximately 8:30 PM on Election Day.

USER AGREEMENT

Polling Location Verification

THIS IS TO VERIFY THAT THE POLLING LOCATION:

Precinct number: 109

Name: Harrison Ranch Clubhouse

Address: 5755 Harrison Ranch BLVD. Parrish FL 34219 **Room:** Meeting Room

Will be available for: Early Voting General Election October 24-31, 2026

OR OTHER Elections as necessary and approved by Manatee County with ninety (90) day notification to the facility's authorized personnel.

Person to contact:

Phone:

Restrooms available at facility? Yes

Key arrangements: Staff will open and close

COMMENTS:

Please accept our grateful appreciation for the use of your fine facility.

Authorized signature

Date

**Manatee County Supervisor of Elections
2026 Precinct Contact Information**

Precinct Name: Harrison Ranch Clubhouse

Precinct: EV HAR

E-Mail Address:

Below is a list of names and phone numbers that we have on file as contacts for this polling location for delivery/pick-up of voting equipment; and opening/closing your facility on Election Day ... opening at approximately 5:30AM election morning and closing at approximately 8:30PM election evening.

Make any corrections in the space provided below the appropriate data area. We would also like your e-mail address to correspond with you re: delivery of materials, changes etc.

If we have a key to your facility (so noted below), we still will need this information in the event that there is a problem.

Mail sent to:

Main Contact:

Home Phone

Cell Phone

Work Phone

Alternate Contact:

Home Phone

Cell Phone

Work Phone

Emergency Name:

Home Phone

Cell Phone

Work Phone

Door opener(KEY):

Home Phone

Cell Phone

Work Phone

Alternate Emergency/opener(KEY):

Business Hours:

Monday
9AM - 8PM

Tuesday
9AM - 8PM

Wednesday
9AM - 8PM

Thursday
9AM - 8PM

Friday
9AM - 8PM

Additional Comments:

Tab 4

MANATEE COUNTY
REPRESENTATIVE AUTHORIZATION

PROJECT: Erie Road Roundabout at
Harrison Ranch Blvd.
PROJECT NO.: 6111360
PARCEL NO.: 127, 128, 129, 130 & 131

This is to advise you that I hereby authorize MOORE BOWMAN & REESE, P.A., who was hired by me as of the below date to (indicate extent of authorization by marking one or both boxes as applicable):

☒ Represent me in all future dealings in the above-referenced project.

☒ Accept service of process on my behalf concerning any legal proceedings in eminent domain which may ensue.

OWNER:
HARRISON RANCH CDD

Date: _____

This is to advise you that I am authorized to represent HARRISON RANCH CDD in the capacity(ies) set forth above. I am a member of the Florida Bar. I will accept service of process by certified mail.

RYAN C. REESE
Florida Bar No. 113383
MOORE BOWMAN & REESE, P.A.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
Telephone: (813) 318-9000
Fax: (877) 203-5748
rreese@mbrfirm.com

Date: _____

MOORE BOWMAN & REESE, P.A.

EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

S. William Moore, Esq.
Jackson H. Bowman IV, Esq.
Ryan C. Reese, Esq.
Vanessa Bolton, Esq.

Tampa Office (Administration)
4100 W. Kennedy Blvd. Ste. 221
Tampa, Florida 33609
P: 813/318-9000 | F: 877/203-5748

LEGAL SERVICES AGREEMENT

The purpose of this Agreement is to ensure that CLIENT has a comprehensive understanding as to both the nature and scope of services that Moore Bowman & Reese, P.A. (“MBR”) will be providing, and any CLIENT obligations associated therewith. The terms and conditions upon which MBR agrees to undertake CLIENT’s legal representation shall be in accordance with the following provisions:

I. REPRESENTATION

A. Scope: This Agreement is for legal services in the trial court (if necessary) *exclusively*, and does not include representation in any appeals, third-party actions, or any appearances before other tribunals, which may arise due to CLIENT’s case/claim. If representation in any such forum becomes necessary, a separate written agreement for such services will be mutually agreed-to, in writing, by CLIENT and MBR at that time.

B. Contract With Firm Exclusively: CLIENT’s agreement for legal services is with MBR as a law firm entity, and not with any individual attorney of the Firm. Though we will attempt to honor any CLIENT preference for a particular attorney’s services, such preference cannot, and will not, be guaranteed. In many cases, multiple attorneys within MBR will work collectively on a particular matter in order to provide the most efficient and effective representation.

C. Administration/Case Control: As it relates to the orderly administration of CLIENT’s case, CLIENT understands and agrees that MBR shall have sole and exclusive discretion as it relates to procedural matters arising during the prosecution of CLIENT’s claim/case, including issues related to timing and extensions, form and filing of pleadings, motions and other court papers, and manner/means of communication. CLIENT possesses sole and exclusive authority on: (a) engagement of any consultants or other experts/professionals to assist with CLIENT’s case; and (b) any and all matters related to settlement of CLIENT’s case. MBR will, however, discuss and entertain questions, concerns and recommendations from CLIENT on matters of substance related to CLIENT’s case/claim.

II. ATTORNEY FEES

A. **Advance of Legal Fees:** To formally engage MBR's services, an advance payment in contemplation of future legal fees is required in the amount of **\$0.00**. This advance fee serves as security for our future legal services and will be held in a trust account for CLIENT's sole benefit. The advance will be "billed-against," as legal services are rendered by MBR. CLIENT understands and agrees that—only upon MBR's receipt of the fee advance, and return of this signed Agreement—will the attorney-client relationship be consummated, and we will begin work. You may deliver payment by check or wire transfer (instructions provided upon request).

B. **Future Advances/"Replenishments":** Upon consummation of the representation, attorney and paralegal services will be billed against—and thereby deducted from—the initial advance, if one is required. Upon exhaustion of the initial advance, MBR will ordinarily bill CLIENT monthly under its billing guidelines set forth below. CLIENT understands and agrees, however, that MBR reserves the right to request an additional fee advance ("replenishment") at any time, as security for future legal services.

C. **Hourly Rates:** MBR's standard hourly billing rates for fiscal year 2023 are as follows:

S.W. Moore, Esq.	\$600/hour
Jackson H. Bowman, Esq.	\$495/hour
Ryan C. Reese, Esq.	\$495/hour
Vanessa Bolton, Esq.	\$400/hour
Paralegals	\$195/hour

The above rates are subject to change on January 1 each calendar year. In the event MBR elects to amend its billing rates, it will notify CLIENT on or before December 1 of the current year.

D. **Billing Guidelines:** MBR will keep an accounting of all attorney time spent working on CLIENT's case. This includes time spent in-office, in court, on the telephone, in negotiations, performing research, drafting documents, etc., and for any travel time necessitated by CLIENT's particular case, including, but not limited to, property/site visits, court hearings, mediations, depositions, etc. Because our practice is statewide, travel is often a necessary component of adequate representation. MBR will endeavor to keep attorney travel time to a minimum, but some travel is generally anticipated.

E. **Invoices/Disputes:** MBR will tender invoices to CLIENT for payment. Invoices greater than \$5,000 will be sent to client on a monthly basis; those with a balance of less than \$5,000 may, in MBR's sole discretion, be rolled-over to the next calendar month(s), and sent to CLIENT on the month its balance first exceeds \$5,000. CLIENT shall notify MBR of any billing dispute within thirty (30) days of receipt of its invoice, and waives its right to dispute any invoice after said time period.

F. **Payment/Delinquency:** CLIENT shall satisfy any outstanding invoices within forty-five (45) days of receipt. Any CLIENT invoices outstanding after sixty (60) days of CLIENT's receipt shall bear interest at the statutory rate for unpaid judgments, which sum may—

in MBR's sole discretion—be added to CLIENT's outstanding obligation. Payments made by CLIENT to MBR will be prioritized first to any delinquent invoices, and second to CLIENT's present balance.

G. Fee Reimbursement: If CLIENT's matter involves litigation, depending on the nature of CLIENT's legal claims, there may be the potential for recovery of CLIENT's attorney fees, if CLIENT is successful in litigation. Should such a possibility exist, MBR agrees to prosecute CLIENT's fee reimbursement claim to the extent such a claim is reasonable and supported by the law. CLIENT understands and agrees, however, that any attorney fee reimbursement can never be guaranteed, and is ultimately up to the discretion of the court.

H. Reimbursement Priority: CLIENT understands and agrees any attorney fees ultimately reimbursed and/or recovered as a component of the litigation shall be applied in the following manner: (a) first, to MBR for any unpaid/delinquent CLIENT obligations under this Agreement; (b) second, to CLIENT, in the amount of its *actual* expenditures to MBR for attorney fees; and (c) finally, the remainder to MBR for fees incurred *in excess* of those expended by CLIENT. Any attorney fees incurred by CLIENT, but not otherwise reimbursed by the court or through settlement of CLIENT's claim, remain the responsibility of CLIENT.

I. Exceptions for Eminent Domain Cases: In eminent domain cases, an owner's attorney fees are reimbursable by the condemning authority and paid *in addition to* the compensation owed for the property acquired and damages to the remainder. There are two statutory methods of calculating attorney fees in eminent domain cases, depending on the posture/work performed:

Under § 73.092(1), when there is a monetary recovery—via settlement or judgment—attorney fees are based on the “benefit achieved” for the owner beyond the “first written offer” tendered by the condemning authority, using the following formula: 33% of any benefit up to \$250,000; 25% of the next \$750,000 of benefit; and 20% of any benefit over \$1,000,000.

Under § 73.092(2), attorney fees incurred in defeating an order of taking, or during “apportionment” or “supplemental” proceedings, are calculated using the standard “loadstar” method by applying the attorney's billing rate times the number of hours incurred.

As part of any resolution of CLIENT's case/claim, whether via judgment or settlement, MBR will request CLIENT's attorney fees paid for the taking of any real estate, be satisfied by the condemning authority, so that no direct outlay of attorney fees is required by CLIENT. In the event MBR's representation is terminated prior to resolution of CLIENT's case/claim, however, MBR reserves the right to seek reimbursement of any attorney fees not otherwise reimbursed by the condemning authority, from CLIENT directly. In all other circumstances, however, CLIENT will not be responsible for the payment of any attorney fees associated with the taking of real estate.

Depending on the circumstances, an eminent domain case may also involve a claim for business damages, separate and apart from the compensation paid for any taking of real estate. Business

damages are a matter of legislative grace and not constitutionally guaranteed like the compensation paid for the taking of real estate. The prerequisites to making a claim for business damages are stated in Fla. Stat. § 73.015. Should business damages be recovered in CLIENT's case, CLIENT agrees to pay MBR a contingent attorney fee based on 25% of that recovery. As part of any resolution of CLIENT's case/claim, whether via judgment or settlement, MBR will request the condemning authority reimburse as much of CLIENT's business damage attorney fees as allowable under the formula set forth in Fla. Stat. § 73.015(4)(b), which fees will then be set-off against CLIENT's obligation to MBR, as stated above.

This subparagraph only applies to eminent domain cases: (1) in a "pre-condemnation" posture (*i.e.* where a "Resolution of necessity" for the taking has been executed by the condemning authority, or a statutory offer has been tendered pursuant to the provisions of Fla. Stat. § 73.015); or (2) presently in litigation. It does not apply to "voluntary acquisition" or "willing-buyer/willing seller" projects contemplated in advance of eminent domain condemnation, or other arms-length real estate transactions where condemnation is not anticipated. Prior to undertaking representation, MBR will advise CLIENT on the posture of the case and the applicability/inapplicability of this paragraph so that CLIENT is fully informed as to any liability for attorney fees.

J. Fee-Sharing/Referrals: In certain instances, another attorney refers CLIENT's case to MBR and requests a portion of the attorney fees recovered. The Florida Bar permits this type of fee-sharing, so long as certain procedures are followed. In the instance that CLIENT is referred by another attorney who requests a fee, by signing this Agreement CLIENT understands and agrees that: (a) CLIENT has been referred to MBR by the referring lawyer; (b) CLIENT has been advised that MBR and the referring lawyer will assume joint legal responsibility for CLIENT's representation; (c) CLIENT has been advised that the referring lawyer is available for mutual consultation at any time during the case; (d) CLIENT has been advised that fees will be divided among the attorneys as follows: **no less than seventy-five percent to MBR and no greater than twenty-five percent to the referring lawyer**; and (e) the referral fee structure between attorneys/law firms is reasonable and expressly approved by CLIENT.

K. Fee Guarantee for Benefits Achieved via Recommended Settlements: During the course of eminent domain proceedings it is customary for a condemning authority to tender settlement offers for an amount greater than the condemning authority's proffered value of the taking. In such circumstances, the condemning authority's offer to settle creates a measurable "benefit" to CLIENT, as defined in § 73.092(1)(a), Florida Statutes, upon which an attorney fee would ordinarily be calculated. Upon CLIENT being tendered a settlement offer by the condemning authority, MBR will provide a recommendation as to the offer to CLIENT (*i.e.* accept, reject, or counter-offer). The decision on any settlement offer is within the exclusive discretion of CLIENT. **Notwithstanding, in the instance MBR recommends that CLIENT accept a settlement offer made by the condemning authority, and CLIENT elects to disregard MBR's recommendation and proceed with litigation, CLIENT agrees to guarantee the "benefit" attorney fee MBR would have earned had CLIENT accepted the condemning authority's offer, irrespective of the outcome of the case and attorney fee recovered, if any.** This Paragraph also applies to settlement offers made by the condemning authority for non-monetary relief (*i.e.* design modifications, impact fee credits, etc.) when such benefits can be quantified in dollars as contemplated by § 73.092(1)(b), Florida Statutes, as well

as settlement offers affording both monetary and non-monetary relief. To effectuate the guaranty contemplated herein, at MBR's request, CLIENT agrees to execute any and all documents necessary to memorialize its promise to pay such attorney fees.

III. LEGAL COSTS

A. Scope: During representation, there may be legal costs incurred by CLIENT, which costs may be advanced by MBR in order to timely prosecute CLIENT's case. CLIENT agrees to be responsible for all such costs, which will be identified and delineated separately on the invoices tendered to CLIENT. Such costs may include, but are not limited to: filing fees, service of process charges, deposition appearance and transcript costs, travel costs, photocopies, postage charges, telephone and conference call charges, etc. MBR will obtain CLIENT's approval prior to incurring any cost greater than \$1,000. And, though MBR may ultimately elect to do so, CLIENT understands that MBR is not responsible for advancing or "fronting" any legal costs.

B. Cost Reimbursement: If CLIENT's matter involves litigation, depending on the nature of CLIENT's legal claims, there may be the potential for recovery of CLIENT's legal costs, if CLIENT is successful in the litigation. Should such a possibility exist, MBR agrees to prosecute CLIENT's cost reimbursement claim to the extent such a claim is reasonable and supported by the law. CLIENT understands and agrees, however, that any cost reimbursement can never be guaranteed, and is ultimately up to the discretion of the court.

C. Reimbursement Priority: CLIENT understands and agrees that any legal costs ultimately reimbursed and/or recovered as a component of the litigation shall be applied in the following manner: (a) first, to MBR for any unpaid/delinquent CLIENT obligations under this Agreement; and (b) second, to CLIENT. Any legal costs incurred by CLIENT, but not otherwise reimbursed by the court or through settlement of CLIENT's claim, remain the responsibility of CLIENT.

D. Exceptions for Eminent Domain Cases: In eminent domain cases, legal costs incurred by a condemnee/owner are reimbursable by the condemning authority pursuant to Fla. Stat. § 73.091(1). Though MBR will keep a full accounting of any legal costs incurred on CLIENT's behalf, at the conclusion of CLIENT's matter, MBR will request such costs be satisfied by the condemning authority as part of any resolution of CLIENT's case/claim, whether via judgment or settlement. In the event MBR's representation is terminated prior to resolution of CLIENT's case/claim, however, MBR reserves the right to seek reimbursement of any legal costs not otherwise reimbursed by the condemning authority, from CLIENT directly.

IV. EXPERT COSTS

A. Engagement/Scope: During the course of representation it may be necessary for CLIENT to engage the services of consultants and other professionals to assist in the prosecution of CLIENT's claim. Though MBR will make recommendations regarding the hiring of such professionals, engagement of—and payment to—any such expert/consultant will be CLIENT's exclusive responsibility. Absent any written agreement between CLIENT and MBR to the contrary, MBR does not typically advance expert costs or expenses.

B. Cost Reimbursement: If CLIENT's matter involves litigation, depending on the nature of CLIENT's legal claims, there may be the potential for recovery of CLIENT's expert costs, if CLIENT is successful in the litigation. Should such a possibility exist, MBR agrees to prosecute CLIENT's expert cost reimbursement claim to the extent such a claim is reasonable and supported by the law. CLIENT understands and agrees, however, that any such expert cost reimbursement can never be guaranteed, and is ultimately up to the discretion of the court.

C. Reimbursement Priority: CLIENT understands and agrees that any expert costs ultimately reimbursed and/or recovered as a component of the litigation shall be applied in the following manner: (a) first, to the expert/consultant for any unpaid/delinquent CLIENT obligations; and (b) second, to CLIENT. Any expert costs incurred by CLIENT, but not otherwise reimbursed by the court or through settlement of CLIENT's claims, remain the responsibility of CLIENT.

D. Exceptions for Eminent Domain Cases: In eminent domain cases, reasonable expert costs incurred by a condemnee/owner are reimbursable by the condemning authority pursuant to Fla. Stat. § 73.091(1). Any expert engaged to assist CLIENT's case/claim will be required by MBR to keep an accounting of time/labor incurred. At the conclusion of CLIENT's matter, MBR will request its costs be satisfied by the condemning authority as part of any resolution of CLIENT's case/claim, whether via judgment or settlement. In the event MBR's representation is terminated prior to resolution of CLIENT's case/claim, however, MBR reserves the right to seek reimbursement (on behalf of its expert) for any expert costs not otherwise reimbursed by the condemning authority, from CLIENT directly.

V. ADMINISTRATION

A. Third-Party Payor(s): Florida Bar Rule 4-1.8(f) states that a lawyer shall not accept compensation for representing CLIENT from anyone other than CLIENT, unless: (a) CLIENT gives informed consent; (b) there is no interference with the lawyer's independence of professional judgment or the client-lawyer relationship; and (c) information relating to the representation of CLIENT is protected as required by Florida Bar Rule 4-1.6. In the instance a third-party pays all or part of CLIENT's legal obligation, CLIENT understands and agrees that such third-party payor is *not* MBR's client, and unless CLIENT authorizes MBR to share information with its third-party payor, MBR will not do so.

B. Active Attorney Departure: Should an attorney working on CLIENT's case leave MBR, CLIENT may either: (a) continue with MBR under the terms of this Agreement; or (b) terminate this Agreement consistent with the below provisions, by tendering thirty (30) days' notice to the Firm's Managing Partner. Should CLIENT choose to terminate the Agreement, CLIENT agrees to be responsible for any delinquent and/or outstanding monetary obligations owed to MBR. If the financial agreement between the Parties is contingent in nature, CLIENT agrees that MBR may seek to recover, via lien or otherwise, any attorney fees and/or costs ultimately awarded to CLIENT in its case.

C. Termination: CLIENT may terminate MBR's representation at any time and for any reason. However, CLIENT recognizes and acknowledges that MBR has no obligation to surrender any file materials to CLIENT, or its subsequent legal counsel, until CLIENT's

outstanding financial obligations to MBR (through the date of termination) have been satisfied. Any notice of termination must be tendered to the Firm's Managing Partner, in writing, and sent via certified mail, return receipt requested. Upon termination, CLIENT agrees to cooperate in executing any and all documents necessary to effectuate MBR's formal withdrawal from CLIENT's case and/or the substitution of new legal counsel on CLIENT's case, if applicable.

D. Withdrawal: CLIENT understands and agrees that MBR possesses the immediate and unconditional right to withdraw from CLIENT's representation at any time, if: (a) any invoice is not paid by CLIENT within forty-five (45) days of receipt; (b) CLIENT fails to fully and promptly respond to communications from MBR, or to provide documentation or materials necessary to comply with legal process; (c) CLIENT demands that MBR, on CLIENT's behalf, take a frivolous or untenable position, or demands other action or inaction that, in MBR's sole and absolute discretion: (1) might result in economic jeopardy to MBR; (2) might impair the reputation of MBR or its members; or (3) may result in an ethical violation. Otherwise, CLIENT understands and agrees that MBR possesses the right to withdraw from CLIENT's representation for any reason whatsoever, upon thirty (30) days' written notice to CLIENT, and subject to additional legal/judicial requirements, if any.

E. Dispute Resolution: CLIENT understands and agrees that any and all disputes arising under, or otherwise relating to this Agreement, shall be resolved through binding arbitration before a board of arbiters consisting of three attorneys, all of whom shall be members of the Florida Bar. One attorney shall be appointed by MBR, another shall be appointed by CLIENT, and the two appointed attorneys shall appoint a third attorney. The arbitration shall be governed by Florida law as provided in Ch. 682, Fla. Stat. CLIENT understands that by agreeing to arbitration as the exclusive mechanism to resolve controversies, disputes, or claims, CLIENT is waiving certain rights, and further understands and agrees that, in the event of such controversy between the Parties, the prevailing party will be entitled to recover its expenses, including attorneys' fees and costs, through any litigation in the trial court and appeals.

F. Dedication to Client's Case/Firm Resources: CLIENT understands and agrees that, while each of MBR's clients are of equal importance, there may be times (such as during a hearing or trial), where certain clients' matters take precedence or priority over others. MBR will endeavor to respond to any and all client inquiries as quickly as possible, generally within one week of receipt.

G. Modifications: This Agreement may not be modified unless such modification is made in writing, and both signed and dated by MBR and CLIENT.

H. No Guarantees: CLIENT understands and agrees that CLIENT has been advised, recognizes, and fully understands, that MBR has made, and can make, no guarantee promising success or a particular outcome of CLIENT's case. Any past results of MBR are an indication of its experience and qualifications, and does not—in any way—guarantee a future outcome in CLIENT's particular case. Every case is unique and will be adjudged based upon its own facts and circumstances.

I. Disclosure of General Information Relating to Case: CLIENT hereby gives MBR informed consent, pursuant to Florida Bar Rule 4-1.6(a), and agrees to allow publication of the

general details of the result(s) obtained in CLIENT's case on its website, brochures, or other advertisements. MBR guarantees that no confidential CLIENT data or information, including proprietary business information, will be disclosed.

By signature below, CLIENT swears or affirms that CLIENT has read, understands, and agrees to this Agreement, and has had the opportunity to have this Agreement reviewed by independent legal counsel of its own choosing.

HARRISON RANCH CDD

MOORE BOWMAN & REESE, PA

**CORPORATE DESIGNEE & ROLE
(IF APPLICABLE)**

ATTORNEY

DATE

DATE

In eminent domain cases, MBR is required to provide to the condemning authority written documentation demonstrating its representation of CLIENT. The document must be signed by *both* MBR and CLIENT. If all or part of this Agreement involves MBR's representation of CLIENT in an eminent domain matter, please also complete and return the attached Attorney Authorization included with this Agreement. MBR also requests CLIENT fill out the attached CLIENT questionnaire, which is for MBR's *internal use only* and will assist in preparing CLIENT's claim/case.

We look forward to working with you. A fully executed copy of this Agreement will be returned to you for your records.

Sincerely,

/s/ Ryan C. Reese
Ryan C. Reese, Esq.
For the Firm

Tab 5

Monthly Manager's Report September 2025

**Rizzetta & Company
Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parish, FL 34219**

Operations/Maintenance Updates: September 2025

Everyday Tasks

- 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.
- Paid monthly invoice for Constant Contact

Projects

Operations/Maintenance Updates

Operation Report for September 2025

This month, we engaged in various safety, maintenance, and facility improvement activities in coordination with the fire department inspectors and other service providers.

Fire & Safety Maintenance:

Worked with fire department inspectors to ensure compliance and safety.
Utilized Piper Fire services to replace illuminated emergency exit lights.
Inspected fire extinguishers across the premises.
Purchased and installed a new Knox Box for enhanced emergency access.
Repaired the backflow prevention device.
Repainted the fire hydrant to maintain visibility and compliance.

Signage & Entrance Improvements:

Received a quote from Harrison Ranch for new address numbers to be installed at the front entrance of the clubhouse.

Facility & Equipment Upgrades:

Replaced clubhouse doorknobs and locks for security enhancements.

The security team ordered new outdoor door sensor magnets.

Replaced the motherboard in the security system after it was struck by lightning.

Maintenance & Repairs:

Repaired damage to the gym wall.

The air conditioning system was serviced and repaired by Parrish Heating and Cooling.

Upcoming Projects:

Received a quote from Welch TC for tennis court refurbishment to enhance recreational facilities.

Rentals Access Cards and Event fee.

Rentals	6	\$200	\$1200
Access Cards	2	\$25	\$50
Event fee	6	\$200	\$1200
Deposit	6	\$900	\$1950.00
Refunded		\$900	\$900
Total			\$1050

Up Coming Events

Community wine Tasting

Halloween Party

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 10, 2025 @ 6:30pm
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District Manager's Report

October 20th

2025

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FINANCIAL SUMMARY

8/31/2025

General Fund Cash & Investment Balance:	\$631,411
Reserve Fund Cash & Investment Balance:	\$561,283
Debt Service Fund Investment Balance:	\$132,378
Total Cash and Investment Balances:	\$1,325,072

General Fund Expense Variance: \$95,071 Over Budget

Tab 7



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 08/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	120,808	0	0	120,808	0	0
Investments	510,603	561,283	132,378	1,204,264	0	0
Prepaid Expenses	11,825	0	0	11,825	0	0
Refundable Deposits	12,992	0	0	12,992	0	0
Fixed Assets	0	0	0	0	14,420,190	0
Amount Available in Debt Service	0	0	0	0	0	132,378
Amount To Be Provided Debt Service	0	0	0	0	0	2,787,622
Total Assets	656,228	561,283	132,378	1,349,889	14,420,190	2,920,000
Liabilities						
Accounts Payable	9,800	0	0	9,800	0	0
Accrued Expenses	16,582	0	0	16,582	0	0
Other Current Liabilities	81	0	0	81	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,920,000
Total Liabilities	26,463	0	0	26,463	0	2,920,000
Fund Equity & Other Credits						
Beginning Fund Balance	598,831	450,343	120,419	1,169,592	0	0
Investment In General Fixed Assets	0	0	0	0	14,420,190	0
Net Change in Fund Balance	30,934	110,940	11,959	153,834	0	0
Total Fund Equity & Other Credits	629,765	561,283	132,378	1,323,426	14,420,190	0
Total Liabilities & Fund Equity	656,228	561,283	132,378	1,349,889	14,420,190	2,920,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Month Ending 08/31/2025 MTD Actual	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	10,000	9,167	1,788	14,918	5,751
Special Assessments					
Tax Roll	1,646,509	1,646,509	0	1,670,805	24,296
Other Misc. Revenues					
Clubhouse Rentals	5,000	4,583	280	4,726	143
Community Activity Revenue	4,000	3,667	281	1,984	(1,683)
Events & Sponsorships	3,000	2,750	0	0	(2,750)
Key/Access/Transponder Revenue	1,000	916	0	374	(543)
Lease Revenue	1,200	1,100	472	3,367	2,268
Miscellaneous Revenue	3,000	2,750	10,729	15,729	12,979
Total Revenues	1,673,709	1,671,442	13,550	1,711,903	40,461
Expenditures					
Legislative					
Supervisor Fees	14,000	12,833	1,001	9,600	3,233
Total Legislative	14,000	12,833	1,001	9,600	3,233
Financial & Administrative					
Accounting Services	21,424	19,639	1,785	19,638	0
Administrative Services	6,212	5,694	518	5,695	0
Assessment Roll	5,624	5,624	0	5,624	0
Auditing Services	3,600	3,600	3,195	3,195	405
Bank Fees	250	229	21	263	(33)
District Engineer	20,000	18,333	1,006	10,154	8,179
District Management	28,850	26,446	2,404	26,445	0
Dues, Licenses & Fees	2,100	2,100	0	2,635	(535)
Financial & Revenue Collections	5,624	5,155	469	5,156	0
Legal Advertising	1,200	1,100	0	967	132
Public Officials Liability Insurance	3,755	3,755	0	3,364	391
Trustees Fees	4,100	4,100	0	3,704	396
Website Hosting, Maintenance, Backup & E	3,915	3,738	200	3,738	0
Total Financial & Administrative	106,654	99,513	9,598	90,578	8,935
Legal Counsel					
District Counsel	32,000	29,333	6,634	32,173	(2,840)
Total Legal Counsel	32,000	29,333	6,634	32,173	(2,840)
Electric Utility Services					
Utility - Recreation Facilities	38,500	35,292	3,220	31,467	3,825
Utility - Street Lights	40,000	36,666	2,672	30,105	6,562
Utility Services	5,000	4,584	411	3,878	705
Total Electric Utility Services	83,500	76,542	6,303	65,450	11,092
Water-Sewer Combination Services					
Utility Services	43,500	39,875	844	41,858	(1,984)
Total Water-Sewer Combination Services	43,500	39,875	844	41,858	(1,984)

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Month Ending 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Stormwater Control					
Aerator Maintenance	2,500	2,291	0	1,200	1,092
Aquatic Maintenance	70,800	64,900	5,664	69,445	(4,545)
Aquatic Plant Replacement	25,000	25,000	0	24,700	300
Catfish Removal	2,152	1,973	0	0	1,973
Fish Stocking	4,000	4,000	0	5,000	(1,000)
Lake/Pond Bank Maintenance & Repair	135,000	135,000	0	139,506	(4,506)
Midge Fly Treatments	20,526	18,816	0	10,263	8,552
Total Stormwater Control	259,978	251,980	5,664	250,114	1,866
Other Physical Environment					
Conservation & Weir Maintenance Contract	20,000	18,333	0	0	18,333
Entry & Walls Maintenance & Repair	1,500	1,500	0	1,930	(430)
Fire Ant Treatment	10,000	9,166	0	8,180	987
General Liability & Property Insurance	33,882	33,882	0	35,422	(1,540)
Holiday Decorations	15,000	15,000	0	23,055	(8,054)
Hurricane Related Expenses	0	0	0	118,475	(118,475)
Irrigation Maintenance	43,200	39,600	3,322	36,595	3,004
Irrigation Repair	40,000	36,667	705	12,864	23,803
Landscape - Annuals/Flowers	20,000	18,333	0	19,388	(1,054)
Landscape - Fertilizer	46,528	46,528	0	68,656	(22,128)
Landscape - Mulch	50,000	50,000	0	48,387	1,612
Landscape - Pest Control	10,203	9,353	0	2,501	6,852
Landscape Maintenance	327,457	300,169	28,138	302,956	(2,787)
Landscape Replacement Plants, Shrubs, Tr	20,000	20,000	0	26,598	(6,598)
Trail/Bike Path Maintenance	25,000	22,917	0	0	22,917
Tree Trimming Services	25,000	22,916	0	3,220	19,697
Total Other Physical Environment	687,770	644,364	32,165	708,227	(63,861)
Road & Street Facilities					
Parking Lot Repair & Maintenance	500	458	0	0	458
Sidewalk Maintenance & Repair	2,500	2,292	0	0	2,291
Street Light/Decorative Light Maintenance	70,000	69,167	5,160	84,566	(15,399)
Street Sign Repair & Replacement	2,000	1,833	0	0	1,833
Total Road & Street Facilities	75,000	73,750	5,160	84,566	(10,817)
Parks & Recreation					
Access Control Maintenance & Repair	3,500	3,208	399	399	2,809
Athletic Court/Field/Playground Maintenance	500	459	0	9,385	(8,927)
Clubhouse Facility Janitorial Supplies	1,400	1,283	121	1,691	(407)
Clubhouse Janitorial Services	9,600	8,800	2,350	7,950	850
Clubhouse Maintenance & Repair	10,000	9,166	0	9,224	(58)
Clubhouse Programs/Events	40,000	39,667	154	38,846	821
Computer Support, Maintenance & Repair	500	458	0	179	279
Employee - Salaries	171,749	171,437	26,796	185,148	(13,711)
Facility A/C & Heating Maintenance &	2,808	2,574	505	1,264	1,310

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Month Ending 08/31/2025 MTD Actual	Year To Date 08/31/2025 YTD Actual	YTD Variance
Rep					
Fitness Equipment Maintenance & Repair	1,000	916	963	3,503	(2,586)
Furniture Repair & Replacement	1,200	1,100	0	806	294
Interior Clubhouse Maintenance & Repairs	4,000	3,667	0	98	3,568
Management Contract	13,200	12,100	750	8,250	3,850
Office Supplies	1,000	917	10	816	101
Pest Control	700	641	0	400	242
Playground Equipment & Maintenance	1,000	917	0	0	916
Pool Furniture Replacement	1,500	1,375	0	500	875
Pool Repairs	10,000	10,000	0	30,408	(20,408)
Pool Service Contract	57,000	52,250	5,280	52,040	210
Security & Fire Monitoring Services	1,000	917	1,285	2,702	(1,785)
Security System Monitoring Services & Ma	10,000	9,166	7,224	18,455	(9,289)
Telephone, Internet, Cable	12,000	11,000	2,062	12,764	(1,764)
Tennis Court Maintenance & Supplies	1,250	1,146	0	0	1,146
Wildlife Management Services	14,400	13,200	1,200	13,200	0
Total Parks & Recreation	369,307	356,364	49,099	398,028	(41,664)
Contingency					
Miscellaneous Contingency	2,000	1,833	0	864	969
Total Contingency	2,000	1,833	0	864	969
Total Expenditures	1,673,709	1,586,387	116,468	1,681,458	(95,071)
Total Excess of Revenues Over(Under) Expenditures	0	85,055	(102,918)	30,445	(54,610)
Total Other Financing Sources(Uses)					
Prior Year AP Credit					
Prior Year A/P Credits	0	0	0	489	489
Total Other Financing Sources(Uses)	0	0	0	489	489
Fund Balance, Beginning of Period	0	0	732,683	598,831	598,831
Total Fund Balance, End of Period	0	85,055	629,765	629,765	544,710

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Month Ending 08/31/2025 MTD Actual	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	0	0	2,068	18,488	18,488
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
Total Revenues	122,818	122,818	2,068	141,306	18,488
Expenditures					
Contingency					
Capital Reserve	122,818	122,818	0	30,365	92,453
Total Contingency	122,818	122,818	0	30,365	92,453
Total Expenditures	122,818	122,818	0	30,365	92,453
Total Excess of Revenues Over(Under) Ex- penditures	0	0	2,068	110,941	110,941
Fund Balance, Beginning of Period	0	0	559,215	450,342	450,342
Total Fund Balance, End of Period	0	0	561,283	561,283	561,283

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Month Ending 08/31/2025 MTD Actual	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	0	0	439	6,418	6,418
Special Assessments					
Tax Roll	282,515	282,515	0	286,291	3,776
Total Revenues	282,515	282,515	439	292,709	10,194
Expenditures					
Debt Service					
Interest	102,515	102,515	0	100,750	1,765
Principal	180,000	180,000	0	180,000	0
Total Debt Service	282,515	282,515	0	280,750	1,765
Total Expenditures	282,515	282,515	0	280,750	1,765
Total Excess of Revenues Over(Under) Ex-	0	0	439	11,959	11,959
penditures					
Fund Balance, Beginning of Period	0	0	131,939	120,419	120,419
Total Fund Balance, End of Period	0	0	132,378	132,378	132,378

See Notes to Unaudited Financial Statements

Harrison Ranch CDD
Investment Summary
August 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Yield</u>	<u>Balance as of</u> <u>August 31, 2025</u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 377,735
FL CLASS General	Average Monthly Yield 4.3466%	4.35%	132,868
Total General Fund Investments			<u><u>\$ 510,603</u></u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 1,236
FL CLASS Enhanced Cash Reserve	Average Monthly Yield 4.3466%	4.35%	560,047
Total Reserve Fund Investments			<u><u>\$ 561,283</u></u>
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Y	4.00%	\$ 102,621
US Bank Series 2017 Reserve	First American Treasury Obligation Fund Class Y	4.00%	28,248
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Y	4.00%	1,509
Total Debt Service Fund Investments			<u><u>\$ 132,378</u></u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Harrison Ranch Community Development District
Summary A/P Ledger
From 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
362, 2432						
	362 General Fund	08/26/2025	FitRev, Inc.	35848	Fitness Equipment Maintenance 08/25	787.78
	362 General Fund	08/07/2025	Frontier Florida, LLC	941-776-3095-090719	5755 Harrison Ranch Blvd 08/25	644.65
	362 General Fund	08/22/2025	Landscape Maintenance Professionals, Inc.	351696	Irrigation Repairs 08/25	705.00
	362 General Fund	08/19/2025	Manatee County Utilities Department	100136468 07/25 ACH	10402 55TH LN E 07/25	31.12
	362 General Fund	08/11/2025	Marlin Business Bank	21856533 ACH	Copystar Copier - Account # 1613410 08/25	389.34
	362 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102363	Personnel Reimbursement 08/25	6,393.09
	362 General Fund	08/01/2025	Valley National Bank	Valley Bank CC 073125 ACH	Credit Card Expenses 07/25	9.96
	362 General Fund	08/01/2025	Valley National Bank	Valley Bank CC 073125 ACH	Credit Card Expenses 07/25	153.98
	362 General Fund	08/01/2025	Valley National Bank	Valley Bank CC 073125 ACH	Credit Card Expenses 07/25	121.03
	362 General Fund	08/01/2025	Valley National Bank	Valley Bank CC 073125 ACH	Credit Card Expenses 07/25	399.00
	362 General Fund	08/01/2025	Valley National Bank	Valley Bank CC 073125 ACH	Credit Card Expenses 07/25	164.92
Sum for 362, 2432						9,799.87
Sum for 362						9,799.87
Sum Total						9,799.87

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
August 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 08/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 8

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, September 8, 2025, at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Sue Walterick	Board Supervisor, Chairman
Tom Benton	Board Supervisor, Vice Chair (via phone)
Victor Colombo	Board Supervisor, Asst. Secretary
Julianne Giella	Board Supervisor, Asst. Secretary
James Ritchey	Board Supervisor, Asst. Secretary

Also present were:

Matt O'Nolan	District Manager, Rizzetta & Company
Helena Texiera	Clubhouse Manager, Rizzetta & Company
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Patrick Collins	District Counsel, Kilinski/Van Wyk (via phone)
Rick Schappacher	District Engineer, Schappacher Engineering
Ryan Eberly	Representative, LMP
Bert Smith	Representative, Sitex Aquatics
Brent Clark	Representative, Rizzetta & Company
Rachel Wellborn	Representative, Rizzetta & Company

Audience	Present
----------	----------------

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

The Board heard comments on rules for alcohol at events, a presentation from ABT, pond 15 and bread making classes.

THIRD ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

Mr. Smith presented his report with the Board.

On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the Larvicide treatment for pond 31, in the amount of \$2472.00, for the Harrison Ranch Community Development District.

B. Landscape Maintenance Updates

Mr. Eberly presented his report to the Board and responded to questions.

The Board requested LMP provide detailed trail report at October meeting, ensure no mow zones are being done monthly, conduct a courtesy trim for driving visibility when making left on Erie Rd from Harrison Ranch Blvd and conservation overgrowth is cut back.

The Board tabled LMP proposals number 35532 and 355342.

C. District Counsel

Ms. Gentry presented her report to the Board.

On a Motion by Mr. Ritchey, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved setting the PH for December 8th meeting regarding amended rules for procedures, for the Harrison Ranch Community Development District.

D. District Engineer

Mr. Schappacher presented his report to the Board.

E. Clubhouse Manager Report

Ms. Texiera presented her report to the Board.

F. District Manager Report

Mr. O'Nolan stated that the next BOS Meeting is scheduled for October 20, 2025, at 6:30 pm. He reviewed the latest financial report.

FOURTH ORDER OF BUSINESS

**Consideration of Goals and Objectives
for Fiscal Year 2025-2026**

On a Motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors adopted the official Goals for FY 25-26 as Financial transparency, budget consciousness and budget strategy, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for July
2025**

The Board reviewed the Operations and Maintenance Expenditures for July 2025.

SIXTH ORDER OF BUSINESS

**Consideration of the Meeting Minutes
for the meeting held on August 11,
2025**

On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for July 2025 (\$136,944.97) and the Board of Supervisors meeting minutes for August 11, 2025, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the District
Management Addendum**

On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the District Management Agreement as presented, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Roofing Quotes

The Board tabled the roofing quotes to the October meeting to get updated quotes; vendor to attend meeting and include performance and payout bond information.

NINTH ORDER OF BUSINESS

Consideration of No Parking Signs

On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the Signarama sign proposal in the amount of \$7037.00, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Discussion of Voting Location

Ms. Teixeira provided the board with a poll update.

The Board requested draft agreement with Supervisor of Elections and Harrison Ranch CDD be presented at the October meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Walterick requested inventory of broken conservation signs and emergency call hourly rates for cleaning company.

Supervisor Giella requested amenity staff investigate community eblast informing the community of the CDD meetings, some residents stated they did not receive message.

Supervisor Giella requested LMP clean up culvert under rainbow bridge.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Ritchey, seconded by Mr. Colombo, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 9:24 p.m. for the Harrison Ranch Community Development District.

DRAFT

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Asst. Secretary

Chair / Vice Chair

DRAFT

Tab 9

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Third Addendum to the Contract for Professional Amenity Services (this “**Third Addendum**”), is made and entered into as of the 2025 day of October 1st (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 the 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 Amenity Services dated May 2, 2023 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B 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 Exhibit B attached.

The amended Exhibit B is 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 Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Harrison Ranch
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

PERSONNEL:

Clubhouse Manager

Full Time Personnel - 40 hours/week

Assistant Manager

Full Time Personnel – 40 hours/week

Maintenance Technician

Part Time Personnel – 20 hours/week

Clubhouse Attendant

Part Time Personnel – 20 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 221,210.
General Management and Oversight ⁽²⁾	\$ 13,200.
Total Services Cost:	\$ 234,410.

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

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



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 10



May 09, 2025

Standing Seam Roofing Proposal 2025

Rizzetta - Harrison Ranch c/o
Helena Teixeira
hteixeira@rizzetta.com
(813) 463-3515
5755 Harrison Ranch Boulevard
Parrish, FL 34219

Brian Wilson
ProBuild Roofing & Restoration of Florida LLC
8137970101
probuildflooffice@gmail.com
License Number CCC1331159



Hello, We're ProBuild

Nice to meet you!



About Us



At ProBuild Roofing & Restoration of Florida LLC, we're a team of experts dedicated to exceptional roofing services. Our diverse ownership and staff reflect the vibrant local community we proudly serve. With 40+ years of industry experience, our founders bring hands-on roof installation expertise, dating back to before the insurance rush.

Testimonials

“The ProBuild team did an amazing job for me! I called to get a quote for main home roof replacement, sun room leak repair, greenhouse roof replacement and gutter guard installation. Met with the owner and staff for a quote. Quote process was done on site, super quick and very affordable. The work crew was super quick, clean and respectful of the property...they even went as far to ensure the access ways I left unlocked for them had been properly secured when they left. Not a single piece of evidence left behind showing work was performed other than an amazing set of roofs! Give the team a call!!!

Tim D, Brandon

”

“

A+ company will highly recommend them, they make the process so easy they are professional and dependable and helpful with making the insurance & replacement process as stress free as possible.

Barbara A, Gibsonton

”

Mission Statement

At ProBuild Roofing & Restoration of Florida LLC, our mission is to build trust, relationships and quality roofs, prioritizing people over profits and honoring our craft.

"Roofing with Integrity, Restoring with Care"

“

I would highly encourage everyone to consider Pro Build for all your needs. They worked with my Insurance Co. after a storm left my roof damaged. They handled it all as promised. They took their time to understand what I as a customer wanted and then explained in detail all my options. They used the best materials and did not cut any corners. They were very careful to make sure the site was as clean as when they showed up after they finished. would highly suggest you consider Pro Build for your next project.

James F, Tampa

”

Our Promise

#1 Prioritizing client, teammate and colleague well-being.

#2 Seeking mutually beneficial solutions.

#3 Navigating complex insurance restoration claims alongside our clients.

#4 Providing competitive retail prices.

#5 Delivering exceptional roofing services beyond the storm.

Certifications



Member: National Roofing Contractors of America



OSHA Certified: University of South Florida



CertainTeed: Shingle Master/Owens Corning: Preferred Contractor/Union Corrugating: Metal Certification



Ludowici Tile: Crown Roofer Certification

Our Work



www.probuildroof.com
office@probuildroof.com
(813) 797.0101

106 Limona St.
Brandon
FL, 33510



Scan Here
For More
Info



Roof Report

Prepared by Roofr

5755 Harrison Ranch Boulevard, Parrish, FL 34219

Rizzetta - Harrison Ranch c/o Helena Teixeira

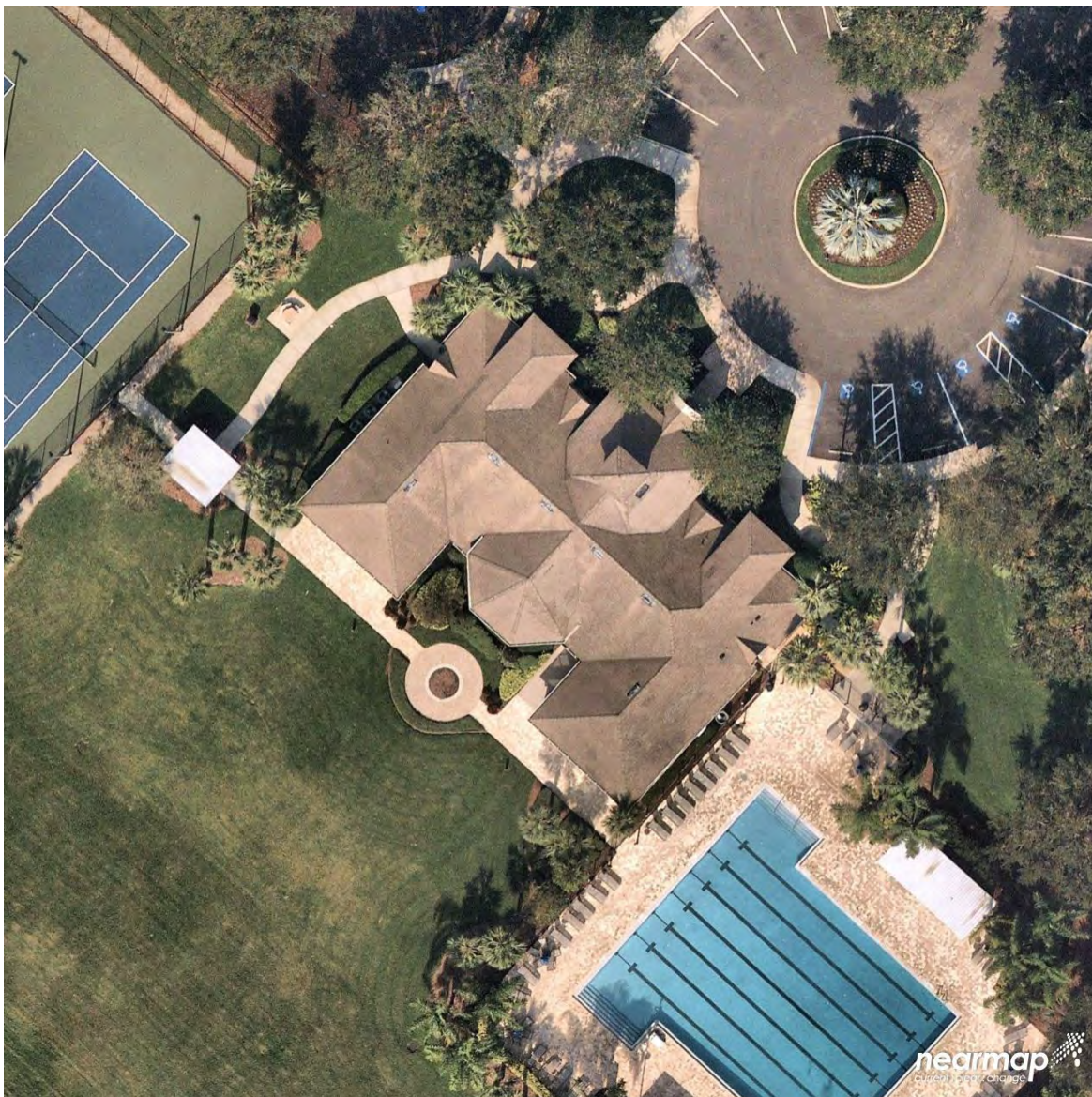
hteixeira@rizzetta.com

8134633515

9225 sqft

39 facets

Predominant pitch 6/12

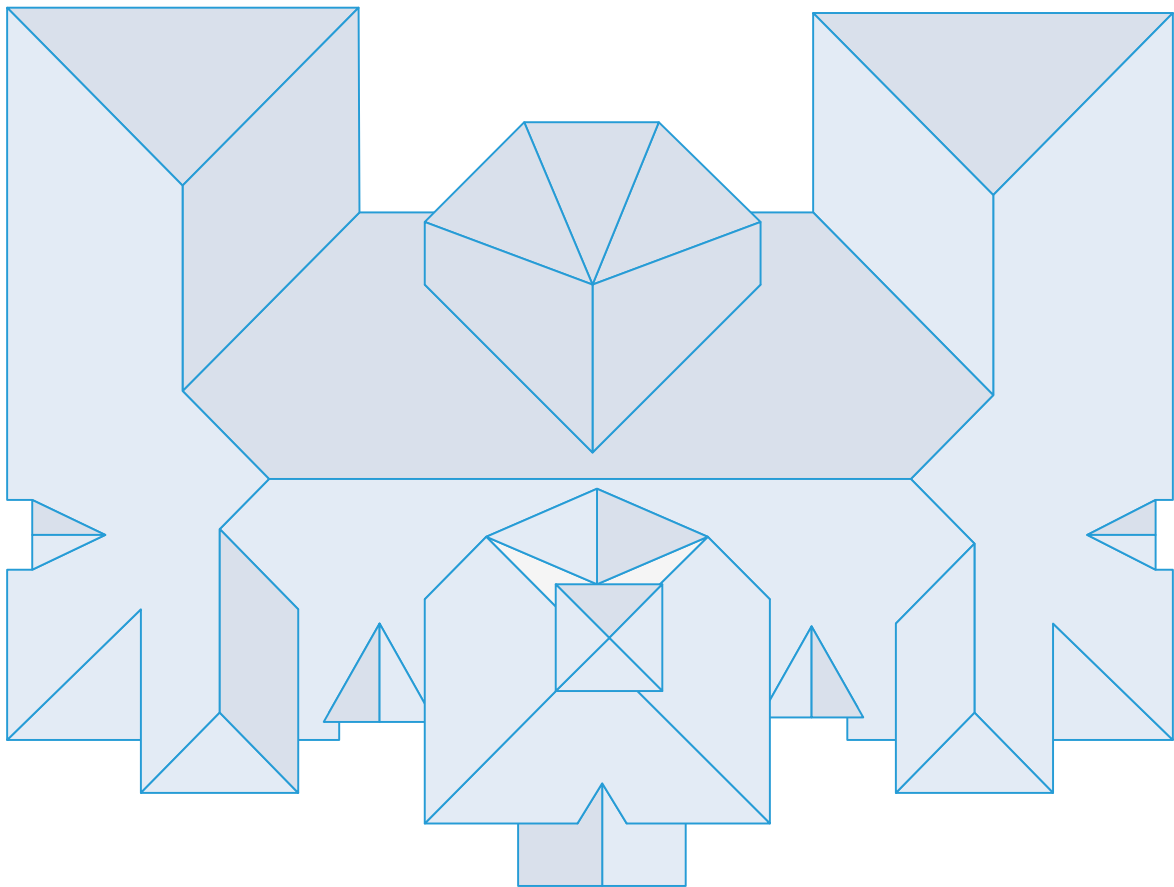


Nearmap Nov 17, 2022



Diagram

5755 Harrison Ranch Boulevard, Parrish, FL 34219

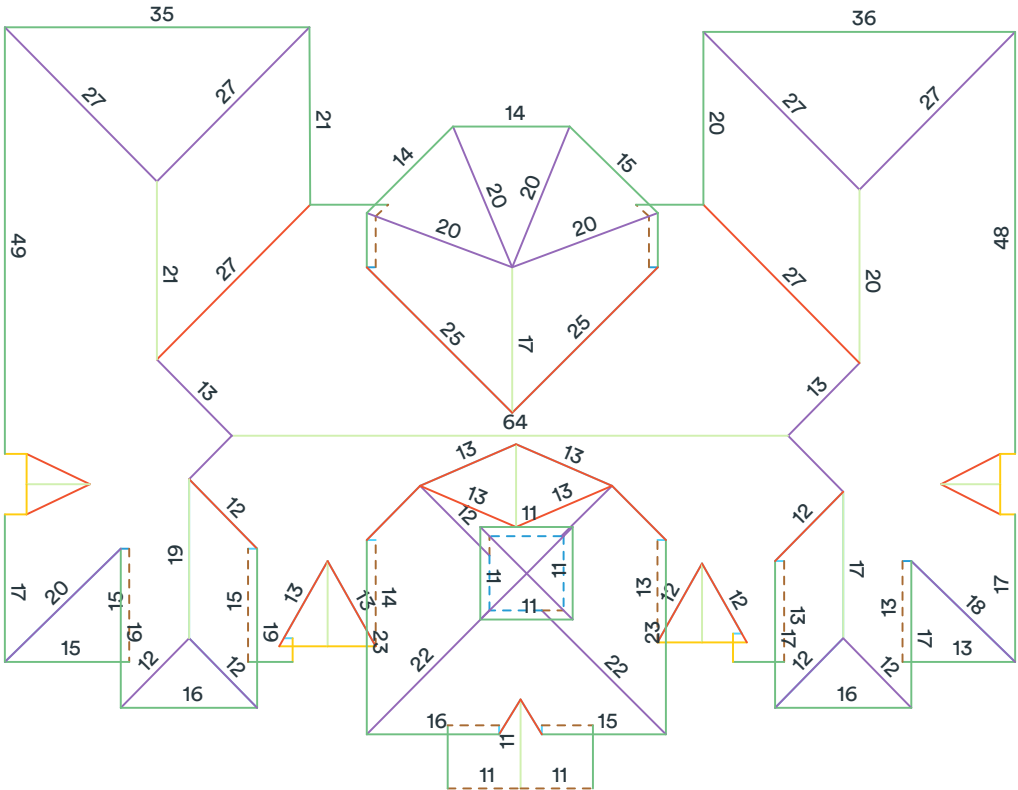




Length measurement report

5755 Harrison Ranch Boulevard, Parrish, FL 34219

- Eaves: 578ft 7in
- Ridges: 206ft 9in
- Step flashing: 140ft 1in
- Unspecified: 260ft 0in
- Valleys: 284ft 5in
- Rakes: 61ft 5in
- Transitions: 0ft 0in
- Hips: 403ft 9in
- Wall flashing: 32ft 10in
- Parapet wall: 0ft 0in



Measurements in diagram are rounded up for display. Some edge lengths may be hidden from diagram to avoid overcrowding.



Area measurement report

5755 Harrison Ranch Boulevard, Parrish, FL 34219

Total roof area: 9225 sqft

Pitched roof area: 9225 sqft

Flat roof area: 0 sqft

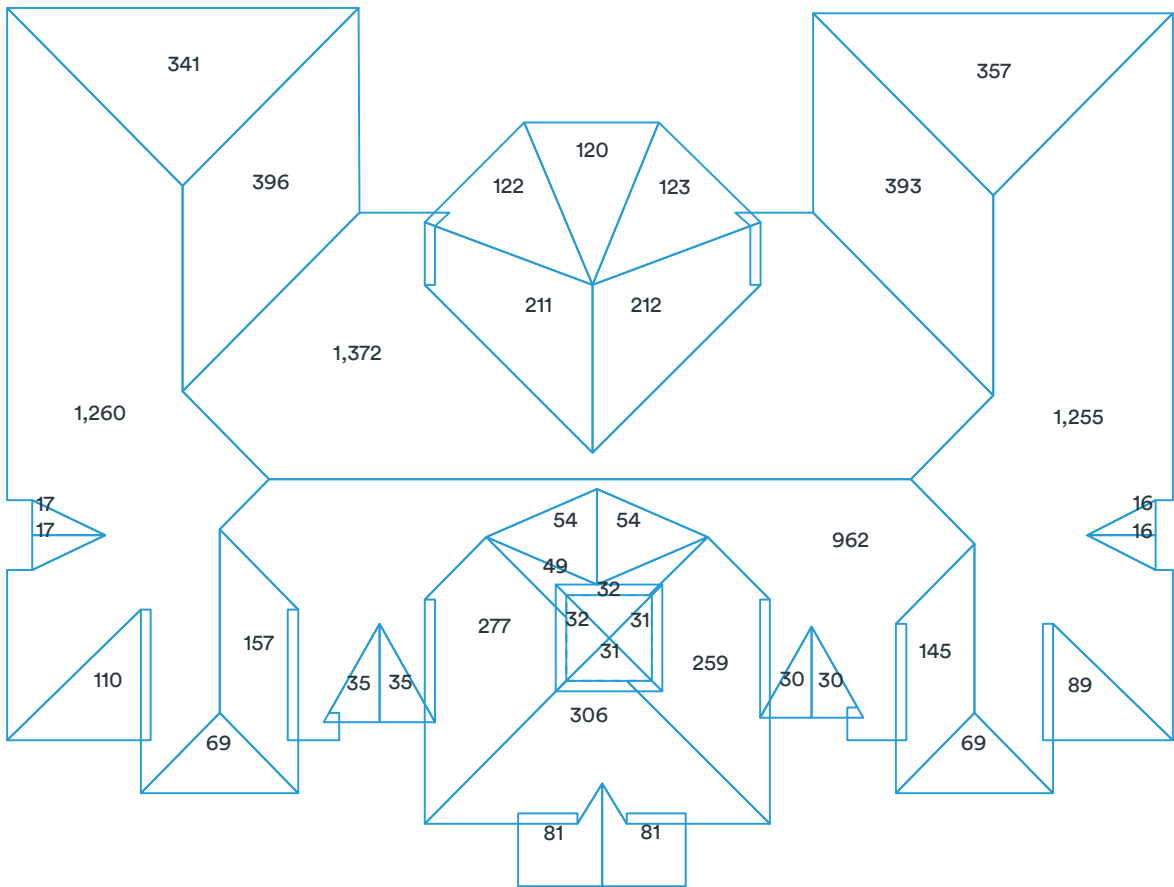
Two story area: 0 sqft

Two layer area: 0 sqft

Predominant pitch: 6/12

Predominant pitch area: 8523 sqft

Unspecified pitch area: 0 sqft

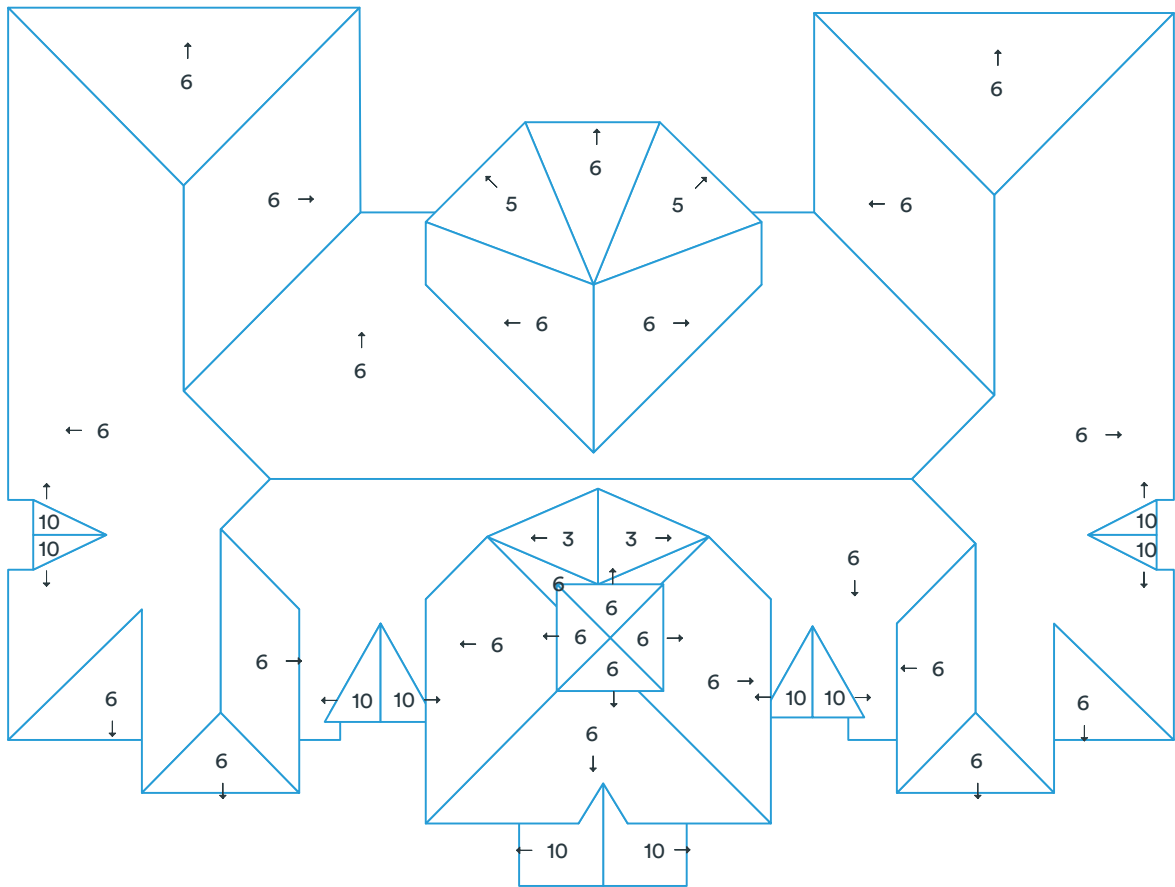


Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.



Pitch & direction measurement report

5755 Harrison Ranch Boulevard, Parrish, FL 34219

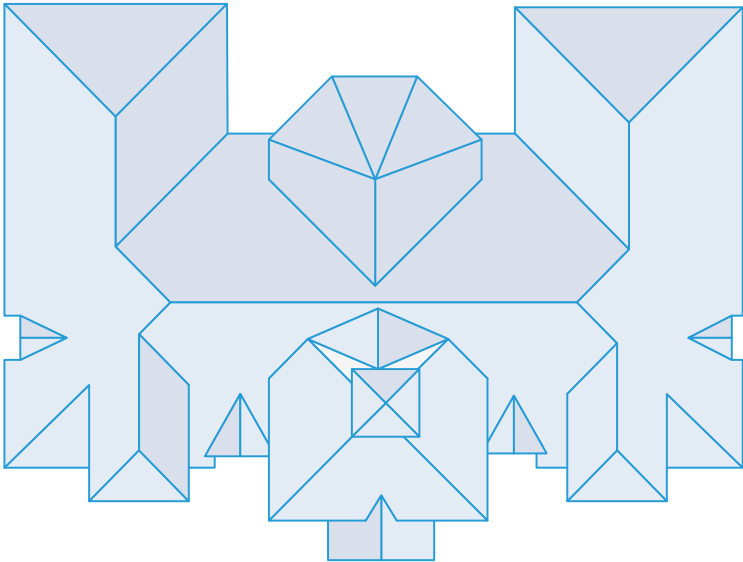


Deleted facets are designated with a dashed line and do not have a pitch.



Report summary

5755 Harrison Ranch Boulevard, Parrish, FL 34219



Measurements

Total roof area	9225 sqft
Total pitched area	9225 sqft
Total flat area	0 sqft
Total roof facets	39 facets
Predominant pitch	6/12
Total eaves	578ft 7in
Total valleys	284ft 5in
Total hips	403ft 9in
Total ridges	206ft 9in
Total rakes	61ft 5in
Total wall flashing	32ft 10in
Total step flashing	140ft 1in
Total transitions	0ft 0in
Total parapet wall	0ft 0in
Total unspecified	260ft 0in
Hips + ridges	610ft 6in
Eaves + rakes	640ft 0in

Pitch	3/12	5/12	6/12	10/12
Area (sqft)	107	244	8,523	353
Squares	1.1	2.5	85.3	3.6

Recommended

Waste %	0%	10%	12%	13%	15%	17%	20%
Area (sqft)	9,226	10,148	10,333	10,425	10,610	10,794	11,071
Squares	92.3	101.5	103.4	104.3	106.1	108.0	110.8

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).
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Material calculations

5755 Harrison Ranch Boulevard, Parrish, FL 34219

Product	Unit	Waste (0%)	Waste (10%)	Waste (13%)	Waste (15%)
Shingle (total sqft)		9,226 sqft	10,148 sqft	10,425 sqft	10,610 sqft
IKO - Cambridge	bundle	278	305	314	319
CertainTeed - Landmark	bundle	282	310	318	324
GAF - Timberline	bundle	282	310	318	324
Owens Corning - Duration	bundle	282	310	318	324
Atlas - Pristine	bundle	280	308	316	322
Starter (eaves + rakes)		641 ft	705 ft	724 ft	737 ft
IKO - Leading Edge Plus	bundle	6	6	7	7
CertainTeed - SwiftStart	bundle	6	7	7	7
GAF - Pro-Start	bundle	6	6	7	7
Owens Corning - Starter Strip	bundle	7	7	7	8
Atlas - Pro-Cut	bundle	5	6	6	6
Ice and Water (eaves + valleys + flashings)		1,036 ft	1,140 ft	1,171 ft	1,192 ft
IKO - StormShield	roll	16	18	19	19
CertainTeed - WinterGuard	roll	16	18	19	19
GAF - WeatherWatch	roll	16	18	18	18
Owens Corning - WeatherLock	roll	14	16	16	16
Atlas - Weathermaster	roll	16	18	19	19
Synthetic (total sqft; no laps)		9,226 sqft	10,148 sqft	10,425 sqft	10,610 sqft
IKO - Stormtite	roll	10	11	11	11
CertainTeed - RoofRunner	roll	10	11	11	11
GAF - Deck-Armor	roll	10	11	11	11
Owens Corning - RhinoRoof	roll	10	11	11	11
Atlas - Summit	roll	10	11	11	11
Capping (hips + ridges)		611 ft	672 ft	690 ft	703 ft
IKO - Hip and Ridge	bundle	16	18	18	18
CertainTeed - Shadow Ridge	bundle	21	23	23	24
GAF - Seal-A-Ridge	bundle	25	27	28	29
Owens Corning - DecoRidge	bundle	31	34	35	36
Atlas - Pro-Cut H&R	bundle	20	22	23	23
Other					
8' Valley (no laps)	sheet	36	40	41	41
10' Drip Edge (eaves + rakes; no laps)	sheet	65	71	73	74

These calculations are estimates and are not guaranteed. Always double check calculations before ordering materials. Estimates are based off of the total pitched area (i.e., flat area is excluded).

Photos



Front elevation



Front/Right elevation



Front/Right Corner



Right elevation

Brian Wilson
ProBuild Roofing & Restoration of Florida LLC
8137970101
probuildflooffice@gmail.com



Photos



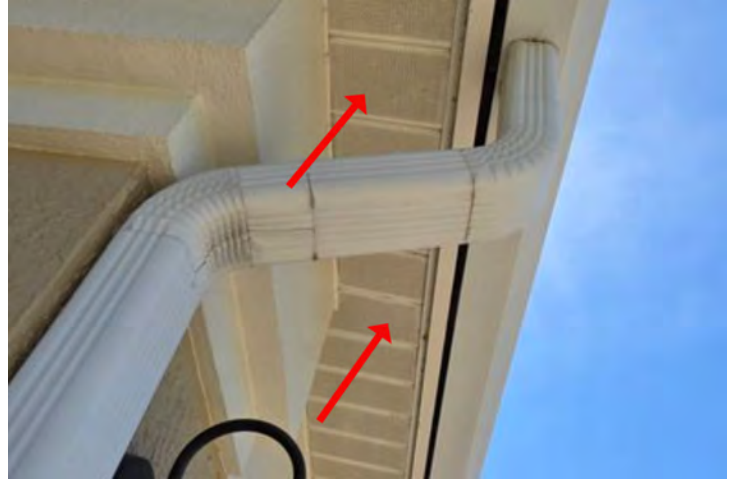
Right/Rear corner elevation



Rear elevation



Rear/Left elevation



Intake Ventilation at perforated Soffit

Photos



World Peace (haha)



Front Slope and Entry Gable



Front Right Slope Overview



Rear Slope Overview

Photos



Rear Slope Overview



Front/Left Slope Overview



Left Slope Overview



Left Slope Overview II



Photos



Gutters full. Gutter Guard upgrade option included



Gutters full. Gutter Guard upgrade option included II



"Blistering," over time the asphalt shingles have begun to cook from inadequate roof ventilation.

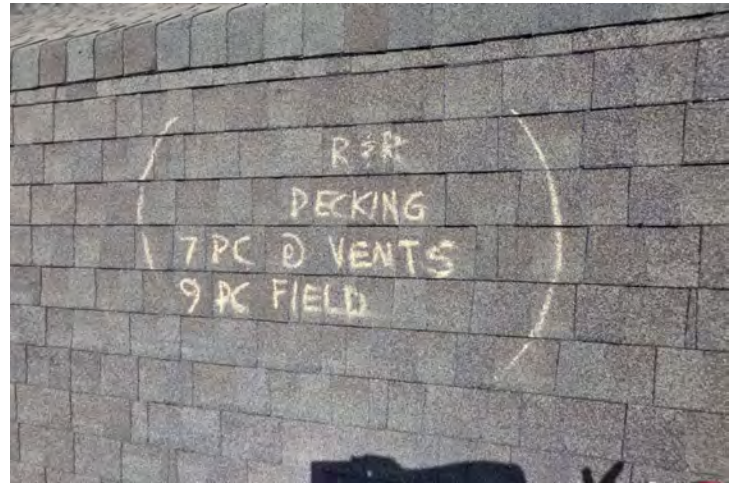


We will eliminate these static vents and install a vented ridge system to extend the new roof's life, as well as help to preserve the HVAC system and energy.

Photos



The saddle behind the front porch/cupola is considered low slope and must be covered with low slope material per code. *See TPO in Proposal*



"Blistering," over time the asphalt shingles have begun to cook from inadequate roof ventilation.



"Blistering," over time the asphalt shingles have begun to cook from inadequate roof ventilation.



Front Porch Gable Wall Capping



Photos



Front Porch Gable Wall Capping. Replace with Aluminum included (color TBD)



Projectile Damage



Remove and replace all accessories, paint to match new roof system



Remove & replace all accessories, paint to match new roof system

Photos



Remove & replace all accessories, paint to match new roof system



Attic inspection, underside roof deck and plan typical system



Adequate attic insulation



Roof coverings at pool and tennis courts included to match Amenity Center

Photos



Roof coverings at pool and tennis courts included as Option for upgrade #2



Metal Roof System: 2" Mechanical Standing Seam 24ga

Remove and replace roofing and all accessories (standard color) per building code

Item

Qty

Scope of Work & SS Panels (109sq inc. waste)

Metal Roof System: 2" SS Mech Seam 24ga Standard Color

1

****Metal Standing Seam Roofing Process****

1. Signing of Agreement and Notice of Commencement (NOC) by both parties.
2. Acceptance of Material and Mobilization Deposit, triggering the material and work orders proactively preparing our teams for production.
3. 1.5 weeks (+-) to secure roofing permit. Upon permit issuance, ProBuild Roofing & Restoration of Florida (PBR), your P.M. and/or PBR Operations Center, will release the ProBuild Unit to Remove the existing roof & dry in with a complete envelope of High Temp Peel n' Stick substrate.
4. Upon successful completion of the Dry-In process, your P.M. will trigger the request for inspection from the City/County. This can be virtual, by affidavit or in person (according to county/municipality).
5. Following passing of the dry-in inspection, the ProBuild Unit & On-Site Metal Panel Fabrication provider will fabricate the roofing materials and surgically install the production per agreement with the supervision of the onsite Foreman, your P.M. and the ProBuild Unit. Using the agreed scope of work, your P.M. will conduct a final inspection of our craft, firing off the request for final inspection from the county/municipality.
6. In conclusion, your P.M. will review our overall process with your family, addressing any questions. We will leave the documents concerning your product warranties and accept final payment at the convenience of your family. Our no haggle, 5yr workmanship warranty will go into effect at project completion. The 25yr (Galv) 35yr (Paint) Manufacturer's Warranty also goes into effect at this time. Call and we will answer. Remember, "We have you covered!"

Material & Accessories (1.5sq TPO flat RFG)

1/2x4x8 Plywood

20 PC

Material & Labor to install per sheet. Additional, unforeseen sheets to be \$71.00 per, installed.

2 3/8" 8D Decking Nail

4 BOX

Polyglass TU MAX High Temp Underlayment

47 ROLL

High grade underlayment for steel & aluminum roofing applications.

Bullnose Drip

68



Metal Roof System: 2" Mechanical Standing Seam 24ga

Valley Standard Color	34
Valley Cleat	68 PC
Sidewall/Headwall Flashing	26
Gable Rake	8 PC
Z Closure Regular 134 / Vented 45	179 PC
Gable/Rake Cleat	8 PC
Hip/Ridge	74 PC
Clips	1
Pop Rivet	10 BAG
10 x 1" Fastener - 20K pc	80 BAG
Butyl Tape 40lf	62 LF
Roof Sealant	42 tube
Paint (spray can)	3 CAN
Touch up paint	1
Wall Capping Aluminum Front entrance, gable wall capping (color TBD). Aluminum, custom fabricated	1
TPO .060 Membrane Low Slope Area behind cupola, specifications & code call for low slope roofing 1.5sq w/ISO board	2
Labor 109sq SS roofing (inc. 20% waste factor for highly complex roof system)	93



Metal Roof System: 2" Mechanical Standing Seam 24ga

Other

Debris Removal and Dump Fees	3
Permit, Inspection & NOC Fee	1
Estimate subtotal	\$121,350.82

Upgrades

Upgrade Option: Gutter Protection/Leaf Guards	
Item	Qty
Rain Carrying System Clog Protection	
6" Gutter Guard, aluminum	368 LF
White in color	
Upgrade subtotal	\$3,312.00

Pavilion Roof Replacements	
Item	Qty
Classic 5 Rib Panels 26ga (color TBD)	
Metal Roof System: 5 Rib Performance Panel	8
Pool area (2) Tennis Court (1) = 7.5sq	
Upgrade subtotal	\$3,870.97



Metal Roof System: 2" Mechanical Standing Seam 24ga

RIZZETTA IS BETTA

🔑 15% OFF

* Discount will be applied on the summary page



Summary

Please select the associated upgrade(s), then sign the proposal with any notes.

Metal Roof System: 2" Mechanical Standing Seam 24ga

\$121,350.82

Remove and replace roofing and all accessories (standard color) per building code

Upgrades		
☐	Upgrade Option: Gutter Protection/Leaf Guards	\$3,312.00
☐	Pavilion Roof Replacements	\$3,870.97

RIZZETTA IS BETTA

 15% OFF

Subtotal

~~\$121,350.82~~ \$103,148.20

Total

\$103,148.20

Customer notes



Summary

Rizzetta - Harrison Ranch c/o Helena Teixeira

Date

Brian Wilson

05/09/2025

Brian Wilson, ProBuild Roofing & Restoration of Florida LLC

Date

By signing this document you agree to the statement of works provided by ProBuild Roofing & Restoration of Florida LLC and in accordance with any terms described within.

Brian Wilson
ProBuild Roofing & Restoration of Florida LLC
8137970101
probuildflooffice@gmail.com



Terms & Conditions

Build Date: TBD (ProBuild is readily available, after permitting/NOC approvals)

Duration: 3 Consecutive Working Weeks

NOC & Permit Fess: Allotment included

Workmanship Warranty: 5 years from date of invoice paid in full by Homeowner

License: # CCC1331159

Powered by Kevtan, LLC

OSHA: # 068268847

Terms: 50% material & mobilization deposit due at signing / 50% due at time of completion per each phase, if applicable, unless otherwise stated in final proposal (please consult ProBuild for other options as we are happy to accommodate as needed).

The ProBuild Unit will inspect roof deck for code compliant nailing pattern. If roof deck requires additional nailing, PBR will use the change order process, after notifying the client.

Any unforeseen roof decking to be replaced at the price as listed in this estimate (\$71.00 per).

ProBuild is fully insured, bonded & compliant in the State of Florida

All work conducted per code

CC Fee 3.5% charged on card transactions

RIGHT OF RESCISSION: CLIENT HAS THE RIGHT TO CANCEL THIS AGREEMENT AT ANY TIME 3 DAYS AFTER SIGNING, OR IF IN STATE OF NATIONAL EMERGENCY, 10 DAYS AFTER SIGNING.

Brian Wilson
ProBuild Roofing & Restoration of Florida LLC
8137970101
probuildflooffice@gmail.com



Homeowners Checklist

Preparing your house for a reroof is essential to ensure the project goes smoothly and that your home and belongings are protected. Please sign to confirm acknowledgement. Here are the steps to prepare your house for a reroof:

- **Protect Interior Belongings/Wall Decorations:**
 - Inside your home
 - Cover or move belongings in the attic and upper floors that could be damaged by dust or debris that may fall during the re-roofing process.
 - Secure wall decorations and artwork that might be affected by vibrations or movement during the reroofing.
- **Disconnect Electrical Equipment:**
 - Unplug and secure any electronic equipment or appliances in the attic and rooms near the roof to prevent electrical hazards.
 - The Roofing Company is not Responsible for Items that are unseen in the attic while performing the installation process
- **Cover Furniture:**
 - Cover furniture in rooms near the work area with plastic sheets or drop cloths to protect them from dust and debris.
 - It is a rare occurrence but dust, and small debris from interior ceilings can fall in the process of roof building
- **Remove Satellite Dishes or Antennas:**
 - If you have satellite dishes or antennas on your roof, consider having them installed elsewhere to avoid damages to the new roofing.
 - If the Roofer removes the satellite, They are not responsible for the re-calibration of the signal
 - ProTip; Satellites should not be on a roof, but should be on a wall/antenna
 - Any protrusion through the face of a roof product voids the warranty for that affected area.
- **Trim Trees and Bushes:**
 - Trim back any trees or bushes near the roof to provide easier access for the roofing crew.
 - This will also help prevent damage to plants and reduce the risk of accidents.
 - This can/will be done by a roofing contractor during the job, but it could result in extra charges
- **Protect Landscaping:**



Homeowners Checklist

- Cover plants and landscaping near the work area with tarps or plastic sheets to prevent debris and damage.
- The Roofing Company will do their best to properly protect and avoid landscaping issues, however it's not always avoidable and the Roofing Company will not be responsible for any Damage
- **Secure Outdoor Items:**
 - Secure or move outdoor items like patio furniture, grills, and garden tools away from the work area to protect them from debris and potential damage.
 - Ideally all movable items should be moved as far away from the edge of the roof as possible to open up drop zones
 - The Roofing Company can move these at request before the job has started
- **Clear the Driveway and Work Area:**
 - Make sure the driveway and any pathways leading to the house are clear for the roofing crew's vehicles and equipment.
 - If you have items like basketball hoops, garden decorations, or signs in your driveway or yard, consider loosening or removing them to prevent damage from falling debris.
- **Remove Vehicles from Garage:**
 - If the garage is directly under the area being reroofed, remove your vehicle(s) to protect them from debris and dust.
- **Communicate with Neighbors:**
 - Inform your neighbors about the upcoming reroofing project and discuss any potential inconvenience or access issues.
- **Review the Project Timeline:**
 - Talk to the roofing contractor about the expected project timeline, so you can plan accordingly.
 - Weather can affect/change the timeline of the starting and completion of your Roofing Project
- **Make Necessary Accommodations:**
 - If you have any special needs or accommodations, discuss them with your roofing contractor in advance to ensure they can be met.
- **Pets:**



Homeowners Checklist

- Ensure the safety and comfort of your pets during the reroofing. Consider keeping them indoors or finding a safe, quiet space away from the noise and disruption.
- **Cover Swimming Pools and Hot Tubs:**
 - Cover swimming pools and hot tubs to protect them from debris and dust. Be mindful of where debris might land.
 - The Roofing Company will do their best to properly protect and avoid debris in the hot tubs and pools, however, it's not always avoidable and the Roofing Company will not be responsible for any Damage
- **Set Up a Temporary Entrance:**
 - If your roof replacement is extensive, consider setting up a temporary entrance or walkway to ensure easy access for workers while protecting your landscaping.





STANDING SEAM METAL ROOF OVER ESTIMATE

JUL 02, 2025

MATT NOLAN

5755 Harrison Ranch Rd
Parrish, FL
34219
Monolan@rizzetta.com

adawkins@grecfl.com
8134664766

THE GOLD STANDARD FOR CONSTRUCTION AND ROOFING

Hi Matt,

We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance. Your roof serves as the primary shield against the forces of nature, shielding your home from the elements and ensuring that everything inside remains safe and dry.

Thank you for the opportunity to quote on the repairs and improvements to your property. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Removal and disposal of old materials
2. Supply and installation of new materials
3. Clean up of entire work area

Once the job is complete, we will perform a thorough inspection of your project to make sure we did everything correctly and up to our strict standards and the site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Steve Gold
Owner and General Contractor
Gold Real Estate Construction, LLC

RESIDENTIAL
METAL
ROOFING

The Metal Roofing Advantage...

Metal Sales understands a home is an important investment for your future. This is why we strive to provide top-quality metal roof panels which are attractive, affordable and durable. Our metal panel designs create a warm, eye-pleasing look that is strikingly different than conventional roofing products. Consider the many advantages a metal roof can offer your home.





Strength

Metal roofing does not warp, split or crack and is impervious to mildew, rot, termites and pests.

Weather Resistant

Properly installed metal roofing systems will withstand inclement weather (high winds, hail, snow and rain) better than any other roofing material.

Non-Combustable

Most metal roofing systems carry fire ratings which will potentially reduce homeowner's overall insurance rate.

Paint Warranty

PVDF and MS Colorfast45® paint systems carry 45 Year warranties.

Aesthetics

Metal roofing is beautiful as well as durable, and is available in many different styles, configurations and colors to fit diverse architectural requirements and tastes.

Weight

Metal roofing weighs from $\frac{1}{10}$ to $\frac{1}{2}$ as much as competing materials. Less weight translates to lower transportation and construction costs.

Maintenance

A properly installed metal roofing system is virtually maintenance free over the life of the roof.

Application

Under certain conditions, metal roofing can be installed over the top of existing roofs, bringing significant savings in time and labor in addition to eliminating the growing disposal problem associated with shingles.



Why Metal Sales?

Our metal roofing and siding panels feature the highest quality protective coating systems to ensure your roof remains pristine, holds its color and is protected under warranty for decades.

- Low maintenance
- Easy installation
- Full line of trims and accessories
- Highly resistant to wind, hail, snow and rain
- Mildew resistant and will not rot or absorb water

Vertical Seam

- Architectural/structural integral standing seam panel
- 12", 16" and 18" panel coverage, 1-3/4" rib height
- Thickness: 24 ga standard, 22 ga optional
- Snap together panel system, minimum roof slope: 3:12
- Factory-applied side lap sealant
- Concealed clip designed for thermal movement
- Applies over open framing or solid substrate
- Finishes: PVDF, MS Colorfast45® and Acrylic Coated Galvalume®

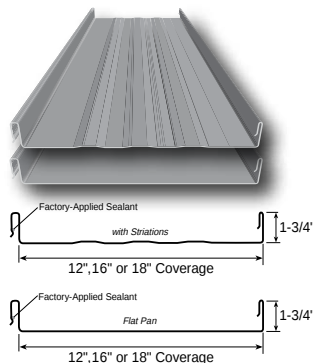
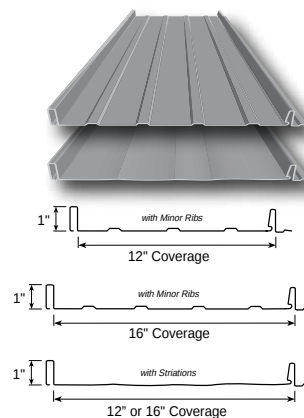


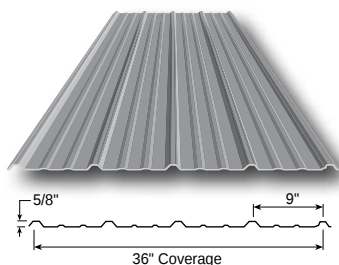
Image II™

- Architectural concealed direct fastened panel
- 12" and 16" panel coverage
- 1" rib height
- Thickness: 26 ga standard
- Minimum roof slope: 3:12
- Applies over solid substrate with 30# felt underlayment
- Finishes: MS Colorfast45® and Acrylic Coated Galvalume®



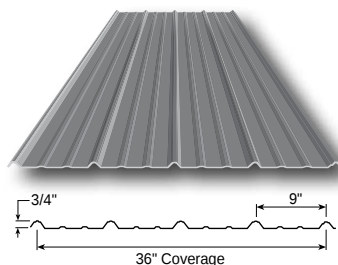
Pro-Panel II®

- Exposed fastened, low profile panel
- 36" panel coverage
- Trapezoidal rib on 9" centers
- 5/8" rib height
- Thickness: 29 ga and 26 ga standard
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45®, Acrylic Coated Galvalume and Galvanized



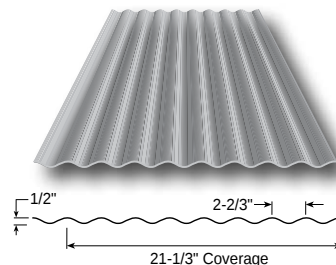
Classic Rib®

- Exposed fastened, low profile panel
- 36" panel coverage
- Trapezoidal rib on 9" centers
- 3/4" bell top trapezoidal rib height
- Thickness: 29 ga and 26 ga standard
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45®, Acrylic Coated Galvalume® and Galvanized



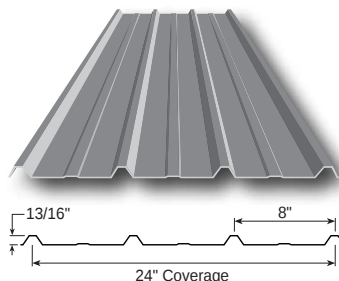
2-1/2" Corrugated

- Exposed fastened panel
- 21-1/3" panel coverage
- Corrugation on 2-2/3" centers
- 1/2" rib height
- Thickness: 29 ga and 26 ga
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45®, Acrylic Coated Galvalume® and Galvanized



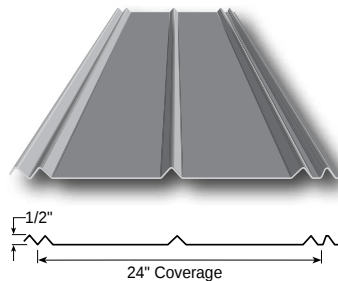
Delta Rib

- Exposed fastened panel
- 24" panel coverage
- Trapezoidal rib on 8" centers
- 13/16" rib height
- Thickness: 29 ga, and 26 ga standard
- Minimum roof slope: 3:12
- Applies over open framing or solid substrate
- Finishes: MS Colorfast45®, Acrylic Coated Galvalume® and Galvanized



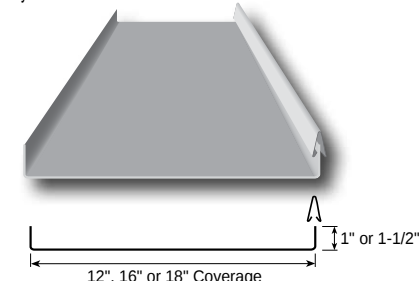
5V-Crimp

- Exposed fastened panel, traditional 'V' rib
- 24" panel coverage
- 1/2" rib height
- Thickness: 29 ga and 26 ga
- Minimum roof slope: 3:12
- Applies over solid substrate with 30# felt underlayment
- Finishes: MS Colorfast45®, Acrylic Coated Galvalume® and Galvanized



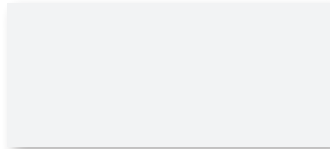
Mini-Batten

- Architectural standing seam (water shedding) panel
- 12", 16" and 18" panel coverage
- 1" and 1-1/2" high rib utilizing a narrow batten cap
- Thickness: 26 ga and 24 ga standard, 22 ga optional
- Minimum roof slope: 3:12
- Concealed clip designed for thermal movement
- Applies over solid substrate with 30# felt underlayment
- Finishes: PVDF, MS Colorfast45® and Acrylic Coated Galvalume®



Note: Other panels and products are available. Contact your nearest branch for more information.

PVDF Paint System


Linen White (81)

SR = 0.73 TE = 0.86 SRI = 89


Khaki (88)

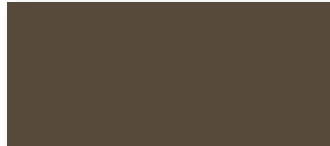
SR = 0.35 TE = 0.87 SRI = 37


Classic Green (66)

SR = 0.32 TE = 0.86 SRI = 33


Zinc Grey (29)

SR = 0.41 TE = 0.86 SRI = 45


Burnished Slate (49)

SR = 0.30 TE = 0.85 SRI = 30


Ocean Blue (35)

SR = 0.29 TE = 0.86 SRI = 29

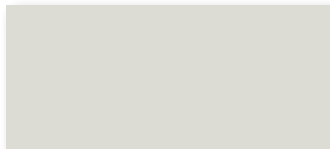

Patriot Red (73)

SR = 0.46 TE = 0.86 SRI = 52

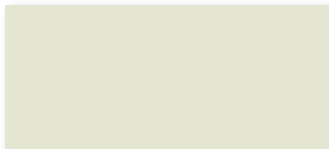

Acrylic Coated Galvalume® (41)²

SR = 0.67 TE = 0.14 SRI = 56

MS Colorfast45® Paint System


Polar White (80)

SR = 0.58 TE = 0.87 SRI = 68


White (30)

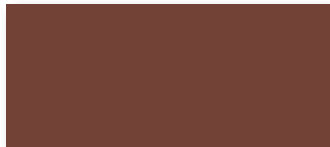
SR = 0.57 TE = 0.88 SRI = 67


Light Stone (63)

SR = 0.50 TE = 0.88 SRI = 58


Mocha Tan (22)

SR = 0.52 TE = 0.87 SRI = 60


Brown (12)

SR = 0.31 TE = 0.87 SRI = 32


Burgundy (15)

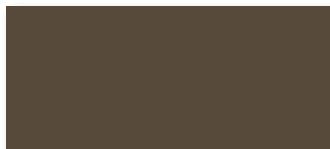
SR = 0.25 TE = 0.87 SRI = 24


Patriot Red (73)

SR = 0.35 TE = 0.88 SRI = 38


Red (24)

SR = 0.30 TE = 0.86 SRI = 30


Burnished Slate (49)

SR = 0.31 TE = 0.87 SRI = 32


Ocean Blue (35)

SR = 0.30 TE = 0.88 SRI = 31


Hawaiian Blue (70)

SR = 0.32 TE = 0.87 SRI = 33


Charcoal (17)

SR = 0.30 TE = 0.87 SRI = 31


Ash Grey (25)

SR = 0.37 TE = 0.88 SRI = 40


Forest Green (26)

SR = 0.27 TE = 0.87 SRI = 27


Patina Green (58)

SR = 0.29 TE = 0.86 SRI = 29


Black (06)

SR = 0.30 TE = 0.88 SRI = 31

(Color Code) • SR = Initial Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index

² Non-Painted Finish

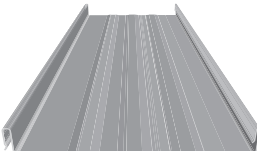
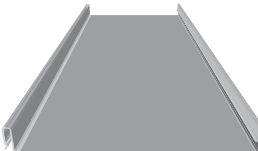
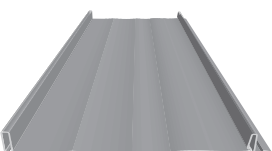
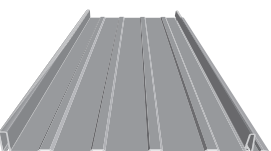
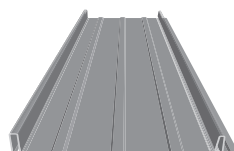
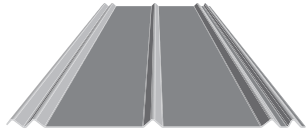
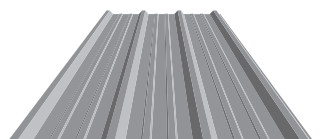
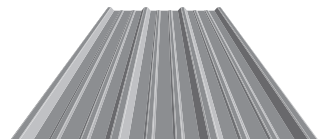
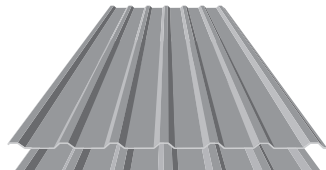
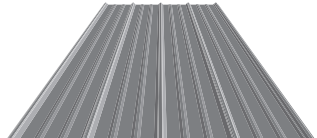
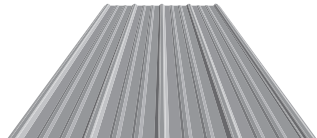
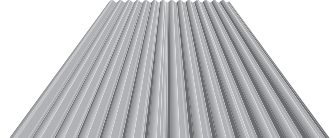
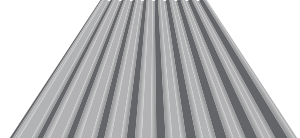
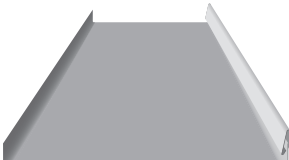
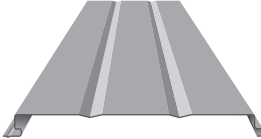


Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available by request.



Visit metalsales.us.com for valuable tools and resources

COMMON 26 GAUGE PANEL PROFILES (COVERAGE)

Vertical Seam (12" & 16")		Image II (12" & 16")		
				
Striated	Flat Pan	Striated	16" Minor Rib	12" Minor Rib
5V-Crimp (24")	PBR-Panel (36")	R-Panel (36")	PBU-Panel/U-Panel (36")	
				
Classic Rib® (36")	Pro-Panel II® (36")	7/8" Corrugated (varies)	2.5" Corrugated (varies)	
				
Span-Line 36A (36")	Mini-Batten (12" & 16")	Soffit Panel (12")		
				
		Flat		
				
		V-Grooves		

Panels are also available in other gauges, please inquire. Not all colors and gauges are stocked at all branches. Color samples are close representations but are limited by processing and viewing conditions. Actual samples are available by request. For all specific warranty, application, installation and technical information regarding these products, contact your sales representative.

PVDF PAINT PERFORMANCE

Salt Spray Resistance

ASTM B 117	1,000 Hours	Creep from scribe no more than 1/8", no blisters
------------	-------------	--

Humidity Resistance

ASTM D 2247	2,000 Hours	No blisters, cracking or peeling
-------------	-------------	----------------------------------

Abrasion Resistance

ASTM D 968	Method A	65 ± 5 liters/mil falling sand
------------	----------	--------------------------------

Chalk Resistance

ASTM D 4214	2,000 Hours	No chalking greater #8 rating
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MS COLORFAST45® PAINT PERFORMANCE

Salt Spray Resistance

ASTM B 117	1,000 Hours	Creep from scribe no more than 1/8", no blisters
------------	-------------	--

Humidity Resistance

ASTM D 2247	1,200 Hours	No blisters, cracking or peeling
-------------	-------------	----------------------------------

Abrasion Resistance

ASTM D 968	Method A	30 liters/mil falling sand
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Chalk Resistance

ASTM D 4214	2,000 Hours	No chalking greater #8 rating
-------------	-------------	-------------------------------

3-22e 1095

MS Metal Sales™

metalsales.us.com

Bay City, MI: 888.777.7640
 Deer Lake, PA: 800.544.2577
 Denver, CO: 800.289.7663
 Detroit Lakes, MN: 888.594.1394

Fort Smith, AR: 877.452.3915
 Independence, MO: 800.747.0012
 Jacksonville, FL: 800.394.4419
 Jefferson, OH: 800.321.5833

Mocksville, NC: 800.228.6119
 Nashville, TN: 800.251.8508
 Rock Island, IL: 800.747.1206
 Rogers, MN: 800.328.9316

Sellersburg, IN: 800.999.7777
 Sioux Falls, SD 888.299.0024
 Temple, TX: 800.543.4415

June 30, 2025

PROJECT: 24030 - 5755 HARRISON

JOB: #24030

DISTRIBUTOR:

MATERIALS: 16" Image II

CONTACT NAME

26ga, Galvalume

TSM / EST.: KL / MT

6/12 Pitch

Panel Type Must be Specified

METAL TOTAL	647 Panels	7629.2 LN FT
TILE TOTAL	0 Pieces	0 Bundles
ITEM TOTAL		
DETAIL TOTAL		
ITEM TOTAL		
Extras Summary		

EXTRAS TOTAL

GRAND TOTAL

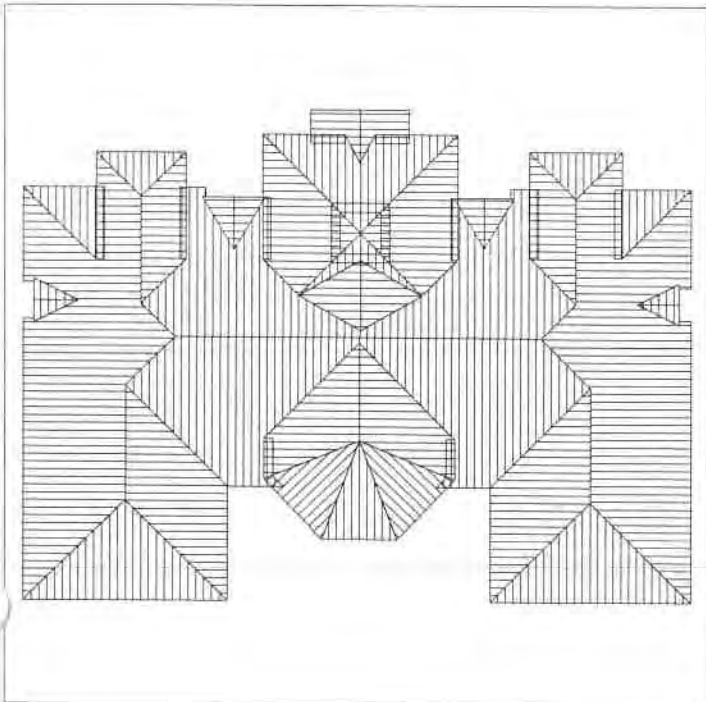
Total Surface Area = 9230.68 SQR FT

DO NOT ORDER MATERIALS BASED SOLELY ON THIS TAKE-OFF.

METAL SALES MANUFACTURING WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THIS TAKE-OFF. ALL PANEL LENGTHS MUST BE FIELD VERIFIED. NO ORDERS WILL BE PROCESSED PRIOR TO RECEIPT OF A SIGNED CONFIRMATION OF PANEL LENGTHS. THE ABOVE MATERIALS PRICES ARE VALID FOR 15 DAYS ONLY FROM DATE ESTIMATED. ORDERS MUST BE RECEIVED WITHIN THIS 15 DAY PERIOD, OTHERWISE THIS ESTIMATE WILL BECOME VOID AND SUBJECT TO RE-ESTIMATING ACCORDING TO CURRENT MARKET PRICES.

ALL ORDERS ARE SUBJECT TO MATERIAL AVAILABILITY AT THE TIME OF ORDER.

NOTE: ALL EAVE IS BROKE AT PITCH OF ROOF UNLESS OTHERWISE INDICATED



CUTLIST REPORT

June 30, 2025

24030 - 5755 HARRISON

Coverage Summary

55.00' X 16.00" 16" Image II, 26GA, ACG

Surface Area = 9230.68 SQR FT

LINEAR FEET	QUANTITY	% WASTE	TOTAL LN. FEET	SQUARE FEET
28'10"	20	0.7	576'8"	768.9
28'9"	1	2.6	28'9"	38.3
28'7"	1	2.6	28'7"	38.1
27'8"	1	2.7	27'8"	36.9
27'6"	2	2.7	55'0"	73.3
27'5"	1	2.7	27'5"	36.6
27'3"	1	2.7	27'3"	36.3
27'1"	1	2.8	27'1"	36.1
27'0"	2	3.8	54'0"	72.0
26'9"	1	4.6	26'9"	35.7
26'2"	2	8.4	52'4"	69.8
26'0"	1	2.9	26'0"	34.7
25'11"	1	2.9	25'11"	34.6
25'9"	1	2.9	25'9"	34.3
25'7"	1	2.9	25'7"	34.1
25'4"	1	4.9	25'4"	33.8
25'1"	1	5.0	25'1"	33.4
24'6"	1	3.0	24'6"	32.7
24'5"	1	3.1	24'5"	32.6
24'3"	2	4.1	48'6"	64.7
24'1"	1	3.1	24'1"	32.1
23'8"	1	5.2	23'8"	31.6
23'6"	1	9.5	23'6"	31.3
23'0"	1	3.2	23'0"	30.7
22'11"	1	3.3	22'11"	30.6
22'10"	2	4.4	45'8"	60.9
22'7"	2	4.4	45'2"	60.2
22'5"	4	2.0	89'8"	119.6
22'2"	4	0.3	88'8"	118.2
21'9"	1	5.7	21'9"	29.0
21'6"	1	3.5	21'6"	28.7
21'5"	1	3.5	21'5"	28.6
21'4"	1	3.5	21'4"	28.4
21'2"	1	5.9	21'2"	28.2
21'1"	1	3.5	21'1"	28.1
20'4"	1	6.1	20'4"	27.1
20'1"	1	6.2	20'1"	26.8
20'0"	1	4.1	20'0"	26.7
19'11"	1	4.0	19'11"	26.6
19'10"	2	6.6	39'8"	52.9
19'8"	1	0.8	19'8"	26.2
19'6"	19	0.6	370'6"	494.0
19'5"	19	0.5	368'11"	491.9
19'4"	4	3.9	77'4"	103.1
19'3"	1	5.9	19'3"	25.7
19'2"	1	7.8	19'2"	25.6
19'1"	2	10.1	38'2"	50.9
19'0"	2	7.8	38'0"	50.7

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18'11"	1	3.9	18'11"	25.2
18'8"	1	5.6	18'8"	24.9
18'6"	4	3.2	74'0"	98.7
18'2"	2	6.2	36'4"	48.4
18'1"	2	8.2	36'2"	48.2
18'0"	5	6.6	90'0"	120.0
17'11"	4	4.2	71'8"	95.6
17'10"	2	4.2	35'8"	47.6
17'8"	2	4.2	35'4"	47.1
17'6"	1	4.3	17'6"	23.3
17'5"	1	4.3	17'5"	23.2
17'1"	2	9.2	34'2"	45.6
16'8"	1	4.5	16'8"	22.2
16'7"	2	11.2	33'2"	44.2
16'6"	3	4.5	49'6"	66.0
16'5"	4	4.5	65'8"	87.6
16'4"	2	4.6	32'8"	43.6
16'2"	3	6.1	48'6"	64.7
16'0"	1	4.7	16'0"	21.3
15'11"	1	4.7	15'11"	21.2
15'4"	1	13.2	15'4"	20.4
15'3"	1	9.8	15'3"	20.3
15'2"	3	10.1	45'6"	60.7
15'1"	2	9.9	30'2"	40.2
15'0"	20	1.9	300'0"	400.0
14'11"	5	5.9	74'7"	99.4
14'10"	2	5.0	29'8"	39.6
14'8"	2	5.1	29'4"	39.1
14'7"	2	8.0	29'2"	38.9
14'6"	2	5.1	29'0"	38.7
14'5"	2	5.5	28'10"	38.4
14'3"	2	13.1	28'6"	38.0
14'2"	2	5.3	28'4"	37.8
14'1"	2	5.3	28'2"	37.6
13'11"	5	22.1	69'7"	92.8
13'10"	1	72.9	13'10"	18.4
13'9"	1	5.4	13'9"	18.3
13'8"	1	5.5	13'8"	18.2
13'6"	3	5.5	40'6"	54.0
13'5"	4	5.6	53'8"	71.6
13'4"	2	5.6	26'8"	35.6
13'3"	2	11.3	26'6"	35.3
13'2"	5	19.7	65'10"	87.8
13'1"	1	5.7	13'1"	17.4
13'0"	2	5.7	26'0"	34.7
12'11"	1	5.8	12'11"	17.2
12'10"	2	14.5	25'8"	34.2
12'9"	1	5.8	12'9"	17.0
12'8"	1	5.9	12'8"	16.9
12'7"	3	5.9	37'9"	50.3
12'5"	2	8.7	24'10"	33.1
12'4"	2	12.1	24'8"	32.9
12'3"	2	6.1	24'6"	32.7

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12'2"	2	12.3	24'4"	32.4
12'1"	1	11.6	12'1"	16.1
12'0"	3	6.2	36'0"	48.0
11'11"	8	23.2	95'4"	127.1
11'10"	9	12.7	106'6"	142.0
11'8"	2	6.4	23'4"	31.1
11'7"	1	6.4	11'7"	15.4
11'6"	2	6.5	23'0"	30.7
11'5"	1	6.5	11'5"	15.2
11'4"	2	17.1	22'8"	30.2
11'3"	2	6.6	22'6"	30.0
11'2"	4	11.0	44'8"	59.6
11'1"	3	6.7	33'3"	44.3
10'11"	1	6.8	10'11"	14.6
10'10"	2	14.4	21'8"	28.9
10'9"	2	6.9	21'6"	28.7
10'7"	3	14.1	31'9"	42.3
10'6"	2	7.1	21'0"	28.0
10'5"	6	7.2	62'6"	83.3
10'4"	1	7.2	10'4"	13.8
10'3"	2	14.5	20'6"	27.3
10'2"	2	7.3	20'4"	27.1
10'1"	1	7.4	10'1"	13.4
10'0"	2	7.5	20'0"	26.7
9'11"	1	7.5	9'11"	13.2
9'9"	2	7.6	19'6"	26.0
9'7"	3	7.8	28'9"	38.3
9'6"	1	7.8	9'6"	12.7
9'5"	2	15.8	18'10"	25.1
9'4"	2	23.2	18'8"	24.9
9'3"	2	8.1	18'6"	24.7
9'2"	2	16.3	18'4"	24.4
9'1"	3	16.4	27'3"	36.3
9'0"	20	2.0	180'0"	240.0
8'11"	7	8.4	62'5"	83.2
8'9"	6	12.2	52'6"	70.0
8'8"	2	8.6	17'4"	23.1
8'7"	1	8.7	8'7"	11.4
8'6"	22	2.5	187'0"	249.3
8'5"	1	8.9	8'5"	11.2
8'3"	3	10.4	24'9"	33.0
8'2"	1	16.8	8'2"	10.9
8'1"	4	8.2	32'4"	43.1
7'9"	3	9.6	23'3"	31.0
7'8"	2	20.4	15'4"	20.4
7'7"	4	9.8	30'4"	40.4
7'6"	4	9.9	30'0"	40.0
7'5"	7	14.6	51'11"	69.2
7'4"	1	5.8	7'4"	9.8
7'3"	4	15.4	29'0"	38.7
7'2"	5	9.5	35'10"	47.8
7'1"	5	31.4	35'5"	47.2
7'0"	3	10.6	21'0"	28.0

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6'10"	2	27.3	13'8"	18.2
6'9"	3	54.5	20'3"	27.0
6'8"	4	9.5	26'8"	35.6
6'7"	1	11.3	6'7"	8.8
6'6"	3	7.5	19'6"	26.0
6'5"	2	23.2	12'10"	17.1
6'4"	1	6.7	6'4"	8.4
6'3"	7	16.3	43'9"	58.3
6'2"	2	24.2	12'4"	16.4
6'1"	5	12.3	30'5"	40.6
6'0"	3	12.4	18'0"	24.0
5'11"	5	12.6	29'7"	39.4
5'9"	4	13.0	23'0"	30.7
5'8"	13	11.6	73'8"	98.2
5'7"	5	13.3	27'11"	37.2
5'6"	4	10.0	22'0"	29.3
5'5"	4	28.5	21'8"	28.9
5'3"	1	14.2	5'3"	7.0
5'2"	2	14.4	10'4"	13.8
5'1"	3	29.5	15'3"	20.3
* 5'0"	132	33.4	660'0"	880.0

SUBTOTAL 647 Panels 7629'2" 10172.2

* Minimum Length Panel Breakout:

1 X ((1 X 4'10") + (1 X 0'2"))
 1 X ((1 X 4'9") + (1 X 0'2") + (1 X 0'1"))
 2 X ((1 X 4'9") + (3 X 0'1"))
 1 X ((1 X 4'8") + (1 X 0'3"))
 4 X ((1 X 4'7") + (1 X 0'5"))
 1 X ((1 X 4'7") + (1 X 0'4"))
 4 X ((1 X 4'7") + (1 X 0'3"))
 7 X ((1 X 4'6"))
 2 X ((1 X 4'5") + (1 X 0'6"))
 5 X ((1 X 4'5"))
 5 X ((1 X 4'3") + (1 X 0'8"))
 5 X ((1 X 4'3"))
 8 X ((1 X 4'2"))
 3 X ((1 X 4'1") + (1 X 0'10"))
 2 X ((1 X 4'1"))
 2 X ((1 X 4'0"))
 6 X ((1 X 3'10") + (1 X 1'2"))
 2 X ((1 X 3'10") + (1 X 1'1"))
 4 X ((1 X 3'8") + (1 X 1'4"))
 5 X ((1 X 3'7") + (1 X 1'5"))
 4 X ((1 X 3'6") + (1 X 1'5"))
 6 X ((1 X 3'5") + (1 X 1'7"))
 2 X ((1 X 3'3") + (1 X 1'8"))
 1 X ((1 X 3'3") + (1 X 1'7"))
 3 X ((1 X 3'2") + (1 X 1'9"))
 3 X ((1 X 3'1") + (1 X 1'9"))
 2 X ((1 X 3'1") + (1 X 1'7"))
 2 X ((1 X 3'1") + (1 X 1'6"))
 2 X ((1 X 3'0") + (1 X 1'11"))

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5 X ((1 X 3'0") + (1 X 1'6"))
 1 X ((1 X 3'0") + (1 X 1'5"))
 1 X ((1 X 2'11") + (1 X 1'5"))
 1 X ((1 X 2'11") + (1 X 1'4"))
 1 X ((1 X 2'11") + (1 X 1'3"))
 2 X ((1 X 2'10") + (1 X 2'2"))
 4 X ((1 X 2'9") + (1 X 2'2"))
 2 X ((1 X 2'9") + (1 X 2'1"))
 2 X ((1 X 2'9") + (1 X 1'3"))
 3 X ((1 X 2'8") + (1 X 2'3"))
 2 X ((1 X 2'8") + (1 X 1'3") + (1 X 1'1"))
 3 X ((1 X 2'8") + (1 X 1'3"))
 2 X ((1 X 2'7") + (1 X 2'5"))
 3 X ((1 X 2'7") + (1 X 2'4"))
 2 X ((1 X 2'7"))
 3 X ((1 X 2'6"))

METAL TOTAL	647 Panels	7629'2"	10172.2
TILE TOTAL	0 Pieces	0 Bundles	

Coverage Items Summary

ITEM	UNITS	ORDER INFO
#10-12x1" Pancake Head Screw	60 BAG	8243100

Details Summary

DETAIL	UNITS	ANGLE	ORDER INFO
E/W Pitch Brk., 26GA, ACG	1.0 PIECES	133.5°	5504841
E/W Pitch Brk., 26GA, ACG	6.0 PIECES	116.6°	5504841
S/W Pitch Brk., 26GA, ACG	13.0 PIECES	90.0°	5504841
Res. Img. II Rake, 26GA, ACG	11.0 PIECES	90.0°	5002641
Res Ext Eave 26 ACG	2.0 PIECES	133.5°	5002441
Res Ext Eave 26 ACG	61.0 PIECES	116.6°	5002441
W Valley, 26GA, ACG	6.0 PIECES	149.4°	5501841
W Valley, 26GA, ACG	16.0 PIECES	143.1°	5501841
W Valley, 26GA, ACG	5.0 PIECES	133.4°	5501841
W Valley, 26GA, ACG	2.0 PIECES	130.4°	5501841
W Valley, 26GA, ACG	4.0 PIECES	129.2°	5501841
11" Hip, 26GA, ACG	9.0 PIECES	160.0°	5500241
11" Hip, 26GA, ACG	36.0 PIECES	143.1°	5500241
11" Ridge, 26GA, ACG	2.0 PIECES	148.4°	5500241
11" Ridge, 26GA, ACG	17.0 PIECES	126.9°	5500241
11" Ridge, 26GA, ACG	2.0 PIECES	100.4°	5500241
11" Ridge, 26GA, ACG	1.0 PIECES	92.9°	5500241
11" Ridge, 26GA, ACG	2.0 PIECES	90.0°	5500241

Detail Items Summary

ITEM	UNITS	ANGLE	ORDER INFO
Offset Cleat, 26GA, Various	58 EA		5506499
Image II Z Closure, 26GA, ACG	179 EA		5560341
Counter Flashing, 26GA, ACG	16 EA		5505241
Tite Bond Tube Sealant	74 TUBE		6403200
Double Bead Tape Sealant 25ft	147 ROLL		6403899
#1/8" x 3/16" Pop Rivet S/S	23 BAG		8240901

CUTLIST REPORT

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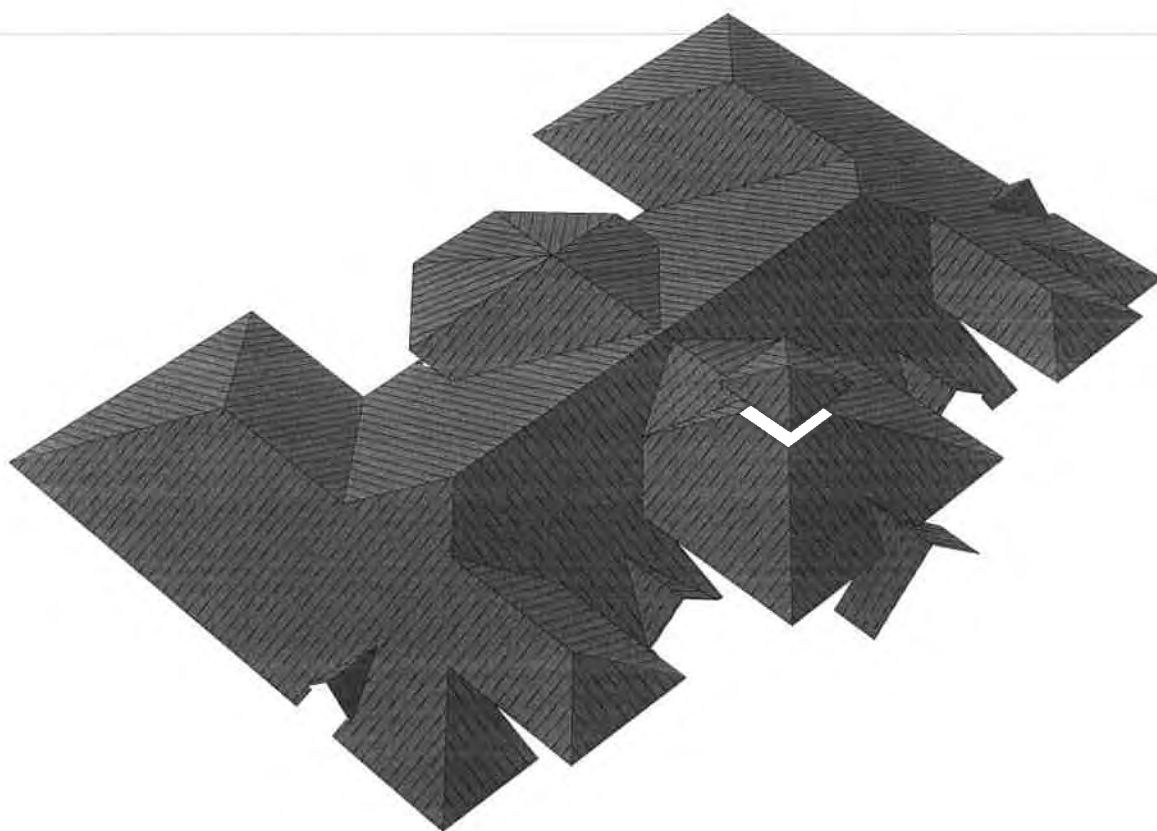
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#10-12x1" Pancake Head Screw	19 BAG	8243100
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Extras Summary

DESCRIPTION	UNITS	ORDER INFO
Panel Hemming Tool	1 EA	6560102
5% Panel Waste 14@28'10"	403.67 Ln. Ft.	Specify Config.
Crating Charges	8032.8 Ln Ft	023

Total Surface Area = 9230.68 SQR FT

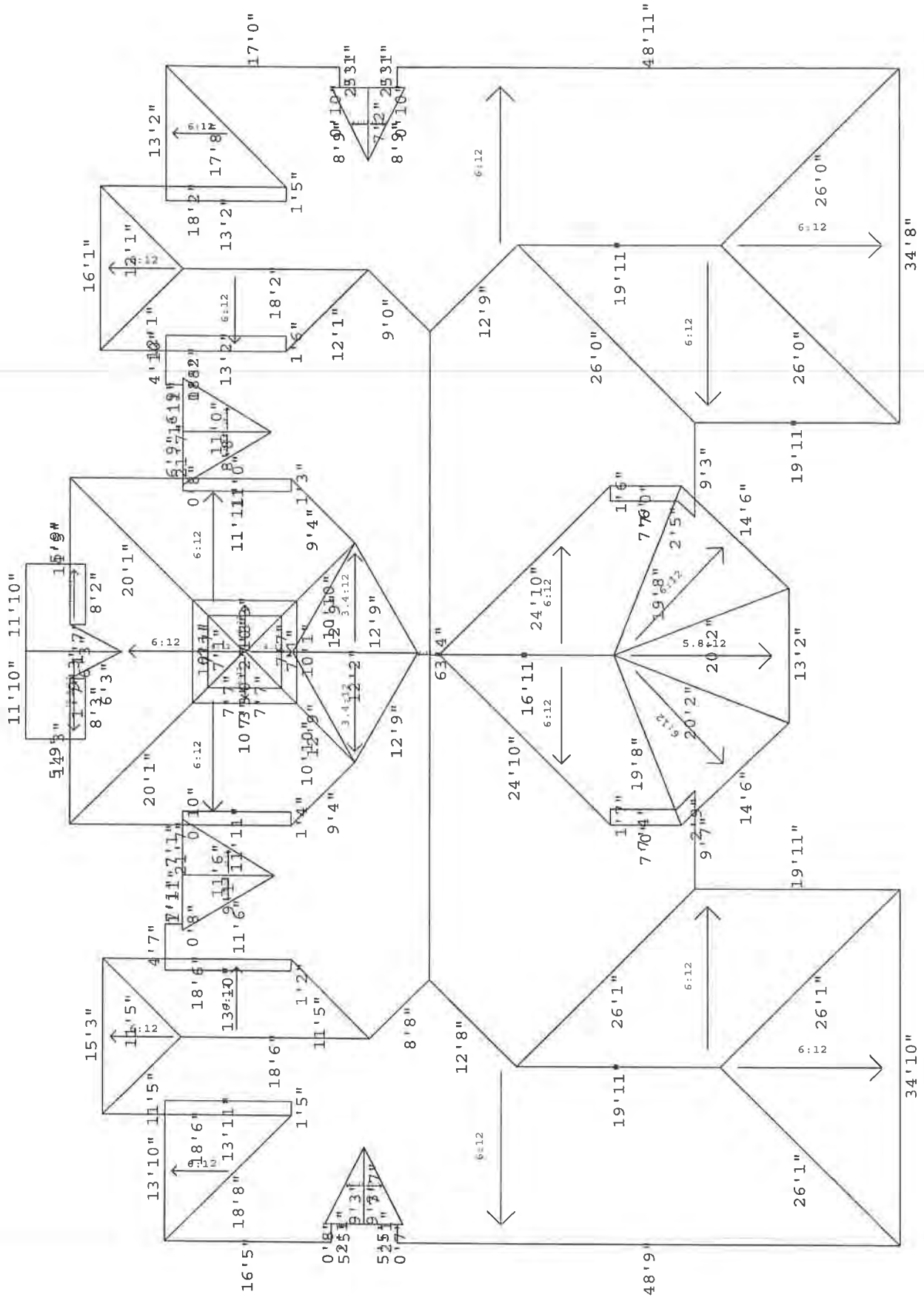


JOB # /  : 24030 - 5755 HARRISON

DISTRIBUTOR:

CONTACT:

DRAWING TYPE: SLOPES AND EDGES



JOB # / 1 24030 - 5755 HARRISON

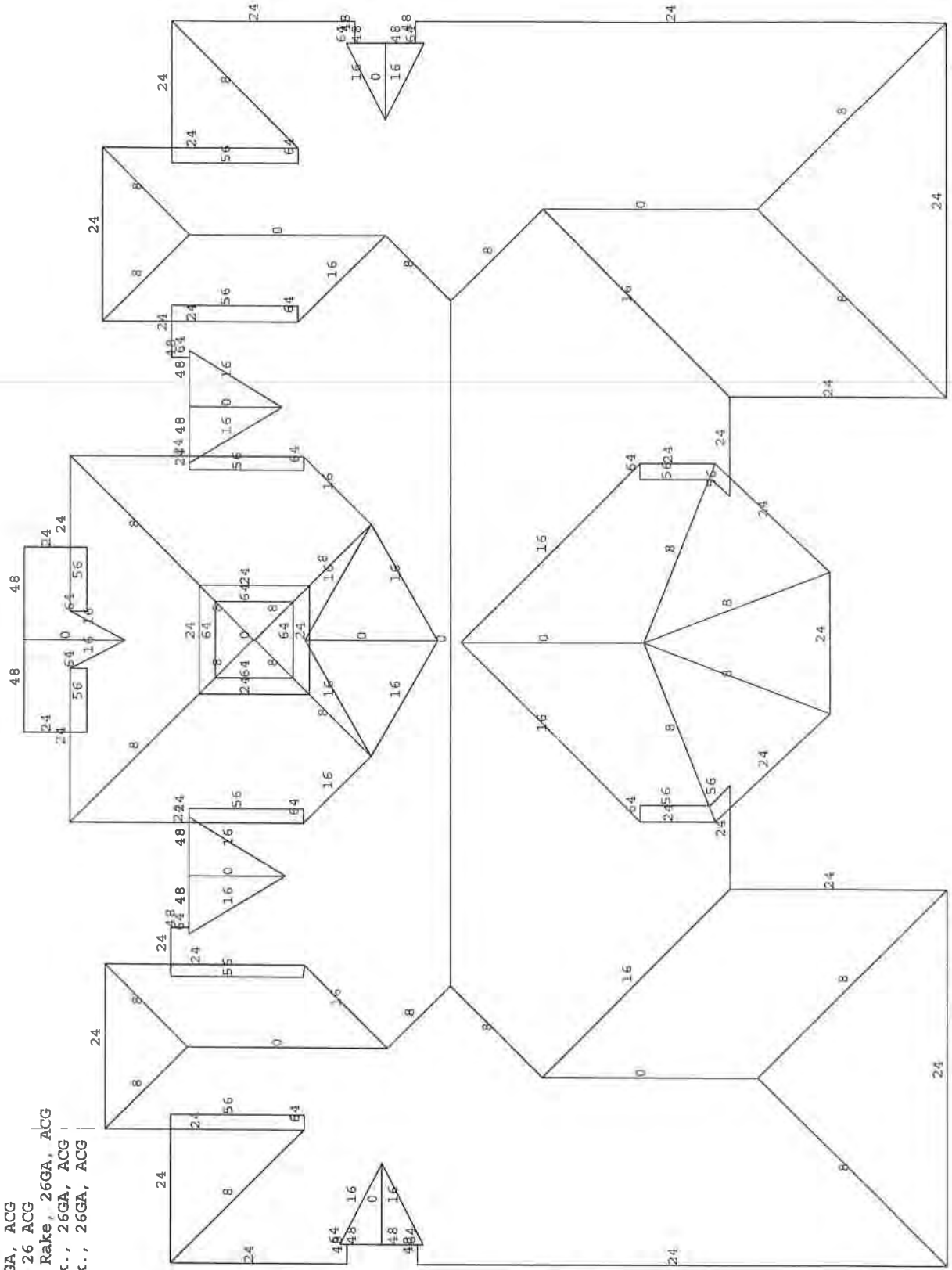
DISTRIBUTOR:

CONTACT:

DRAWING TYPE: TRIM APPLICATIONS

DETAIL MATERIALS LIST

- 0 11" Ridge, 26GA, ACG
- 8 11" Hip, 26GA, ACG
- 16 W Valley, 26GA, ACG
- 24 Res Ext Eave 26 ACG
- 48 Res. lng. II Rake, 26GA, ACG
- 56 S/W Pitch Brk., 26GA, ACG
- 64 E/W Pitch Brk., 26GA, ACG



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DISTRIBUTOR:

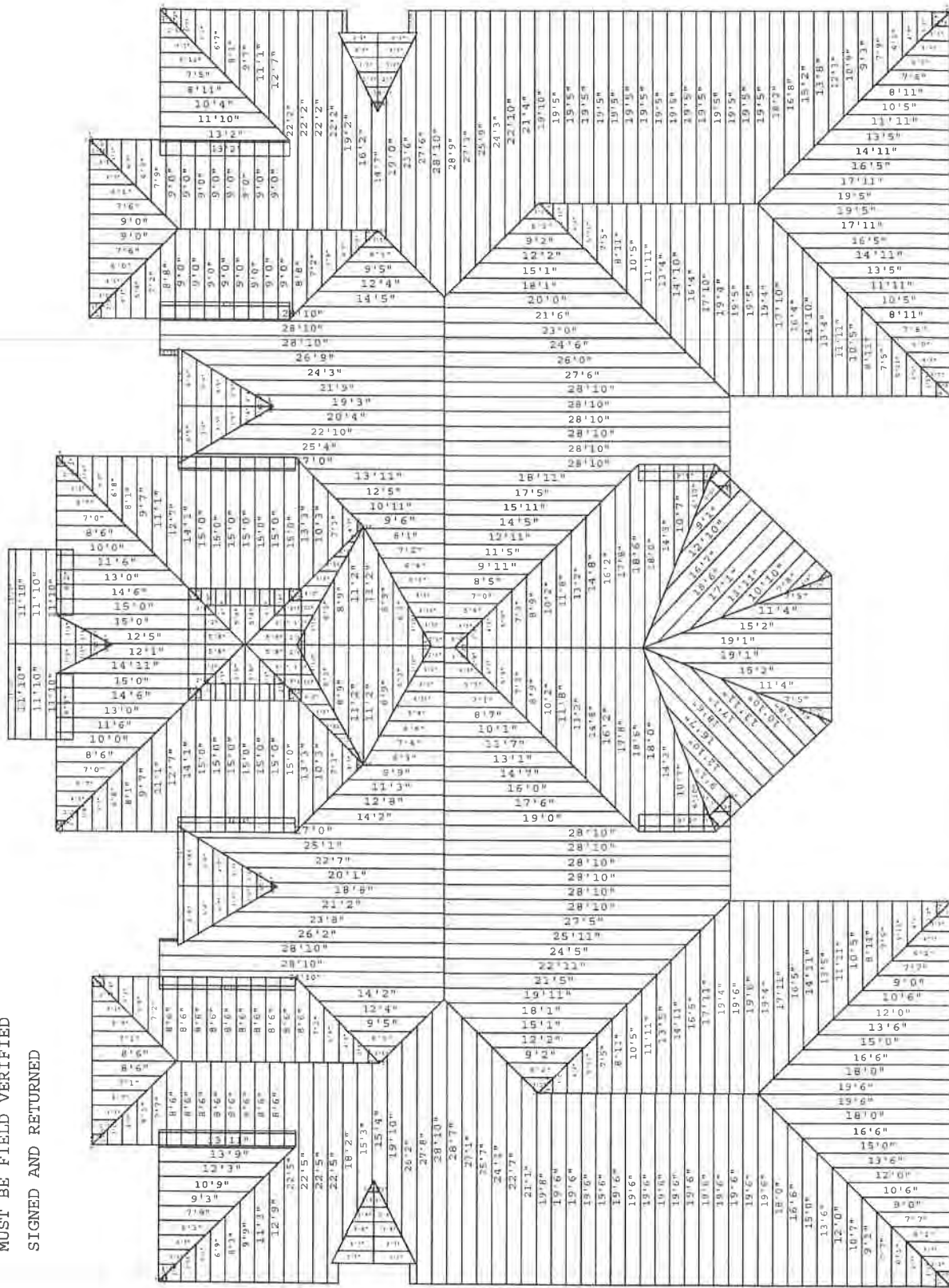
CONTACT:

DRAWING TYPE:

PANEL VERIFICATION

MUST BE FIELD VERIFIED

SIGNED AND RETURNED



VERIF. SIGNATURE

STANDING SEAM METAL ROOF

Description
Standing Seam Metal Roof System (Installed over existing shingles) - Scope of work
Site preparation - use tarps or netting systems around property
County to inspect existing roofing system to ensure metal can be installed over to building code.
Install sythentic Roof Underlayment over existing asphalt shingles
Install 26 gauge, acrylic coated Galvalume Image II standing seam metal roofing system - which includes drip edge, boots and vents.
Includes all permits and Notice of Commencements for all structures
Ordering of dry-in and final inspections for permits
Removal of tarps and running magnets around property
Final walk over and inspection
Documentation of closed permit(s) and paid invoice
Wind Mitigation inspection - Included for insurance discounts

Estimate subtotal	\$88,279.30
Total	\$88,279.30

SIGNING & UPGRADES

Standing Seam Metal Roof

\$88,279.30

Name:

Matt Nolan

Address:

5755 Harrison Ranch Rd, Parrish, FL

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

Upgrades

Description	Line total
☐ Optional paint colors available - pricing will vary.	

Deposit

We require half payment down and half upon completion/permit closing.	50%
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Customer Comments / Notes

Matt Nolan:

Date:

If you would like a color besides the standard metal "silver", please let me know and we can go over options and pricing.

TERMS AND CONDITIONS

WOOD REPLACEMENT: Any additional wood replacement will be documented and charged/added to your final invoice at OUR cost, labor and materials, with NO markup. Each additional sheet of 1/2" plywood costs \$85 installed and each additional sheet of 3/4" plywood costs \$130 installed. 2x4's cost \$2.75/ft, installed. Trusses (if necessary) are \$6.00/ft installed, and standard 1x6 fascia boards are \$6.50/ft installed. Please confirm any other size boards costs with your roof consultant. *Prices subject to change to current market prices of wood. Any exposed replacement of wood will be unpainted, and it is the responsibility of the owner to apply the preferred paint.

JOB TIMELINE: Depending on weather conditions and the size/scope of your project, we will be able to complete the entire project in 1 to 2 weeks. Estimate is good for 30 days from date of creation.

GUTTERS: Gutters may need to be removed and re-installed for this system. Although every measure will be taken to salvage any existing gutter system that may not be replaced at this time, we cannot guarantee against incidental damage that may occur. We recommend that all gutters be replaced at this time due to the possibility of incidental damage.

WORKMANSHIP: Roof workmanship warranty is **5** years. Warranty is not transferable to a new homeowner if property is sold.

LIABILITY: Due to the nature of construction to be done at homeowners request, contractor is not responsible for any hairline cracks or any cracks in the ceiling due to the removal and reinstallation of roof due to its weight, for any hidden plumbing, electrical line, utility lines or solar panels and any other roof mounted accessories.

TARPS: this estimate does not include a tarp. If needed, please confirm the cost of tarp installation with your roof consultant.

DEBRIS: Dumpster is owned by Gold Real Estate Construction LLC cannot be used for personal use. If any materials are found other than our roofing materials and supplies the owner of property will be responsible for the extra charge for separation and dump costs of a \$250 fine.

CANCELLATION POLICY: You have three calendar days to cancel this contract for any reason without penalty by delivering our company a notice in writing or email to the email address provided.

PERMIT: Please keep the permit up until all inspections are complete. Final inspection will take place 2 to 3 days after roof completion. If removed before inspections are complete there will be a \$50 charge for failed inspection fees. A permit fee will be added to the final bill. Fees vary depending on your city or county's building department.

MATERIAL DELIVERY: If for any reason our supplier cannot load the roof with materials and has to ground drop due to trees, powerlines, damaged driveways, septic systems, or any unsafe decking etc. there is a charge of \$25 per sq (100 sq ft) as an additional fee for to cover our costs to ground load and the crew to hand carry materials onto roof.

ADDITIONAL ROOFING LAYER: Each additional layer of roofing material beyond the standard layer

included (shingles & underlayment) will be charged \$25.00 per 100 sq ft of material.

PAYMENT STRUCTURE: Owner shall be required to provide a **50%** deposit upon execution of this contract. Upon completion of work, the contractor will submit an invoice for final payment to Owner when the work or portion of the work has been completed in compliance with the contract documents. If Owner agrees that work has been completed, payment is due Contractor for the entire remaining unpaid balance of the contract amount. Making final payment constitutes waiver of all claims by Owner against contractor except those claims previously made in writing and delivered to contractor and those obligations otherwise provided by this agreement or by operation of Law. If completion of the work is delayed unreasonably at no fault of contractor, Contractor shall be entitled to final payment for all work completed (including retainage) without prejudice to the right of contractor to complete the project later and without prejudice to the right of Owner to make claims against contractor for defects in work completed.

Gold Real Estate Construction LLC is not responsible for damages or deficiencies caused by Acts of God, such as but not limited to named storms, hurricanes, fire, hail etc. Gold Real Estate Construction LLC is also not responsible for water intrusion or damage to the roofing structure or elements caused by poor maintenance such as the failure to remove leaves, branches or other debris from the roof structure or drainage areas.

Customers must notify Gold Real Estate Construction LLC within 72 hours of the occurrence of any claim, defect, deficiency, water intrusion or water damage because of work, services or materials provided by our company. Failure to notify the company within this timeframe shall result in the customer waiving all claims that may be brought against Gold Real Estate Construction LLC related to this deficiency, including claims arising in law, contract, warranties expressed or implied or other federal or state statutory claims. This includes, but is not limited to moisture, mold, drywall stains or other mitigation issues that may arise as a failure to notify Gold Real Estate Construction LLC of any deficiency during this timeframe. Gold Real Estate Construction LLC reserves the right to mitigate any claims arising from any damage of water intrusion or deficiencies through the method or company of their choosing while following all applicable laws, standards and building codes.

The company warranty is non-transferable unless specifically stated through an agreement or contract written by Gold Real Estate Construction LLC. Manufacturer material and labor warranties may be transferable if transferred in writing during the time frame specifically stated by that specific manufacturer. *Gold Real Estate Construction LLC will take measures and due diligence to protect landscaping plants, decorations, pots etc. during the installation of your new roof.

Gold Real Estate Construction LLC will not assume any responsibility for damages to plants or any other items that are left exposed during the re-roof process. Feel free to make extra requests regarding areas of concern. This includes working with gutters. We will carefully remove and reinstall gutters as needed but will not be responsible if gutters are scratched or damaged during the roof installation process.

*We use a third-party supplier to deliver and load materials if there are any damages done by third party final payment is still required upon the due date. Gold Real Estate Construction LLC will take all measures to facilitate damage/repair caused by third parties. (plants, driveways, etc.)

Gold Real Estate Construction LLC is not responsible for any unforeseen conditions - including, but not limited to, water pipes, plumbing or HVAC lines improperly installed in attic to roof decking (or near the roof decking, not up to code), light fixtures and ventilation fans. Pre-existing workmanship issues and/or condition of home structure could allow cracks in ceiling/walls due to vibrations during the installation process at no fault of the company.

Changes in the Work: Contractor is authorized to make minor changes in the work which are in the interest of Owner, do not materially alter the quality or performance of the work, and do not affect the

cost or time of performance, and comply with applicable Laws, codes, ordinances and regulations. The contractor will inform the owner of each minor change made in the work. The scope of work includes: The tearing off existing roofing materials and installation of new metal panels on "Construction Site."

Anything beyond our scope of work that is installed, repaired, etc. on the roof, not completed by our company, will void the warranty in that area.

Arbitration: Anything in this contract notwithstanding, any claim arising out of or relating to the contract documents or warranty, or the breach thereof may, at the option of the claimant, be filed in any claims court having jurisdiction, in lieu of an arbitration proceeding.

LEGAL DISCLAIMER: Any item not specified above will be charged extra. Such costs will be agreed upon by the contractor and customer. All payments are due upon completion, unless otherwise agreed upon. All payments made by credit card will be charged a 3% fee per transaction. If the invoice is not paid 10 days after completion, there will be a \$150 late fee, no warranties will be issued or honored, and a lien may be placed against the homeowner's property, with a fee of \$450 added to the invoice which will be homeowners' responsibility to pay. There will be a \$500 service fee on all jobs cancelled after permits have been pulled and/or stocked out, along with all applicable restocking fees. Gold Real Estate Construction LLC is not responsible for items falling from walls, ceilings, etc., ruts or marks on grass, cracked driveways or landscaping struck by fallen debris, or damage caused by deliveries from outside vendors.

*We reserve the right, should we not receive full payment within 30 days, to execute Florida's Construction Lien Law (Sections 713.001-713.37).

WARRANTY



This document warrants that should a defect in workmanship, related to the work completed by Gold Real Estate Construction, occur within 5 years of the project, Gold Real Estate Construction will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which Gold Real Estate Construction fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Customer

Matt Nolan

Project address

5755 Harrison Ranch Rd, Parrish, FL

Date Project Completed

-

Thank you again for choosing us to complete work on your property. We trust you had a great customer experience!

WESTFALL

ROOFING

The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

Roof Replacement Proposal

Customer's Name	Date
Rizzetta & Company	12/15/2024
Address	
5755 Harrison Ranch Blvd. Parrish, FL. 34219	
Phone	Email
941-776-9725	Hteixeira@rizzetta.com
Property Description Additional Contact Info	

Westfall Roofing proposes to Supply & Install the following according to Florida Building Code and | or Manufacturer's Recommendations.

Metal Roof Installation

Preparation

- Obtain and post local permits in accordance with local laws.
- Due care taken to protect home exterior, shrubs, and landscaping.

Removal & Decking / Wood

- Remove a single layer of shingles and underlayment.
- Inspect & repair all rotten / deteriorated wood and replace. Additional charges may apply.
- Fasten roof decking with 2 3/8" 8D ring shank nail.

Underlayment

- Install Polyglass MTS Plus HT Underlayment

- Install rubberized leak barrier waterproof membrane in the following areas as needed.
 - Skylights
 - Valleys
 - Vent Pipes
 - Chimney
 - Crickets
 - Roof to Wall Transitions

Flashings - Eave Color: _____

- Inspect and repair all roof to wall L flashings.
- Install 6" steel metal drip edge at all eaves and rake edges.
- Install new metal roof pipe boot flashings. 1.5" _____ - 2" _____ - 3" _____ - 4" _____
- Install new kitchen and or bath fan vents. 4"G _____ - 10"G _____

Additional Flashings (Valley)

- Install Premier Metals PBR Pre-Formed Valley Flashing.

Metal Roof Panel - Metal Panel Color: _____

- Install Premier Metals PBR Metal Panels. (Mill Finish)

- Coverage of Panel is: PermaShield - 16" Wide Panel w/ 1" High Seam
- Gauge of the Panel is: 26 Gauge
- Panel Style: PBR Ribbed Panel

Hip & Ridge & Closures

- Install Premier Metals PBR hip and ridge.

Ventilation

- Install manufacturer's specified ventilation system.

Final & Clean Up

- Remove and dispose of all debris and magnetically sweep premises.
- Final inspection to be completed by Westfall Roofing Project Supervisor.
- Manufacturer's Warranty is to be registered after final payment has been received.

Warranty

- Westfall Roofing guarantees its Workmanship for 10 years.
- Provide a Premier Metals (Mill Finish) 25-Year Manufacturer's Warranty.

Notes & Additional Services

Wind Mitigation included upon final payment

Your Roofing Consultant: Todd Wilttrout - 813-599-5877

Flat Roof Installation

Preparation/Substrate

Base

Cap

Color: _____

Warranty

Sub Total: _____

Flat Notes:

Accessories

Color: _____

Sub Total: _____ \$

Payment Terms

- 25% Deposit is required, due at initial signing of this agreement.
- 50% of the balance is to be paid once the tear-off and the underlayment dry-in has been completed and metal material delivered.
- Remainder of the balance is to be paid once the roof installation is completed.

Additional Layer(s) Removal - Additional Charges May Apply

- \$65.00 per square for the removal of each additional layer of roofing material outside of the scope of work proposed above.

Wood Allotment - Additional Charges May Apply

EST. Includes the first \$2,000 of wood bill

If wood allotment is exceeded, the additional charges will be assessed to the final invoice of this project. (See Extras / Woodwork Clause - Page 3)

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. All documents consist of this proposal, the terms and conditions, all documents referenced therein are incorporated herein by reference.

Credit Card Transactions - A 2.45% Credit Card Convenience Fee will be added to any payment using a credit card.

Deposit - A Deposit of 25% of the proposed total is due at the time signing of this agreement.

Final Payment- Final payment is due upon completion of roof replacement.

Withdrawal - This proposal will be subject to withdrawal if not accepted within 30 days.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED AND AGREE TO BE BOUND BY THEIR TERMS.

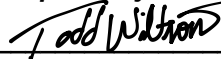
ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer's Signature: _____

Date: _____

Proposed Roof Replacement Total		
☒	Roof Replacement Total	-- \$114,810.00
☐	Referral	-- -\$500.00
☐	Premier Metal Discount	-- -\$500.00
☐		---
☐		---
☐		---
Finance Option: 9.99% for 120 months		⇒ \$1,502.29
With Approved Credit Application - Monthly Payment As Low As		
The labor, materials & equipment required for this job will be furnished by Westfall Roofing Total:		⇒ \$113,810.00

Respectfully Submitted,

By: 

WESTFALL ROOFING



The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

Notes / Addendum

Customer's Name	Date
Rizzetta & Company	12/15/2024
Address	
5755 Harrison Ranch Blvd. Parrish, FL. 34219	
Phone	Email
941-776-9725	Hteixeira@rizzetta.com
Property Description Additional Contact Info	

Scope of Work:

Terms & Conditions

See "Roof Replacement Proposal" if applicable. This document serves as an Addendum or Notes/Comments page to the "Roof Replacement Proposal."

CUSTOMER INITIALS _____

STATE OF EMERGENCY DISCLOSURE

NOTICE OF CANCELLATION

YOU, THE RESIDENTIAL PROPERTY OWNER, MAY CANCEL THIS CONTRACT WITHOUT PENALTY OR OBLIGATION WITHIN 10 DAYS AFTER EXECUTION OF THE CONTRACT OR BY THE OFFICIAL START DATE, WHICHEVER COMES FIRST, BECAUSE THIS CONTRACT WAS ENTERED INTO DURING A STATE OF EMERGENCY BY THE GOVERNOR. THE OFFICIAL START DATE IS THE DATE ON WHICH WORK THAT INCLUDES THE INSTALLATION OF MATERIALS THAT WILL BE INCLUDED IN THE FINAL WORK ON THE ROOF COMMENCES, A FINAL PERMIT HAS BEEN ISSUED, OR A TEMPORARY REPAIR TO THE ROOF COVERING OR ROOF SYSTEM HAS BEEN MADE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

CUSTOMER(S) SIGNATURE: _____ DATE: _____

Extras / Woodwork Clause			
SIZE	DETAILS	PRICE	UNIT
FASCIA / TRIM			
1 x 2		\$4.95	Per Foot
1 x 4		\$8.00	Per Foot
1 x 6		\$9.50	Per Foot
1 Tiered Combo Fascia Replacement		Additional \$1.00 LF	
2 Tiered Combo Fascia Replacement		Additional \$2.00 LF	
RAFTERS			
2x4; 2x6 Rafter Tail Replacement - Up to 3 LF Long		\$35.00 Per Tail	
2x4; 2x6 Rafter Tail Replacement - Up to 4-6 LF Long		\$70.00 Per Tail	
PLYWOOD			
1/2"		\$105.00	Per Sheet
5/8"		\$115.00	Per Sheet
3/4"		\$125.00	Per Sheet
FLASHINGS			
Bird Box - Critter Box Installation Small		\$125.00	Per
Bird Box - Critter Box Installation Large		\$250.00	Per
Metal Kicker - Install new kicker along roof to wall transition.		\$50.00	Per
Roof to Wall Flashing and Counter Flashing - Exterior L Flashing w/ Termination Bar.		\$30.00	Per Foot
GUTTER			
Gutter - Existing - Complete Removal & Re-installation of Existing Gutters w/ Downspouts		\$5.00	Per Foot
FASCIA			
Vinyl / Aluminum - Existing - Fascia Re-Installation		\$5.00	Per Foot
SOFFIT			
Vinyl / Aluminum - Existing - Soffit Re-Installation		\$5.00	Per Foot
ADDITIONAL LAYERS OF ROOF MATERIAL			
Removal of each additional layer of shingles or roof coverage system outside of the scope of work proposed on		\$65.00	Per Square
Removal of each additional layer of roofing underlayment outside of the scope of work proposed on page 1		\$15.00	Per Square
EXTRAS / WOODWORK CLAUSE: Westfall Roofing (Westfall) will inspect the roof decking, fascia boards, soffits, and rafter tails for any rotten or damaged wood. All deteriorated wood fascia, wood soffit, rafter tails will be replaced. Additional charges are to be assessed at the time of final invoicing of the roof replacement project. If the Owner is not home, adequate photos are to be taken to support the woodwork / extra services which are completed by Westfall. Replacement of woodwork does not include any damages discovered caused by termites or structural damage (i.e., trusses, beams, bearing walls, etc.). Westfall will not be responsible for any bowed wood, dips or deflections in the roof decking. If deemed necessary for correction, it shall be separately invoiced as a Change Order. Westfall is NOT responsible for painting any replaced wood. Due to the vulnerability of water damage during the roof replacement project, and Florida Building Codes, Owner agrees to let Westfall replace wood at the prices specified above at Westfall's discretion. If unforeseen circumstances are discovered during the roof replacement project, a Change Order will be provided to the Owner. If the Owner is not available or is not responsive to Westfall's request to review the Change Order, Westfall will proceed with all work that is required to satisfy all Florida Building Code requirements. Pricing is for whole units of wood type, only divisible by half quantities. Pricing is for removal of rotten/damaged wood & installation of new applicable wood type. Charges include labor, materials, clean-up, and disposal. Material Increase Disclaimer: Due to the recent spike in demand and cost for construction materials, lumber prices may fluctuate based on market price after the acceptance of this proposal/contract without the need for a written change order or amendment to the proposal/contract.			
Acceptance of Woodwork Clause: (Owner) The above prices and conditions are satisfactory and are hereby accepted.			
Date Proposal was written.		CUSTOMER INITIALS _____	

12/15/2024

TERMS AND CONDITIONS

1. **General.** This proposal is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to Westfall Roofing ("Contractor"). **If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement.** By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. In the Agreement, the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days (d) singular words include plural and vice versa.
2. **Access.** Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any pre-existing stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and expenses incurred due to the Customer and/or Customer's failure to fulfill its duties under this paragraph.
3. **Payment Terms.** Unless otherwise provided herein, for all shingle and flat roof replacement projects, Customer shall pay Contractor 10% of the total Agreement amount upon execution of the Agreement and the Customer shall pay the remaining balance *IN FULL* within (1) day from the date of *SUBSTANTIAL COMPLETION* of the work. Unless otherwise provided herein, Customer shall make payment to Contractor as follows for all tile and metal roof projects: Customer shall pay an initial payment of 25% of the total Agreement amount upon the execution of the Agreement; 25% of the total Agreement amount immediately upon dry-in; 25% of the total Agreement amount when the tile/metal is delivered; and Customer shall pay the remaining balance *IN FULL, within one (1) day from the date of SUBSTANTIAL COMPLETION of the work. The total Agreement amount, including the charges for all additional wood and changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement.* Contractor reserves the right to require a deposit in excess of 10% and Customer hereby waives the requirements of 489.126 Fla. Stat. If after the work under and pursuant to this Agreement has been substantially completed and full completion of the work is delayed including, but not limited to, delay in completion of the final inspection, through no fault of Contractor, Customer agrees to make payment to Contractor as outlined in this Agreement. By executing this Agreement, Customer authorizes Contractor to perform a credit check on Customer. Customer shall pay interest at the rate of 1 1/2 % per month (**ANNUAL PERCENTAGE RATE OF 18%**), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer fails to make payment to Contractor within seventy-five (75) days of the due date, Customer's account may be turned over to a third-party collection agency. Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. If there is an increase in the price of materials charged to the Contractor in excess of **five (5%) percent**, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Customer. If any line item increases in excess of 10% subsequent to the making of this Agreement, Contractor may cancel this Agreement for its convenience. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down, delay and start-up. In the event that any specified material or equipment becomes unavailable either temporarily or permanently after the contract is executed, provided that such availability is a result of factors beyond Contractor's control, then in the event of temporary unavailability, the contract time shall be extended to reflect the duration of time that the Contractor is delayed by the unavailability, and in the case of permanent unavailability, the Contractor shall be excused from providing said material or equipment and allowed to provide an available substitute. To the extent an available substitute is provided by Contractor under this provision, any increase in the cost between the originally specified material or equipment and its substitute shall be paid by the Customer to the Contractor.
4. **Site Conditions.** Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
5. **Gutters and Sealed Attic Liability Exclusion:** Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to indemnify and hold harmless Contractor for any and all damages arising out of said condition. Customer understand that during the course of the re-roof installation, Contractor may need to remove and reinstall gutters. Customer further acknowledge that the removal and reinstallation of gutters is unavoidable, and that it carries with it a risk of damage to the gutters and the property regardless of the quality of care exercised by Contractor. In consideration of Contractor's agreement to perform the re-roof installation and associated removal and reinstallation of any gutters, Customer hereby waives and releases any and all claims or causes of action that Customer may have against Contractor for damage to the gutters.
6. **Existing Skylights and Drainage Disclaimer:** Unless the scope of work of this contract includes replacement of the skylights and/or the roof system's existing drainage, i.e., the existing drains, scuppers, downspouts, gutters, and other ancillary drainage components as may be applicable for the particular project, Customer hereby agrees to and acknowledges that Contractor shall have no liability or responsibility for leaking of the skylights or the improper or inadequate functioning of the drainage, or any damage arising out of, caused by, or related to same, including, but not limited to, water backup, ponding water, leaks, damage to the roof and areas adjacent thereto, as well as partial or complete roof collapse.
7. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer and Customer shall pay Contractor for it. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property/deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions/covenants. Customer shall pay Contractor for all work in violation of any covenant/restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.
8. **Customer Protection of Property.** Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to rooftop materials. Driveways, curbs, lawns, or walkways may be cracked or damaged because of the weight of the equipment or trucks. Similarly, although Contractor will take best efforts to safeguard against damage, it is possible that damage from equipment or trucks could occur to septic tanks, pipes, or utility lines. Accordingly, Contractor disclaims liability for any cracks or damages caused to the driveway, curbs, lawns or walkways as well as damage to sprinklers, septic tanks, pipes, or utility lines. If Customer would prefer the Contractor to hand load the materials, Customer must notify Contractor in writing prior to signing the contract and the price adjusted accordingly.
9. **Clean Up.** The Contractor shall be responsible for the removal of job-related debris from the outside of the structure and shall leave the premises in an orderly condition. However, the Customer understands that it is impossible to clean up all roofing materials and there may be some nails left behind as well as granules and other small roofing materials. The Contractor will not be held liable for any damages or injuries that this leftover roofing debris may cause.
10. **Additional Protection Provisions:** Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. Contractor's warranty does not include roof tile slippage on a mortar or foam type tile roof system on roofs with a pitch greater than 4/12 that are not mechanically fastened. **GIVEN THE NATURE OF THE WORK AND THE HIGH FREQUENCY OF RAINSTORMS OCCURRING THROUGHOUT THE STATE OF FLORIDA ON ANY GIVEN DAY, CUSTOMER AGREES TO HOLD CONTRACTOR HARMLESS FOR ANY WATER INTRUSION THAT OCCURS WITHIN THE PROPERTY DURING THE PERFORMANCE OF THE WORK OR WHILE EMERGENCY TARPING OR UNDERLAYMENT ARE IN PLACE PRIOR TO FULL ROOF REPLACEMENT.** Customer agrees that under no circumstances shall Contractor be held liable for water intrusion that occurs from the date Contractor commences work on the project through the date of completion of such work, so long as such damage is not caused by the Contractor's sole negligence. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings and such other items not customarily or permanently affixed until the work is complete. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. If Customer requests Contractor to install permanent safety brackets to the subject roofing system, Customer hereby authorizes Contractor and its subsidiaries, affiliates, employees, agents, suppliers, and subcontractors to have sole access to use the safety brackets during Contractor's performance of the work. Accordingly, Customer hereby releases, acquits and forever discharges, and shall indemnify and defend Contractor from any and all claims, demands, damages, rights, and causes of action of every kind, nature and description whatsoever, arising out of or by reason of or in any manner connected with unauthorized use of safety brackets by Customer or any third party.
11. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida.** The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.
12. **Arbitration.** At contractor's sole election, if a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or

the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, NY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**

13. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.
14. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) because of the breach in the Manufacturer's warranty.
15. **Claims.** It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.
16. **Acts of God.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; work stoppage or slowdown in the progress of the work as a result of the ongoing COVID-19 pandemic whether such stoppage or slowdown in the progress of the work is at the direction of a private actor, government entity, or caused by an outbreak related to COVID-19, or any locally, state, or federally declared epidemic or pandemic strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time under this proposal shall be extended for a time sufficient to permit completion of the Work.
17. **Unforeseen Decking Lines.** Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Customer is aware of these or any other such lines, Customer must notify Contractor immediately as the Contractor will not be responsible for the puncture of improperly installed lines or lines within three inches of the roof deck. Customer accepts full responsibility for any repair or replacement that may be necessary.
18. **Customer Delay.** The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.
19. **Contractor's Default.** If the Customer believes the Contractor to be in breach of this Agreement, Customer must give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.
20. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.
21. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made

for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

22. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Where colors are to match, Contractor shall make reasonable efforts using standard colors and materials, but disclaims liability and does not guarantee a match. All unused materials supplied by Contractor shall remain the property of Contractor and will be removed by Contractor upon completion of the work. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extras services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor. Although rare, the materials installed on the project may leach or cause a residue to form. This condition normally referred to as "tobacco juicing" does not affect your warranty or the performance of your roof system. Therefore, Contractor disclaims all liability related to any leaching or formation of tobacco-juicing residue that may form.
23. **Punch List Items.** Contractor shall notify Customer when the Project reaches substantial completion. Customer shall be entitled to conduct a single, final walkthrough with Contractor and issue a punch-list for any repairs or corrections necessary to complete the work in accordance with the Contract Documents ("Punch List Items"). Contractor shall provide a list and expected completion date for any Punch List Items if such work shall require more than 7 days to complete. Any items identified within the punch-list that consist of additional work or work beyond the scope of an agreed upon change order shall be treated as a change order. The Parties agree that any work requested after the creation of the punch-list is either a change order or warranty claim. Upon Contractor's communication to Customer that work is complete except for identified Punch List Items, Customer shall pay Contractor all but 5% of the contract price pending the completion of the identified Punch List Items. The remaining 5% owed shall be paid within twenty-four (24) hours of receiving notice that all Punch List Items are complete. If Customer believes that the Punch List Items are not all completed, such communication must be made to Contractor within twenty-four (24) hours of receiving notice that Punch List Items are complete, and the Contractor must be provided access to inspect claimed non-completed Punch List Items within three (3) days of Customer's notice to Contractor of said belief or else such claims are waived by Customer.
24. **Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance coverage required by law. Customer shall procure and maintain property insurance sufficient to cover the total value of the project (builder's risk "all risk" policy, homeowner's property coverage, etc.), which coverage shall be primary and non-contributory to any of the Contractor's insurance policies while the Work is in progress and regarding any property damage, water intrusion, theft, vandalism, wind storm, flood, fire, and/or other losses occurring prior to Substantial Completion.
25. **Use of Photo and Likeness.** Customer consents to photographs/videos/images being taken of his or her residence and agrees to allow his or her photo, video, or likeness to be used for any legitimate purpose by Contractor or its partners, producers, sponsors, organizers, and assigns, including but not limited to promotional and marketing uses. Customer will not be entitled to inspect or approve versions of any media prior to its use by Contractor, nor will Customer be entitled to receive any payment for any such use by Contractor. Customer grants to Contractor all copyrights and other rights it may have in any media created and distributed by Contractor including, without limitation, any right to copy, edit, change, or transfer the media.
26. **Disclosure of Contact Information.** By executing this Agreement, Customer consents to Contractor disclosing his or her name, address, phone number, and e-mail address to suppliers and manufacturers for purposes of fulfilling Contractor's obligations under the Agreement.
27. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal," "Roof Replacement Proposal, "Limited Workmanship Warranty," if any, and "Statutory Warnings," as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, these terms and conditions shall govern. Any indemnification, hold harmless, and/or duty to defend provision herein shall survive the termination of this Agreement.



WILSON ROOFING AND RENOVATIONS .com

20720 Six L's Farm Road, Estero FL. 33928

239-900-7407

wilsonrandr@yahoo.com

Certified Roofing Contractor License # CCC1325780

SINCE 2002

PROPOSAL

PROPOSAL SUBMITTED TO Thomas Benton		TODAY'S DATE 3/25/25	DATE OF PLANS/PAGE #'S N/A
PHONE NUMBER 941-448-7747	Email	JOB NAME	
ADDRESS, CITY, STATE, ZIP 5755 Harrison Ranch Blvd Parrish, FL 34219		JOB LOCATION	

We propose hereby to furnish material and labor necessary for the completion of:

This estimate by Wilson Roofing and Renovations includes the following unless otherwise noted:

- Remove existing roof to bare decking. Removal of all previous underlayment to provide a thorough inspection of roof sheathing/decking.
- Re-nail entire roof deck to code.
- Replace rotten/ damaged decking. Sheeting material being installed: Plywood 15/32". 2 sheets included in bid.
- Installation of high temperature rated peel and stick metal roof underlayment.
- Install new flashings on all pipes, valleys, vents, diverters, and drip edge/edge metal.
- Install 24 gauge standing seam, double lock, pre-finished/colored metal roof. No exposed fasteners. Choice of panel width, seam height (1" or 1.5"), panel profile (flat, pencil rib, or striations), and color. **DOMESTIC STEEL.**
- Vented ridges on all ridges.
- Clean up and haul away all resulting debris. Dump fees included in bid price.
- 20 year warranty provided by contractor, 45 year material warranty by manufacturer.
- The installation of your new roof according to the city and the manufacturer's recommended procedures. Roof will meet or exceed all local building codes.
- All necessary permits are included in this bid.
- Wilson Roofing carries all necessary insurance and will provide a Certificate of insurance upon request.

Thank you for allowing Wilson Roofing and Renovations to estimate your project.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

Eighty nine thousand nine hundred seventy dollars (**\$ 89,970.00**)

Payment as follows: **50% upon dry-in & material delivery/balance upon final completion.**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature

Bradley Wilson

Note: this proposal may be withdrawn by us

if not accepted within **120** days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of
Acceptance _____

Tab 11

ACCESS

FIRE
PROTECTION INC.
(941) 355 - FIRE (3473)

7198 21st Street East
Sarasota, FL 34243
941-355-3473 Phone
866-396-3134 Fax

PROPOSAL SUBMITTED TO:

Date: 9/25/2025

NAME: Harrison Ranch CC

ADDRESS: 5755 Harrison Ranch
Parrish, FL 34219

Backflow Replacement

We hereby submit specifications and estimates for:

Replacement of 6" Wilkins 350DCDA fire main backflow preventer. Once installed we will test and certify the new backflow preventer.

Notes:

Requires a 50% deposit

All work to be done during normal business hours

No electrical or pipe painting

We hereby propose to furnish labor and materials-complete in accordance with the above specifications, for the sum of

Nine Thousand Six Hundred Seventy Five dollars (**\$9,675.00**) with payment to be made as follows:

50% deposit 50% upon completion of work

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature Dale Hasselbring

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Date: _____

Signature: _____